

Council Meeting Agenda & Reports

3 March 2026

Our Vision

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

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

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
Socials  /cityofnpsp  @cityofnpsp



City of
Norwood
Payneham
& St Peters

To all Members of the Council

NOTICE OF MEETING

I wish to advise that pursuant to Section 83 of the *Local Government Act 1999*, the next Ordinary Meeting of the Norwood Payneham & St Peters Council, will be held in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood, on:

Tuesday 3 March 2026, commencing at 7:00 pm.

Please advise Tina Zullo on 8366 4545 or email tzullo@npsp.sa.gov.au, if you are unable to attend this meeting or will be late.

Yours faithfully



Mario Barone PSM
CHIEF EXECUTIVE OFFICER

26 February 2026

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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City of
Norwood
Payneham
& St Peters

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PRESENT

Council Members
Mayor Robert Bria
Cr Kester Moorhouse
Cr Rita Excell
Cr Garry Knoblauch
Cr Hugh Holfeld
Cr John Robinson
Cr Kevin Duke
Cr Connie Granozio
Cr Victoria McFarlane
Cr Scott Sims
Cr Grant Piggott
Cr Sandy Wilkinson
Cr John Callisto

Staff
Mario Barone (Chief Executive Officer)
Carlos Buzzetti (General Manager, Urban Planning & Environment)
Jared Barnes (General Manager, Infrastructure & Major Projects)
Lisa Mara (General Manager, Governance & Civic Affairs)
Jenny McFeat (Manager, Governance)
Allison Kane (Manager, Strategic Communications & Advocacy)

APOLOGIES Cr Christel Mex (Leave of Absence)

1 KAURNA ACKNOWLEDGEMENT

2 OPENING PRAYER

3 CONFIRMATION OF MINUTES OF THE COUNCIL MEETING HELD ON 3 FEBRUARY 2026

That the Minutes of the Council Meeting held on 3 February 2026, be taken as read and confirmed.

4 MAYOR'S COMMUNICATION

5 DELEGATES COMMUNICATION

6 ELECTED MEMBER DECLARATION OF INTEREST

7 ADJOURNED ITEMS

Nil

8 QUESTIONS WITHOUT NOTICE

9 QUESTIONS WITH NOTICE

9.1 VARIOUS LOCAL TRAFFIC MANAGEMENT STUDIES

SUBMITTED BY: Cr Excell
ATTACHMENTS: Nil

BACKGROUND

Cr Excell has submitted the following Questions with Notice:

Could staff provide an update on the following traffic matters:

1. The traffic studies that are being undertaken by the Department for Infrastructure & Transport (DIT) within the City, namely, the Rundle Street Movement Study and the St Peter Joslin Precinct Access Study.
2. Will the Council be providing a formal submission to DIT as part of DIT's consultation process regarding the Rundle Street Movement Options and if so what will form the basis of the submission.
3. Any feedback or guidance the Council has received on the status of the St Peters Joslin Precinct Access Study, particularly pertaining to the bus route and access to and from Battams Road and River Street.
4. The proposed review of the 40km/h speed limit in the St Peters, Joslin and College Park precinct, including the scope of this study, when it is likely to commence and when a report will be presented to the Council regarding this matter.

This request links directly to the St Peters Joslin Precinct Study, as feedback on traffic patterns since the 40km/h speed limit was introduced, should inform Council's feedback into this precinct study.

REASONS IN SUPPORT OF QUESTIONS

Nil

RESPONSE TO QUESTIONS PREPARED BY MANAGER, TRAFFIC & INTEGRATED TRANSPORT

1. Rundle Street Movement Study – Department for Infrastructure and Transport (DIT)

Council staff have been working collaboratively with the Department for Infrastructure and Transport (DIT) project team during the early stages of the Rundle Street Movement Study. This has included the provision of relevant data that is held by the Council, strategic context, traffic information and local insights to inform the development of options.

As the project progressed into the development of options and approval phase, detailed information was not available to Council staff pending DIT's internal and Ministerial approvals. DIT has now commenced public consultation on its proposed upgrade works arising from the movement study. These include signalisation of the Rundle Street / The Parade West intersection, installation of wombat crossings, and introduction of a 40 km/h speed limit.

In relation to the current consultation:

- Council staff will prepare and submit response to DIT within the consultation timeframe.
- For projects of this scale and nature, submissions are typically prepared at a staff level. Council-led submissions are generally reserved for major, multi-disciplinary projects involving broader strategic or policy implications.

