



# 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, 23 SEPTEMBER 2025 AT 7:00 PM**

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

**SAM GREEN  
CHIEF EXECUTIVE OFFICER**

Issue Date: Thursday, 18 September 2025

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### 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 Katrina Tarr (nee Stroet)	Cr Rebecca Vandepeear



**City of Playford  
Ordinary Council Meeting**

**AGENDA**

**TUESDAY, 23 SEPTEMBER 2025 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 26 August 2025 be confirmed as a true and accurate record of proceedings.

**3 DECLARATIONS OF INTEREST**

**4 MAYOR'S REPORT**

**5 REPORTS OF REPRESENTATIVES OF COUNCIL ON OTHER ORGANISATIONS**

**6 REPORTS BY COUNCILLORS**

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**7 REPORTS OF REPRESENTATIVES (CONFERENCES & TRAINING PROGRAMS)**

**8 QUESTIONS ON NOTICE**

**Cr Chantelle Karlsen – Inclusive Sports in the City of Playford**

**History**

Councillor Chantelle Karlsen submitted the following question for inclusion in the September 2025 Council Agenda.

**Question**

Does Council have a central list of inclusive sports available in the community? Specifically, clubs that offer a disability specific session.

While I appreciate clubs should be inclusive, some people would like to play with like-minded individuals and may need extra assistance.

### **Answer**

Council does not maintain a central list of inclusive sports available in the community. Council plays a role in supporting clubs via the provision of infrastructure to support participation and offers a range of training and education opportunities such as good governance principles.

The State Government through the Office for Recreation, Sport and Racing provides funding to the State Sporting Association who then have responsibility to work with their affiliated clubs to develop welcoming communities and disability specific program opportunities. Enquires for people who would like to play with like-minded individuals would be best directed to the State Sporting Association who would be aware of local opportunities.

Council does maintain a list of local clubs on the City of Playford website but does not include specific program information as this would need to be updated regularly.

### **Cr Chantelle Karlsen – Almond Grove, Munno Para West**

#### **History**

Councillor Chantelle Karlsen has submitted the following question for inclusion in the September 2025 Council Agenda.

#### **Question**

When Almond Grove in Munno Para West was handed over to Council from the developer what were the verge treatments at the time of handover?

#### **Answer**

The Almond Grove development in Munno Para West was handed over to Council in multiple stages between 2013 and 2024. Verge treatments differed between stages, ranging from street trees and unirrigated turf, street trees and crusher fines and street trees and dirt. Street trees to the wider verge in Fradd East Road could not be accommodated due to the gas pipeline.

### **Cr Rebecca Vandeppear – Progress of Council Resolution 6112 – Curtis Road Upgrade**

#### **History**

At the Ordinary Council Meeting held on 28 January 2025, Cr Vandeppear submitted a Motion on Notice regarding Curtis Road Upgrade. Council Resolution 6112 was carried as follows:

**COUNCIL RESOLUTION****6112****That Council:**

- 1. Acknowledges:**
  - a. The State Government's announcement of a \$15 million allocation towards Curtis Road.**
  - b. The expectation from the State Government that the City of Playford matches the \$15 million funding, as announced by the Hon. Nick Champion MP, Member for Taylor, Minister for Housing and Urban Development, Minister for Housing and Infrastructure, and Minister for Planning.**
- 2. Recognises the City of Playford's commitment to working collaboratively with the State Government to make informed decisions addressing the community's infrastructure needs, including the upgrade of Curtis Road.**
- 3. Agrees to seriously consider the matched funding proposal for Curtis Road and assess whether this financial commitment aligns with the best interests of the ratepayer, contingent upon receiving the findings of the State Government's traffic survey and concept designs.**
- 4. Commits to holding an information session with the Elected Body to workshop the proposal including funding models after receiving the findings of the traffic survey and the concept designs from the State Government.**
- 5. Seeks to develop, with the State Government, a preferred whole of road design and proposed whole of road funding strategy recognising the reliance that the Council has on the State's traffic studies and SA Water infrastructure roll out.**
- 6. Considers that requests to funding without the opportunity to develop a whole of road design, is not effective decision making.**

**Question**

Following Council Resolution 6112 in January this year, can the Council please provide an update on its discussions with the State Government to develop a plan for the Curtis Road upgrade and "seriously consider the matched funding proposal for Curtis Road"?

**Answer**

Council is yet to receive a copy of the traffic study and overall concept design for Curtis Road from the Department for Infrastructure and Transport. Until as such time as this is received, Council is unable to determine the appropriateness of any matched funding or provide further comment on the proposed conceptual design. Council administration have met with State Government Agencies to propose a framework for the design, funding and construction of Curtis Road with ongoing collaboration to continue.

**9 QUESTIONS WITHOUT NOTICE****10 PETITIONS**

Nil

**11 DEPUTATION / REPRESENTATIONS**

Nil

**12 MOTIONS ON NOTICE**

Nil

**13 MOTIONS WITHOUT NOTICE**

**14 COMMITTEE REPORTS**

Nil

**15 STAFF REPORTS**

*Matters which have been delegated to staff but they have decided not to exercise their delegation*

- 15.1 Playford Alive East Code Amendment - City of Playford Submission  
(Attachments) .....10

*Matters for Information*

- 15.2 Budget Update Report (Attachment) .....21

**16 INFORMAL DISCUSSION**

Nil

**17 CONFIDENTIAL MATTERS**

**COMMITTEE REPORTS**

**Strategy and Services Committee - 9 September 2025**

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

- 17.1 NDIS Service Delivery .....30

**STAFF REPORTS**

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- 17.2 Upgrade of Curtis Road & Andrews Road Intersection.....33
- 17.3 NAWMA Audit Committee Independent Chairperson and Member Appointments  
(Attachments) .....35

**18 CLOSURE**

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## ***Reports by Councillors***

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## 6.1 INFORMATION SESSION RECORD OF ATTENDANCE

Contact Person: Sarah Schutz

### Information Session Record of Attendance

- The Information Session Record of Attendance for September 2025 is provided below.