The submission by Council staff will acknowledge the benefits identified in the movement study, particularly in relation to safety and intersection control. However, it will also highlight areas where the proposed treatments do not sufficiently address the safety and connectivity needs of vulnerable and active transport users, including cyclists and will request further consideration and refinement in this regard.

2. St Peters–Joslin Precinct Access Study - Department for Infrastructure and Transport (DIT)

Similar to the Rundle Street study, Council staff have worked collaboratively with DIT staff during the initial phases of the St Peters–Joslin Precinct Access Study, providing local data and strategic input.

As the study progressed into the solution development phase, detailed information was not available for release pending DIT approval processes. At this time, Council staff have not been formally advised of the final outcomes or specific recommendations of the study.

Accordingly, Council staff have not received confirmed advice regarding proposed treatments at key intersections, including Battams Road and River Street. Council staff have also not received formal confirmation of any proposed changes to bus routing or associated access arrangements within the precinct.

Council staff will continue to liaise with DIT and seek updated information. Any confirmed outcomes or recommendations will be shared with the Council once formally advised.

3. Area-Wide 40 km/h Speed Limit – St Peters, Joslin, Royston Park ,College Park and Hackney Precinct

Council staff have prepared a funding submission for the Council's consideration as part of the 2026-2027 budget to undertake a post-implementation review of the area-wide 40 km/h speed limit. Subject to budget approval, the review will assess traffic volumes and speeds following implementation.

If the funding submission is approved by the Council, this project will inform future advocacy and feedback to the Department for Infrastructure and Transport (DIT) in relation to the St Peters–Joslin Precinct Access Study, as well as guide the development and prioritisation of future traffic management initiatives across the local road network.

The findings of this review will be reported to the Council.

4. Broader Transport Portfolio Updates

In addition to the above, an Information Briefing Session for Elected Members, will be scheduled by staff in the coming months to provide Elected Members with a broader strategic update on transport priorities, emerging issues and future directions. Timing for the Information Briefing Session will be confirmed in due course by the Manager, Traffic & Integrated Transport.

10 DEPUTATIONS

10.1 TRAFFIC MANAGEMENT - STAPLETON STREET, PAYNEHAM SOUTH AND FIRLE

SPEAKER/S

Ms Luisa Mercurio

ORGANISATION/GROUP REPRESENTED BY SPEAKER/S

Not Applicable.

COMMENTS

Ms Luisa Mercurio has written to the Council requesting that she be permitted to address the Council in relation to traffic management issues in Stapleton Street, Payneham South and Firlle.

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

11 PETITIONS

11.1 PETITION - TRAFFIC CONCERNS - STAPLETON STREET PAYNEHAM SOUTH AND FIRLE

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

PURPOSE OF THE REPORT

The purpose of this report is to table a Petition which has been received by the Council regarding concerns with traffic management, in Stapleton Street, Payneham South and Firle.

BACKGROUND

A Petition has been received regarding concerns with traffic conditions in Stapleton Street, Payneham South and Firle.

The Petition has been signed by a total of 30 citizens who reside in Stapleton Street, Hereford Avenue and Gage Street.

Regulation 10(2) of the *Local Government (Procedures at Meetings) Regulations 2013* requires that if a Petition is received, the Chief Executive Officer must ensure that the Petition is placed on the agenda for the next ordinary Meeting of the Council.

A copy of the Petition is contained in **Attachment A**.

COMMENTS PROVIDED BY THE MANAGER, TRAFFIC & INTEGRATED TRANSPORT

The Council has taken a proactive and strategic approach to traffic management across the City, undertaking a comprehensive traffic study covering the suburbs of Glynde, Payneham, Payneham South, Firle, Trinity Gardens and St Morris.

The study considered a range of technical traffic data and assessment criteria and was supported by two rounds of community engagement to better understand local concerns, traffic issues and opportunities for improvement. The findings of the study were presented to and endorsed by the Council's Traffic Management and Road Safety Committee.

The traffic study adopted a network-wide approach, focusing on managing traffic conditions across the broader precinct rather than implementing isolated treatments on individual streets. This approach prioritises interventions on key roads to influence traffic behaviour at its source. By managing speeds and discouraging non-local traffic on higher-order routes before vehicles enter local streets, more sustainable and area-wide traffic outcomes can be achieved.

As a result of this assessment, a number of priority roads were identified for further investigation and treatment. Concept design options are currently being prepared for Albermarle Avenue, Avenue Road, Gage Street, Coorara Avenue, Shelley Street, Aberdare Avenue, Luhrs Road, Ashbrook Avenue and Gwynne Street.