	26 August 2025		16 September 2025	
	Attendance	Attendance Comment	Attendance	Attendance Comment
Mayor Glenn Docherty	<i>Apology</i>		✓	
Cr Akram Arifi	✓		✓	
Cr Andrew Craig	✓		✓	
Cr Chantelle Karlsen	✓		✓	
Cr Clint Marsh	✓		✓	
Cr David Kerrison	✓		✓	
Cr Gay Smallwood-Smith	✓		✓	
Cr Jane Onuzans	✓		✓	
Cr Katrina Tarr	✓		<i>Apology</i>	
Cr Marilyn Baker	✓		✓	
Cr Misty Norris	✓		✓	
Cr Peter Rentoulis	✓		<i>Apology</i>	
Cr Rebecca Vandeppear	<i>Apology</i>		✓	
Cr Shirley Halls	✓		✓	
Cr Tanya Smiljanic	<i>Apology</i>		✓	
Cr Zahra Bayani	✓		✓	<i>Via Zoom</i>



## STAFF REPORTS

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***Matters which have been  
delegated to staff but they have  
decided not to exercise their  
delegation***

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## 15.1 PLAYFORD ALIVE EAST CODE AMENDMENT - CITY OF PLAYFORD SUBMISSION

**Responsible Executive Manager :** Sam Green

**Report Author :** Matthew Henderson

**Delegated Authority :** Matters which have been delegated to staff but they have decided not to exercise their delegation

**Attachments :**

1. [Draft City of Playford submission - Playford Alive East Code Amendment](#)
2. [Fact Sheet - Playford Alive East Code Amendment](#)

### PURPOSE

The purpose of this report is to provide an overview of the key aspects of the draft City of Playford submission - Playford Alive East Code Amendment (Attachment 1) and to seek endorsement of Council's submission.

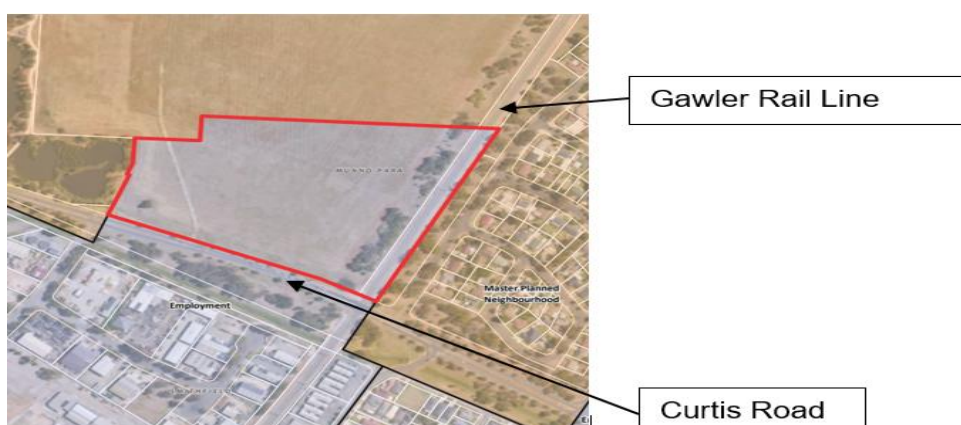
### STAFF RECOMMENDATION

1. Council endorses the City of Playford's submission (Attachment 1), which responds to the draft Playford Alive East Code Amendment.
2. Council authorises the Chief Executive Officer to make further minor amendments to the submission that does not alter its intent.

### EXECUTIVE SUMMARY

The State Government, through the Chief Executive of the Department for Housing and Urban Development as the Designated Entity, have prepared the draft Playford Alive East Code Amendment (the draft CA). The draft CA is currently on public consultation until 7 October 2025. The Fact Sheet - Playford Alive East Code Amendment (Attachment 2) provides a high-level summary and information on the outcomes sought through the draft CA.

The Affected Area for the draft CA is approximately seven (7) hectares of undeveloped land that is owned by the State Government and zoned for employment generating land uses. The draft CA proposes to rezone the Affected Area from the Employment Zone to the Master Planned Neighbourhood Zone. The Affected Area is shown below bordered in red:



The draft City of Playford (CoP) submission (draft submission) on the draft CA is provided (Attachment 1) for Council's consideration and endorsement. The CoP's draft submission is supportive of the proposed rezoning as the Affected Area is well located for medium density residential development, but highlights issues that local residents are experiencing as a result of traffic congestion on Curtis Road.

Feedback will be considered by the Designated Entity and captured in an engagement report, which must be published on the SA Planning Portal. The Designated Entity may make changes in response to feedback prior to finalising the Code Amendment. The decision to approve or decline the finalised Code Amendment (CA) will be made by the Minister for Planning.

## **1. BACKGROUND**

The draft CA is located within Playford Alive, an urban renewal and urban expansion project driven by the State Government. Playford Alive has delivered urban renewal outcomes within established suburbs as well as new housing, open spaces and community facilities via the State's greenfield land holdings.

One of the key east-west road linkages through Playford Alive is Curtis Road. Whilst Curtis Road remains under the care, control and management of Council, its role and function has evolved throughout the development of Playford Alive to the extent that it now operates as an arterial road. Council has consistently advocated for additional State Government investment in upgrades to Curtis Road that would alleviate existing congestion issues and provide capacity for growth.

Recent announcements by the State Government have sought to address the need to improve the way Curtis Road functions and serves the community. This includes the construction of an overpass across the railway line, jointly funded by the Federal and State governments to the value of \$250 million.

The State Government has also proposed a joint (50:50) funding arrangement with Council of \$30 million toward the upgrade of Curtis Road. To date, Council has not been advised of the specific upgrade/s that the nominal \$30 million joint funding will deliver or the timeframes for delivery. In accordance with Council's Resolution 6112 from the 28 January 2025 Ordinary Council meeting, Council has not entered into any agreement regarding this proposed funding arrangement.

## **2. RELEVANCE TO STRATEGIC PLAN**

The CoP's Strategic Plan 2025 - 2028 was recently adopted. The Strategic Plan highlights that the CoP is expected to grow by more than 73,000 people between now and 2046, with an average of 10 people moving to the CoP every day. The draft CA seeks to rezone land that will enable the development of new housing, potentially bringing more residents to the CoP.

In making a submission on the draft CA, the CoP is exercising the following roles and responsibilities as outlined in the Strategic Plan:

- Leader / Planner - leading the community, setting an example and setting the direction for the future
- Advocate - making representation on behalf of the community
- Facilitator - bringing together stakeholders, or joining with other stakeholders, to pursue a shared interest

- Owner / Custodian - obligations as a manager of community assets.

### **3. PUBLIC CONSULTATION**

The consultation is being undertaken by the Designated Entity. The draft CA is open to the broader community to provide feedback. There is no requirement for Council to undertake further engagement with our community.

### **4. DISCUSSION**

#### Land Uses

- 4.1 The draft CA will rezone almost seven (7) hectares of undeveloped land that is currently zoned for commercial / light industrial purposes to residential land uses.
- 4.2 The job ratio in CoP for 2023/24 was 0.75, meaning there are less jobs than resident workers. In this context it is reasonable to consider whether the land should remain zoned for employment generating land uses.
- 4.3 The progression of State Government led planning for the Greater Edinburgh Parks (GEP) employment lands, along with Council's Defence and Aerospace Precinct Code Amendment and other private proponent CAs in the GEP, means that the retention of the Affected Area for employment generating land uses is less critical than it might otherwise have been.
- 4.4 The Affected Area is well located to take advantage of existing infrastructure. It forms a logical extension of existing and planned residential areas and has the potential to contribute to the vibrancy of future growth areas.
- 4.5 On balance, the draft submission is supportive of the change in zoning proposed.

#### Transport Infrastructure

- 4.6 The Affected Area abuts Curtis Road. There are known issues with traffic congestion on Curtis Road resulting from investment in transport infrastructure not keeping up with rapid residential growth in the surrounding areas.
- 4.7 Council has consistently advocated on behalf of the community for increased investment in Curtis Road and resolution of the traffic congestion issues resulting from rapid growth over the course of the Playford Alive project. The draft submission continues this important advocacy.
- 4.8 The draft submission advises that whilst the Council has been and remains supportive of Playford Alive, it is critical that a funding mechanism is implemented to ensure that infrastructure impacted by the draft CA can be upgraded. This is a consistent approach Council takes for all rezonings occurring across the City.

## 5. OPTIONS

### Recommendation

1. Council endorses the City of Playford's submission (Attachment 1), which responds to the draft Playford Alive East Code Amendment.
2. Council authorises the Chief Executive Officer to make further minor amendments to the submission that does not alter its intent.

### Option 2

1. Council endorses the City of Playford's submission (Attachment 1), which responds to the draft Playford Alive East Code Amendment, with the following amendments:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
2. Council authorises the Chief Executive Officer to make further minor amendments to the submission that does not alter its intent.

## 6. ANALYSIS OF OPTIONS

### 6.1 Recommendation Analysis

#### 6.1.1 Analysis & Implications of the Recommendation

CoP's submission will be considered by the Designated Entity, who is able to make changes to the draft CA in response to feedback, before it is finalised and submitted to the Minister for Planning for determination.

Whilst the proposed rezoning to the Masterplanned Neighbourhood Zone results in a reduction in zoned employment lands of approximately seven (7) hectares, the amount of nearby employment lands and planned increase in employment lands across the GEP means that the reduction is less of a concern than it might otherwise have been.

Whilst the number of new houses that could be yielded from the Affected Area in isolation may not substantially shift the dial on the current transport infrastructure issues in Playford Alive, Council's submission on the draft CA represents an opportunity for Council to further its advocacy in relation to the need for improvements to transport infrastructure on Curtis Road.

### **Risk Appetite**

#### Reputation

*Council has a low appetite for negative perceptions that compromise its credibility and reputation, achievement of its long term vision (Playford Community Vision 2043) and strategic objectives, or ability to maintain its status as a progressive and major growth Council.*

The draft CA is an extension of the existing and planned urban lands in Playford Alive. It is important that Council continues to work with the State Government to progress the development of Playford Alive and other State Government initiated growth areas while advocating for transport infrastructure improvements that will benefit our community.

#### 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

The implications of Option 2 are the same as for Option 1, subject to any amendments to the submission that the Council might wish to make.

#### 6.2.2 Financial Implications

There are no financial or resource implications.



[DATE]

Mr David Reynolds  
Chief Executive  
Department of Housing and Urban Development  
C/- Code Amendment Team  
Planning and Land Use Services  
Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Mr Reynolds

**Submission - Playford Alive East Code Amendment**

The City of Playford (Council) is pleased to have the opportunity to provide feedback on the proposed Playford Alive East Code Amendment.

Council has supported the Playford Alive urban renewal and urban expansion project since its inception. Playford Alive has brought thousands of new residents to the council area, drawn by opportunities for affordable housing, employment and high quality urban environments.

Council supports this Code Amendment (CA) within the broader strategic context established by the Greater Adelaide Regional Plan (GARP) and the Housing Roadmap on the basis that funding arrangements are in place to upgrade infrastructure impacted by the CA.