Stapleton Street was not identified as a priority location for specific treatment. At the time of the study, traffic volumes on Stapleton Street were approximately 1,500 vehicles per day, with an 85th percentile speed (being the speed at or below which 85% of vehicles travel) of 50 km/h. These volumes are considered acceptable for a local road and were lower relative to a number of other roads within the study area.

It is noted that this data was collected prior to the implementation of the area-wide 40 km/h speed limit across Payneham, Glynde, Firle, Payneham South, Trinity Gardens and St Morris in 2025.

As part of the post-implementation review of the area-wide 40 km/h speed limit, staff are scheduled to collect updated traffic and speed data in late 2026. This will include new data for Stapleton Street to assess any changes in traffic conditions and determine whether further consideration is warranted.

RECOMMENDATION

That the petition be received and referred to the Council's Traffic Management & Road Safety Committee, in accordance with the Council's Local Area Traffic Management Policy.

Attention: Lisa Mara

City of Norwood Payneham & St Peters Council

Re: Petition - Traffic Concerns on Stapleton Street, Firle & Payneham South

Dear Lisa Mara,

I am writing to lodge a petition on behalf of the residents of Stapleton Street, Firle and Payneham South, concerning long-standing traffic safety issues on our street. As the convener of this petition, I would like to inform you that all houses on Stapleton Street, except for two that were unoccupied at the time of collection, have signed in support of this cause.

We are hoping that the Council will hear and act upon the concerns of the residents, who have for some time now felt that the current traffic conditions on Stapleton Street present an ongoing safety risk to both pedestrians and drivers. This includes the dangerous conditions surrounding the driveway access for properties on Stapleton Street, which have become increasingly hazardous.

We kindly request that this petition be included in the agenda for the next committee meeting scheduled for **3rd March 2026**. Both Andrew Campbell and I will be delivering a deputation at that meeting to further present and discuss these concerns.

The undersigned residents are requesting the Council's assistance in addressing these concerns to improve safety and bring an end to the unsafe traffic conditions affecting our street.

I can be contacted at any time to discuss this further. Please find my contact details below.

Kind regards,

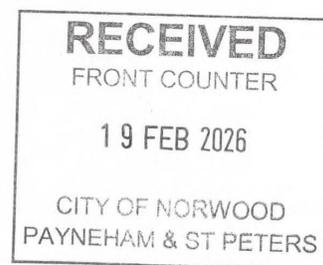
Luisa Mercurio

Convener – Petition for Traffic Safety

█ Hereford Avenue

Payneham South SA 5070

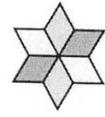
Mobile: █



PETITION

To the City of Norwood Payneham & St Peters

175 The Parade, Norwood SA 5067
PO BOX 204, Kent Town SA 5071
Telephone 8366 4555
Facsimile 8332 6338
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
ABN 11 390 194 824



City of
Norwood
Payneham
& St Peters

PETITION CONTACT DETAILS (Convenor of Petition)

Name: Luisa Mercurio

Address: [REDACTED] Hereford Avenue Payneham South SA 5070

Phone:

Mobile: [REDACTED]

Email: [REDACTED]

Part 1: The petition of: (identify the individuals or group – eg: the residents of The City of Norwood Payneham & St Peters)

The residents of Stapleton Street Payneham South and Firlle

Part 2: Matter of Concern to Petitioners

(Outline of the circumstances of the matter)

1. The two-way traffic on Stapleton Street has become excessive, unsafe, and incompatible with its intended function as a local road. **This presents an identifiable risk to public safety and residents no longer feel safe outside their own homes.** Despite the 40 km/h speed limit, traffic volume remains high, with many drivers disregarding the speed limit, creating an ongoing risk to public safety. The constant flow of cars leaves little room for residents to safely reverse from driveways or exit vehicles when parked on street, often leading to confrontations with impatient drivers. Pedestrians, cyclists, and young families face significant dangers when crossing the street, with numerous near-misses witnessed by residents at various parts of the street. Immediate action is needed to address these risks. Over the years, council has been repeatedly alerted to the growing traffic issues on Stapleton Street, which worsened following the installation of speed humps on Devitt Avenue. This shift in traffic patterns has inadvertently funneled vehicles into the narrow, short stretch of Stapleton Street, creating an unsafe "rat-run" that has only escalated, significantly increasing risks to residents. Despite the clear danger, the issue remains unresolved.
2. Recent roadworks on Hereford Avenue have failed to reduce traffic volumes. By removing on-street parking, a high-speed corridor has been created, encouraging more cut-through traffic. The Hereford/Stapleton corner is now a faster, more accessible shortcut, leading to increased traffic and speed, with residents already noticing the impact.
3. Residents are concerned that the current planning process relies largely on traffic data collected in 2020, when Stapleton Street was neither considered nor identified as a priority in the LATM Plan. However, recent traffic counts show that daily volumes have increased from 1,789 vehicles in 2020 to 2,557 vehicles per day in 2025 — a rise of more than 40% in five years. That level of growth on a narrow residential street is not incidental; it is transformational for a local street never designed to function as a connector or collector road. It lacks the width, infrastructure, and buffering required to accommodate sustained regional through-traffic, and removing on street parking for ratepaying residents does not address the underlying problem.