**1. Land Use**

The draft CA seeks to rezone approximately 6.9 hectares of undeveloped land in the eastern section of Playford Alive from the Employment Zone to the Master Planned Neighbourhood Zone. The Affected Area forms part of the 'Playford Alive East' project, which is projected to deliver approximately 1,300 residential lots over the next eight years.

The draft CA acknowledges that the GARP identifies the need for more employment lands and the importance of providing services and jobs close to growing residential populations.

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**City of Playford**

Call — 08 8256 0333  
[playford@playford.sa.gov.au](mailto:playford@playford.sa.gov.au)  
[playford.sa.gov.au](http://playford.sa.gov.au)

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

We note that the job ratio in Playford for 2023/24 was 0.75, meaning there are less jobs than resident workers.

The investigations undertaken in support of the CA do not include any analysis on the potential impacts of the loss of these employment lands. Council nonetheless acknowledges that there are a number of activity centres and employment zones proximate to the Affected Area that accommodate employment/retail development. This includes the Employment Zone bordered by Main North Road, Curtis Road and Mingari Street, which was not present when the original zoning was implemented for Playford Alive and is less than 400 metres east of the Affected Area.

Moreover, the State Government is undertaking structure planning to unlock over 1,700 hectares of employment lands within the nearby Greater Edinburgh Parks, which will generate significant investment and employment within the City of Playford and northern Adelaide. On balance, and within the strategic context of evolving land uses in Playford, Council is supportive of the change in zoning to facilitate residential development.

Council acknowledges that the Affected Area is a logical continuation of existing and planned residential areas and is well located to leverage existing infrastructure. Seeking medium density development outcomes within the Affected Area has the potential to further support the development of local activity centres in close proximity, including around the Munno Para Train Station.

Council supports the change of land use proposed by the Code Amendment.

## **2. Transport Infrastructure**

As stated in the draft CA, Curtis Road is at capacity and requires a whole-of-road solution to accommodate existing demand and planned urban growth. Without this, the generation of additional traffic volumes from the Affected Area will exacerbate existing congestion issues on Curtis Road.

The two traffic reports that accompany the draft CA have also been submitted in support of Renewal SA's application (DA 25001130) to subdivide land for the creation of 1,130 residential allotments. The DA excludes the Affected Area of this CA, but the traffic reports address the generation of residential traffic from both the DA subject land and the Affected Area.

The Traffic Impact Assessment (January 2025) outlines the need for significant upgrades to Curtis Road in consideration of traffic volumes generated by the subdivision (inclusive of this CA's Affected Area). The upgrades include:



- a) Installation of an extra through-lane in both directions on Main North Road at the Curtis Road / Main North Road / Craigmare Road intersection
- b) Duplication of the eastbound lanes at the Coventry Road / Curtis Road / Douglas Drive roundabout
- c) Duplication of both eastbound and westbound lanes at the Curtis Road / Peachey Road intersection
- d) Duplication of both eastbound and westbound lanes at the Curtis Road / Stebonheath Road intersection, resulting in duplication of the roundabout
- e) Installation of a signalised intersection at Andrews Road and Curtis Road\*
- f) Upgrade of the Curtis Road / Northern Expressway interchange\*.

\*Items (e) and (f) are captured within the existing Road Infrastructure Deed for Playford North Extension.

The traffic congestion being experienced on Curtis Road is largely a result of the Playford Alive development, other growth areas within Playford that have been initiated by the State Government and the use of the road to travel from Main North Road to the Northern Expressway. Council maintains a consistent expectation that developers fund and implement the infrastructure upgrades required to manage the impacts of their development.

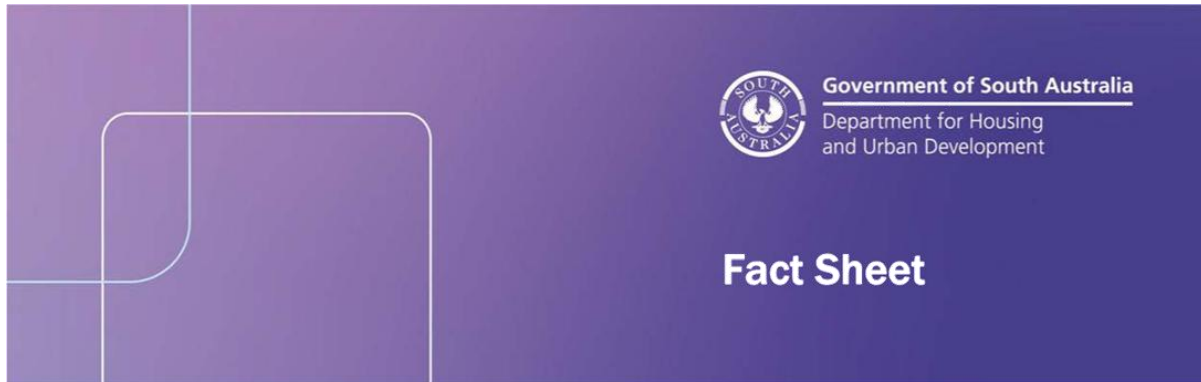
Council welcomes the work that the State Government has done in beginning to address the functioning of Curtis Road, including the commencement of planning for an overpass across the Gawler Railway Line, jointly funded by the Federal and State governments to the value of \$250 million. However, there is significant further investment required.

Council is not supportive of the CA being approved until funding arrangements are in place to upgrade infrastructure impacted by the CA, including Curtis Road, via an Infrastructure Scheme or Deed, or a combination of both.

Thank you for providing an opportunity to comment on the draft Playford Alive East Code Amendment and we look forward to continuing to work collaboratively with the State Government in delivering high quality urban spaces for our community.

Please contact Matt Henderson, Urban Policy Planner at [mhenderson@playford.sa.gov.au](mailto:mhenderson@playford.sa.gov.au) to discuss any of the matters raised in Council's submission.

Yours sincerely



## Playford Alive East Code Amendment

### What is the Playford Alive East Code Amendment?

The Government of South Australia is proposing a change to the Planning and Design Code to allow more homes to be built in Adelaide's north. This change—called a code amendment—would rezone a parcel of land in Munno Para from employment use to residential use.

The land is part of the Playford Alive Project, which is being delivered by Renewal SA. If approved, the rezoning would support the construction of around 110 to 120 new homes, including affordable housing.

### Why is this rezoning being proposed?

The land is currently zoned for employment but has never been used for industrial or commercial purposes. It remains vacant and sits within a well-connected area close to public transport, schools, shops and open space.

Rezoning the land will help meet strong demand for housing in the northern suburbs and support the government's Housing Roadmap, which aims to increase the supply of land and homes across South Australia.

### Where is the land located?

The land is located between Curtis Road and the Adelaide–Gawler rail line, east of the Playford Shopping Precinct and Curtis Wetlands. It's about 30 kilometres north-east of Adelaide's CBD and sits within the City of Playford.

### What kind of housing is proposed?

The new zone—called Master Planned Neighbourhood—supports a mix of housing types such as townhouses, semi-detached homes and row houses. The development will include a range of housing options to suit different needs and lifestyles.

The Affordable Housing Overlay will apply to the site, helping ensure that at least 15% of homes meet affordability criteria.

## What investigations have been done?

Before proposing the rezoning, a range of investigations were undertaken to make sure the land is suitable for housing. These include:

- Traffic and transport modelling
- Stormwater and infrastructure assessments
- Noise and environmental studies
- Tree and landscaping reviews
- Aboriginal cultural heritage checks

These investigations show the land is appropriate for residential development and that any impacts can be managed.

## How can I have my say?

The engagement period runs from **9:00 am Wednesday 27 August to 11:59 pm Tuesday 7 October 2025**.

Feedback, comments and questions can be made through:

- [Playford Alive East Code Amendment | YourSAy](#)
- Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au) (subject: Submission – Playford Alive East Code Amendment)
- Post:  
Code Amendment Team  
Planning and Land Use Services  
Department for Housing and Urban Development  
GPO Box 1815  
ADELAIDE SA 5001

All feedback is required by **11:59 pm Tuesday 7 October 2024**.

## What happens next?

All feedback will be considered and summarised in an engagement report, which will inform the final code amendment submitted to the Minister for Planning for decision.

## For more information

For further information please contact PlanSA Service Desk via email at [plansa@sa.gov.au](mailto:plansa@sa.gov.au).

# STAFF REPORTS

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## ***Matters for Information***

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## 15.2 BUDGET UPDATE REPORT

**Responsible Executive Manager :** Luke Culhane

**Report Author :** Janey Yang

**Delegated Authority :** Matters for Information

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

### Purpose

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

### STAFF RECOMMENDATION

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

### Relevance to Strategic Plan

Decision-making filter: We will ensure the 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 Council's financial performance and budget position.

### Current Situation

#### Budget Position

On 24 June 2025, Council adopted the 2025/26 Annual Business Plan and Budget (Resolution 6302), which included an operating surplus of \$10.7M, structural surplus of \$2.0M and a net capital budget of \$103.2M (capital expenditure of \$116.7M supported by \$13.5M of grant funding).

## Operating Position

### *Year to Date*

The result as at 31 August 2025 is an operating surplus of \$3.2M compared with a budgeted surplus of \$2.5M, \$0.7M favourable. This comprises operating income being favourable to budget by \$1.1M due to \$0.2M additional planning application fees, \$0.2M reimbursements, \$0.7M other income and contributions offset by unfavourable operating expenditure of \$0.4M.

The structural surplus of \$2.8M compares with a budgeted structural surplus of \$2.6M for the period. The structural surplus excludes the one-off operating grants/contributions which will fund future infrastructure projects and other one-off non-recurrent items.

### *Full Year Forecast*

As at 31 August 2025, the forecast is an operating surplus of \$3.5M compared with a budgeted operating surplus of \$10.7M, unfavourable by \$7.2M and structural deficit of \$6.2M compared with a budgeted structural surplus of \$2.0M. This largely reflects the timing difference of the \$9.2M financial assistance grants being received in advance in the previous financial year (June 2025) and higher developer contributions offset by additional material and contractor costs.

## Capital Position

As at 31 August 2025, the full year net capital forecast of \$62.8M is \$40.4M less than the net capital budget of \$103.2M. 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. These projects will require a budget adjustment during Budget Review 1 and will reduce the amount of borrowing this financial year.

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

## Debt Position

On 24 June 2025 Council adopted the 2025/26 Annual Business Plan and Budget (Resolution 6302) and approved in accordance with Section 134 of the *Local Government Act 1999*, a maximum borrowing facility of \$150M.

Actual borrowings as at 31 August 2025 were \$70.3M, well below the approved maximum debt facility.

## **Future Action**

Further updates to be provided on a monthly basis.

**YTD Result as at August 2025**

The table below shows the year to date position for income and expense with a year to date net Surplus of \$2.8M (excluding non-structural items) which is favourable to YTD Budget by \$0.2M.