Data collected in 2020 and reviewed in 2022 materially understate present conditions. Planning and implementing treatments based on outdated data cannot adequately address today's realities, particularly given that the local environment has intensified and the environmental scope has changed. Café activity on Gage Street has expanded and grown in popularity, attracting more visitors. Higher-density residential developments across surrounding streets including the 3 on one site at the Gage /Stapleton corner, multiple dwellings on Gwynne Street, and those on Gage Street between Gwynne Street and Shelly Avenue. These additional approx. 20 dwellings, will potentially result in 40–50 extra vehicles that are likely to use Stapleton Street. In addition, recent upgrades to St Morris Reserve will attract more visitors and further increase traffic demand.

These cumulative changes have not been fully reflected in earlier assessments, yet they are critical factors that must be addressed in the current LATM Plan.

Stapleton Street is now carrying traffic it was never designed to carry, at volumes that compromise safety, and under conditions that continue to worsen. It is the council's responsibility to find ways to preserve and protect the residential nature of our precinct and redirect traffic to more appropriate roads that can cater for traffic volumes.

Part 3: The petitioners' request / submission is that the Council: (outline the action that the petitioners are requesting Council should or should not take)

1: Residents want to be heard and considered. We urge the council to acknowledge and address the longstanding concerns of residents by committing to a clear resolution of this ongoing issue. Stapleton Street must be restored to its intended function as a local residential road, in line with its design, scale, and capacity, while ensuring safety without compromising residents' amenity.

2: Council is urged to formally include Stapleton Street as a priority in the current LATM Plan, based on up-to-date data, existing traffic risks, and increased local development and activity in the immediate area. Residents request the immediate incorporation of effective treatments on Stapleton Street as part of the current traffic management strategy.

3: Residents do not support deferral to a future review cycle. Excluding Stapleton Street from the current Plan would be irresponsible and allow identified safety risks to persist for years to come.

4: Investigate and implement targeted traffic treatments that will meaningfully reduce or prevent non-local through-traffic while maintaining resident and emergency access.

These measures noted during the petition signing process are **in order of preference** but not limited to:

- **Full closure or Partial Closure at the Gage Street end.** This will create additional parking and safer shared community space near the café. Residents are happy to enter and exit at Hereford Street end.
- **Physical traffic calming measures** such as chicanes, angled slow points, horizontal deflection or road narrowing, which may also provide much needed and welcomed opportunities for landscaping and streetscape improvements.
- **Turn restrictions or altered traffic priority at key entry points.** This will discourage cut-through behaviour, reduce volume and redirect traffic to those roads that are engineered to cater safely for such volumes
- **Local-traffic-only restrictions,** enforced through signage and regulatory control with **Entry threshold treatments** to clearly signal that Stapleton Street is a local residential environment, not a connector.

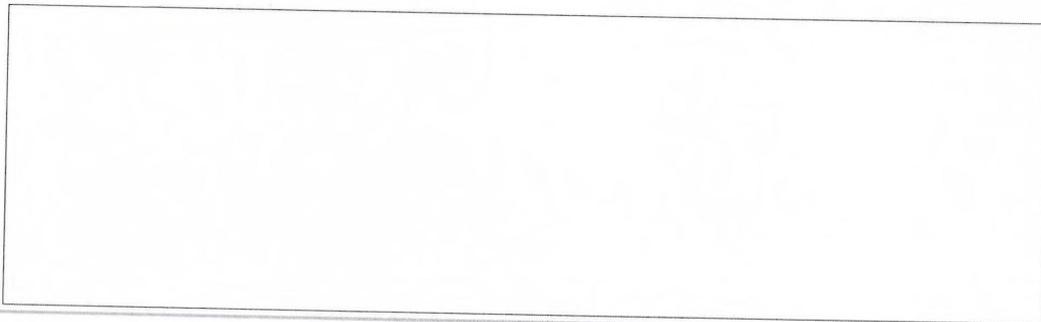
- **Implementing speed management treatments**, such as raised platforms, speed cushions, or speed humps, on Stapleton and Seventh Avenues will help distribute traffic volume across the three streets, alleviating the pressure on Stapleton and improving safety.