	YTD Actual \$'000	YTD Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
<b>Income</b>					
RATES REVENUES	20,609	20,605	4	0%	
STATUTORY CHARGES	867	688	179	26%	Planning application fees, Section 7 searches and parking fines
USER CHARGES	734	752	(18)	(2%)	Reduced Food Co-op user charges
INVESTMENT INCOME	11	14	(3)	(21%)	
REIMBURSEMENTS	346	154	192	125%	Tree Services reimbursements, court booking system reimbursement and Aquadome electricity
OTHER INCOME	98	53	45	85%	NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	3,597	2,914	683	23%	Special local roads funding, TAFE SA external work and additional developer contributions
<b>Total Income</b>	<b>26,262</b>	<b>25,180</b>	<b>1,082</b>	<b>4%</b>	
<b>Expense</b>					
EMPLOYEE COSTS	8,633	8,533	(100)	(1%)	
MATERIALS CONTRACTS OTHER EXPENSES	7,761	7,255	(506)	(7%)	Uni Study Hub and Aquadome subsidy
FINANCE COSTS	497	760	263	35%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	6,120	6,115	(5)	0%	
<b>Total Expense</b>	<b>23,011</b>	<b>22,663</b>	<b>(348)</b>	<b>(2%)</b>	
<b>Net Surplus/(Deficit)</b>	<b>3,251</b>	<b>2,517</b>	<b>734</b>		
<b>Non-Structural Items <sup>1</sup></b>	<b>432</b>	<b>(122)</b>	<b>554</b>		
<b>Net Structural Surplus/(Deficit)</b>	<b>2,819</b>	<b>2,639</b>	<b>180</b>		

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

Budget Update Report

August 2025

**Full Year Forecast Result as at August 2025**

The table below shows the full year forecasted result for income and expense with a net Deficit of \$6.2M (excluding non-structural items) which is unfavourable to Budget by \$8.2M.

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
<b>Income</b>					
RATES REVENUES	123,926	123,772	154	0%	
STATUTORY CHARGES	3,719	3,443	276	8%	Planning application fees, Section 7 Searches, parking fines and Building and Compliance fines
USER CHARGES	4,403	4,518	(115)	(3%)	Reduced Food Co-op user charges
INVESTMENT INCOME	101	89	12	13%	
REIMBURSEMENTS	918	663	255	38%	Reimbursements for Aquadome electricity , tree services, planning Services legal fees and TAFE SA external work
OTHER INCOME	298	258	40	16%	NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	24,699	31,957	(7,258)	(23%)	Prepayment of Financial Assistance grant offset by additional grants
NET GAIN - JOINT VENTURES & ASSOCIATES	635	635	-	0%	
<b>Total Income</b>	<b>158,699</b>	<b>165,335</b>	<b>(6,636)</b>	<b>(4%)</b>	
<b>Expense</b>					
EMPLOYEE COSTS	55,856	55,998	142	0%	
MATERIALS CONTRACTS OTHER EXPENSES	56,400	54,402	(1,998)	(4%)	Uni Study Hub, Aquadome subsidy and Youth Hub trial
FINANCE COSTS	5,368	6,692	1,324	20%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	37,366	37,365	(1)	(0%)	
NET LOSS- JOINT VENTURES & ASSOCIATES	196	196	-	0%	
<b>Total Expense</b>	<b>155,186</b>	<b>154,653</b>	<b>(533)</b>	<b>(0%)</b>	
<b>Net Surplus/(Deficit)</b>	<b>3,513</b>	<b>10,682</b>	<b>(7,169)</b>		
<b>Non-Structural Items <sup>1</sup></b>	<b>9,705</b>	<b>8,642</b>	<b>1,063</b>		
<b>Net Structural Surplus/(Deficit)</b>	<b>(6,192)</b>	<b>2,040</b>	<b>(8,232)</b>		
<b>For comparative purposes only</b>					
Adjustment for advance payment of Financial Assistance Grants	9,181		9,181		
<b>Adjusted Net Structural Surplus/(Deficit)</b>	<b>2,989</b>	<b>2,040</b>	<b>949</b>		

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

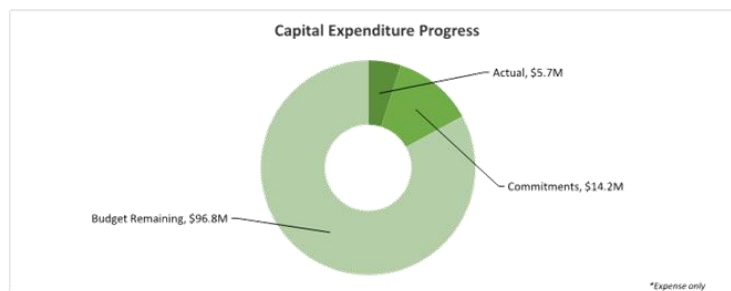


**Capital Full Year Movement (2025-2026)**

The table below shows the full year forecasted net capital expenditure of \$62.8M which is less than Budget by \$40.4M.

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Revenue	(3,215)	(13,481)	10,266	Multiyear projects: Playford Water Business Expansion and Riverlea District Sportsground (North) Stage 1 to continue in 26/27
Expenses	66,034	116,724	50,690	AMP Kerbs and Reseal – one road on hold; roads still being scoped. Multiyear projects: Dwight Clubrooms and Changerooms currently being redefined and construction will continue into 2026/27, Munno Para Sportsground, Riverlea District Sportsground (North) Stage 1 and Playford Water Business Expansion will also continue in 26/27
<b>Total Net Capital Expenditure</b>	<b>62,819</b>	<b>103,243</b>	<b>40,424</b>	

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Buildings	5,604	12,748	7,144	Multiyear projects: Dwight Clubrooms and Changerooms currently being redefined and construction will continue into 2026/27
Fleet	2,630	4,543	1,913	Vehicles to be ordered
IT	1,246	663	(583)	Carry in for BR1
Northern CBD	13	620	607	Infrastructure costs under negotiation with developers
Other	1,490	1,537	47	Development costs under negotiation with developers
Playford Alive	3,040	4,262	1,222	Alternative verge treatment will result in savings in this program
Parks	12,800	35,481	22,681	Multiyear projects: Munno Para Sportsground and Riverlea District Sportsground (North) Stage 1 will both continue in 2026/27
Stormwater	4,005	3,382	(623)	Carry in for BR1
Streetscapes	10,678	10,678	-	
Transport	20,699	26,202	5,503	AMP Kerbs and Reseal – one road on hold; roads still being scoped. Deed roads still in Definition.
Wetlands	614	3,127	2,513	Multiyear projects: Playford Water Business Expansion to continue in 26/27
<b>Total Net Capital Expenditure</b>	<b>62,819</b>	<b>103,243</b>	<b>40,424</b>	

**Capital Expenditure Progress as at August**

### **Borrowings/Investment Summary (2025/2026)**

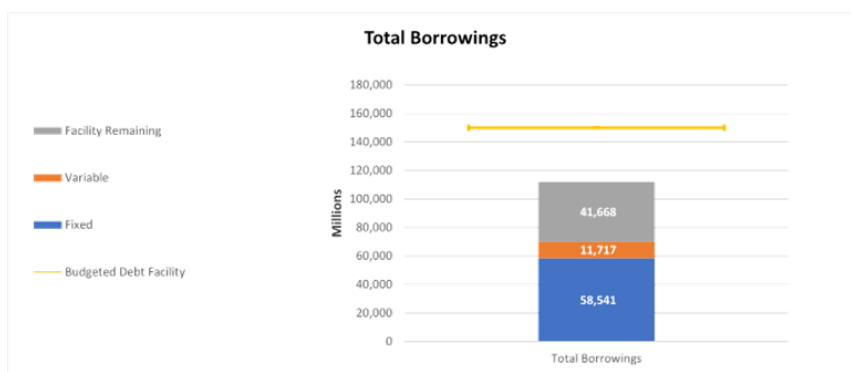
#### **Debt Mix:**

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

Council's total borrowings as at the end of August 2025 are \$70.3M, comprising \$58.5M in fixed rate borrowings and \$11.7M of variable rate borrowings; total facilities accumulate to \$111.9M.

Total borrowings, net of repayments, have decreased \$10.7M from \$81.0M 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 \$83.8M.



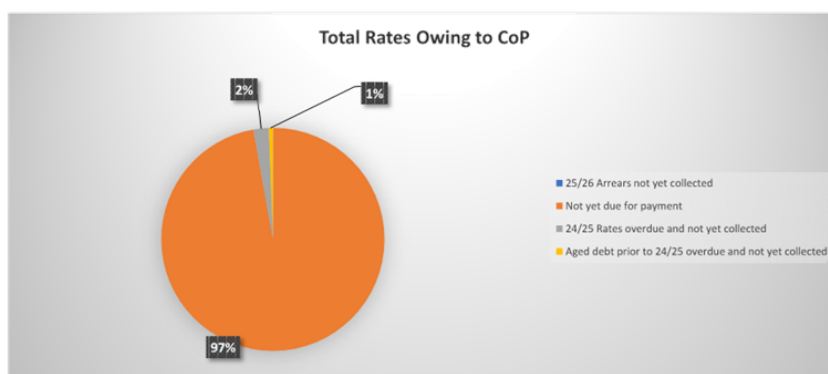
#### **Rates Recovery:**

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 \$100.7M (78.3%) as at August 2025 reflects a decrease of 0.7% compared to August 2024.

7.5% of ratepayers are proactively utilising Council's bill smoothing options including direct debit and centrepay.

0.8% of councils ratepayers have arrangements in place under council's 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 our debt. Under legislation we are required to apply interest income to the balance in reserves using the RBA average cash rate.

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

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

Reserve	Opening Balance	Forecasted Developer Contributions & State Govt Grants	Forecasted Expenditure	Estimated Interest	Forecasted Closing balance
	\$'000	\$'000	\$'000	\$'000	\$'000
Open Space Reserve	6,269	1,411	(363)	273	7,590
Stormwater Infrastructure Deed - Virginia	(171)			(6)	(177)
Stormwater Infrastructure Deed - Angle Vale	3,044	1,456		167	4,667
Stormwater Infrastructure Deed - Playford North Extension	(662)			(25)	(687)
Social Infrastructure Deed - Virginia	238	28		10	276
Social Infrastructure Deed - Angle Vale	2,288	240		94	2,622
Social Infrastructure Deed - PNE	1,545	433		74	2,052
Supplementary Local Roads	2,437	716	(606)	95	2,642
Playford Alive Initiative Fund	671	368	(27)	38	1,050
Urban fund tree	94	13		4	111
Gawler Rail Vegetation Offset	223			8	231
Other one-off Reserves	1,230		(295)	35	970
	17,206	4,665	(1,291)	767	21,347

### Financial Indicators

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

Financial sustainability enables Council to:

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

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

Financial Indicator	Explanation	Target	Forecast	Adjusted Forecast	Budget	Points to note on indicators outside of target range
Operating Surplus Ratio	Gives an indication of Councils ability to service its operations from expected income, while maintaining long term financial sustainability.	Between 1% and 10%	2.2%	7.6%	6.5%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025
Structural Surplus Ratio	Operating Surplus Ratio excluding one off grants, contributions, reserves and investments	Between 1% and 4%	-4.1%	1.9%	1.3%	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%	97.8%	93.9%	119.0%	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%	83.3%	83.3%	107.8%	Renewal projects on hold or in definition stage
Net Financial Liabilities Ratio	Shows the extent to which Council is managing its debt.	Between 50% and 160%	79.4%	80.1%	96.4%	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%	4.3%	4.3%	5.4%	

Adjusted Forecast corrects the distortion created due to accounting treatment of the advance payment of FA Grants allocation and capital grants/contributions recognised as income, and creates a more accurate basis for comparison.

## COMMITTEE REPORTS

### STRATEGY AND SERVICES COMMITTEE

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

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**17.1 NDIS SERVICE DELIVERY**

Contact Person: Tina Hudson

**Why is this matter before the Council or Committee?**

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

**Purpose**

For Council to make a determination on whether to deal with this matter in confidence.

**A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE****STAFF RECOMMENDATION**

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer;
- General Manager City Assets;
- General Manager City Services;
- General Manager Corporate Services;
- Senior Manager Ageing & Inclusion;
- Senior Manager Business & Activation;
- Senior Manager Families & Young People;
- Manager Connection & Inclusion;
- Manager Governance;
- Manager Positive Ageing;
- Acting Manager Aged Care Services;
- Acting Manager Library & Grenville Hub;
- ICT Support;
- Minute Taker;

in order to consider in confidence agenda item 17.1 under Section 90(3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which -

i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and

ii) would, on balance, be contrary to the public interest.

This matter is confidential because the session provides financial data and information on future service changes where disclosure may prejudice Councils commercial position in finalising the service changes which could be contrary to the public interest.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Council consider it necessary to consider this matter in confidence.

*Section B below to be discussed in the confidential section of the agenda once the meeting moves into confidence for each item.*

**B. The Matters as per item 17.1**

**C. COMMITTEE TO DECIDE HOW LONG ITEM 17.1 IS TO BE KEPT IN CONFIDENCE**

**Purpose**

To resolve how long agenda item 17.1 is to be kept confidential.

**STAFF RECOMMENDATION**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Council orders that the following aspects of Item 17.1 be kept confidential in accordance with Council's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 17.1
- Minutes for Item 17.1

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Council delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

**COMMITTEE RESOLUTION**

**6379**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.1 be kept confidential in accordance with the Committee's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Presentation for Item 8.1
- Report for Item 8.1
- Minutes for Item 8.1

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Committee delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Committee of the revocation of this order as soon as possible after such revocation has occurred.

## STAFF REPORTS

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

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**17.2 UPGRADE OF CURTIS ROAD & ANDREWS ROAD INTERSECTION**

Contact Person: Tina Hudson

**Why is this matter before the Council or Committee?**

Matters which cannot be delegated to a Committee or Staff

**Purpose**

For Council to make a determination on whether to deal with this matter in confidence.

**A. COUNCIL TO MOVE MOTION TO GO INTO CONFIDENCE****STAFF RECOMMENDATION**

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer;
- General Manager City Assets;
- General Manager City Services;
- General Manager Corporate Services;
- Senior Manager Assets & Delivery;
- Senior Manager City Plans;
- Senior Manager Development Services;
- Executive Strategic Advisor;
- Manager Governance;
- Growth and Infrastructure Coordinator;
- ICT Support;
- Minute Taker.

in order to consider in confidence agenda item 17.2 under Section 90(3)(d) of the *Local Government Act 1999* on the basis that:

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which -
- i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
  - ii) would, on balance, be contrary to the public interest.

This matter is confidential because the report includes details of project costings which could prejudice the commercial position of the person who supplied the information if those details were made public.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; Council consider it necessary to consider this matter in confidence.

*Section B below to be discussed in the confidential section of the agenda once the meeting moves into confidence for each item.*

**B. The Matters as per item 17.2**

**C. COUNCIL TO DECIDE HOW LONG ITEM 17.2 IS TO BE KEPT IN CONFIDENCE**

**Purpose**

To resolve how long agenda item 17.2 is to be kept confidential.

**STAFF RECOMMENDATION**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Council orders that the following aspects of Item 17.2 be kept confidential in accordance with Council's reasons to deal with this item in confidence pursuant to Section 90(3)(d) of the *Local Government Act 1999*:

- Report for Item 17.2

This order shall operate until execution of a contract for the construction of the Curtis Road and Andrews Road intersection or will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999*, whichever comes first.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Council delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.

**17.3 NAWMA AUDIT COMMITTEE INDEPENDENT CHAIRPERSON AND MEMBER APPOINTMENTS**

Contact Person: Sam Green

**Why is this matter before the Council or Committee?**

Matters which cannot be delegated to a Committee or Staff

**Purpose**

For Council to make a determination on whether to deal with this matter in confidence.

**A. COUNCIL TO MOVE MOTION TO GO INTO CONFIDENCE****STAFF RECOMMENDATION**

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer;
- General Manager City Assets;
- General Manager City Services;
- General Manager Corporate Services;
- Executive Strategic Advisor;
- Manager Governance;
- Environmental Planner;
- ICT Support;
- Minute Taker;

in order to consider in confidence agenda item 17.3 under Sections 90(3)(a)(g) of the *Local Government Act 1999* on the basis that:

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead); and
- (g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty.

This matter is confidential because the disclosure of this information would be unreasonable because it is sensitive to the individual and is not a matter of public knowledge. This matter is also confidential because Council is required by the relevant provisions in the NAWMA Charter 2024 to keep the NAWMA Board minutes confidential (unless the NAWMA Board resolves otherwise).

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; Council consider it necessary to consider this matter in confidence.

*Section B below to be discussed in the confidential section of the agenda once the meeting moves into confidence for each item.*

**B. The Matters as per item 17.3****C. COUNCIL TO DECIDE HOW LONG ITEM 17.3 IS TO BE KEPT IN CONFIDENCE**

**Purpose**

To resolve how long agenda item 17.3 is to be kept confidential.

**STAFF RECOMMENDATION**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Council orders that the following aspects of Item 17.3 be kept confidential in accordance with Council's reasons to deal with this item in confidence pursuant to Sections 90(3)(a)(g) of the *Local Government Act 1999*:

- Report for Item 17.3
- Attachments 2 & 3 for Item 17.3
- Minutes for Item 17.3

This order shall operate until execution of a contract for the construction of the Curtis Road and Andrews Road intersection or will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Council delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Council of the revocation of this order as soon as possible after such revocation has occurred.