In all cases, petitioners recognise that access for residents, emergency services and waste management must be preserved and this can be achieved with entry into Stapleton Street via Hereford Avenue without obstruction.

We are not asking Council to remove traffic from the network but to redirect it to roads designed to handle it—Devitt Avenue, Luhrs Road, and Coorara Avenue. This will prevent traffic from cutting through a narrow residential street with no direct access to local schools or major roads and eliminate the hazards of sharp turns that put residents, pedestrians, and cyclists at constant risk.

The data is clear, and residents can no longer tolerate these conditions. We are not asking Council to predict a problem; we are asking you to listen to the residents who live with these dangers daily. Immediate action is needed to address the risks in Stapleton Street—delaying until a serious incident occurs would be indefensible.

Council has the authority, the evidence, and the opportunity to act now within the current LATM Plan. It is your responsibility to restore safety, protect residents, and prevent the tragedy that these unsafe conditions are increasingly inviting.



Part 4: List of signatories to the petition.

Please note: when this petition is placed on the public agenda for a Council meeting, it will be a public document and will appear on the Council website. Your address will be redacted, but your name and signature will appear in the public document.

Name (print)	Address	Signature
Anthony Mayriello	Stapleton Street, Firle	
Chanel Mauriello	Stapleton St, Firle	
TIM MORRIS	Stapleton St - Firle	
Maddy Horgan	Stapleton St	
Jane Gader	Stapleton St	
Therese Gader	Stapleton St	
ROB CAMERON	STAPLETON ST	
Antonietta Livolsi	Stapleton St	
marcello Livolsi	Stapleton St	
STEPHEN HALL	STAPLETON ST FIRLE	
Cavalyn Lammal	Stapleton St Firle	
Tareq Ali	Hereford Ave (CNR)	
Frank Ali	" " (CNR)	
Kerry Staszyc	Stapleton St	
PAUL STASZYC	" "	
Peter Litchfield	Stapleton St	
Luisa Mercurio	Stapleton St & Hereford Street	
Sari Brown	Stapleton St	
Temika Petschier	Stapleton St	
Ekisha Houff	Stapleton St	
YU KWONG PAW	STAPLETON ST FIRLE	
Jacob Percival	Stapleton St Firle	
Jessica Percival	Stapleton St	
James Pratt	Stapleton St	
B. Costello	GAGE ST FIRLE	
Vila Newton	STAPLETON ST FIRLE	
Chris Channer	Stapleton St FIRLE	
Amelle Chapman		
ERIC JACKMAN	Stapleton St FIRLE	
Andrew Campbell	Hereford Ave, Payneham Sts	

12 NOTICES OF MOTION

12.1 BUSINESS & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE - AMENDMENT OF TERMS OF REFERENCE

SUBMITTED BY: Mayor Bria
ATTACHMENTS: Nil

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

NOTICE OF MOTION

That, Clause 7.8 of the Terms of Reference for the Business and Economic Development Advisory Committee be amended from:

“The quorum for a meeting of the Committee shall be six (6) members of the Committee, with at least four (4) of those Members being Specialist Independent Members”

to

“The quorum for a meeting of the Committee shall be five (5) members of the Committee, with at least two (2) of those Members being Specialist Independent Members.”

REASONS IN SUPPORT OF MOTION

Over the Christmas period, Ms Trish Hansen and Mr Ben Pudney resigned from the Business & Economic Development Advisory Committee (BEDAC). Their resignations reduced the number of Specialist Independent Members on BEDAC from six (6) to four (4), thereby increasing the chances of the Committee not being able to meet because it is inquorate, given every Specialist Independent Member must now be present for Committee meetings to proceed and decisions to be made.

Fortunately, BEDAC was able to meet on Tuesday 10 February 2026 as all four (4) remaining Specialist Independent Members were present but there is no guarantee all will be available for the three remaining meetings in 2026, to be held on:

- 14 April 2026;
- 9 June 2026; and
- 18 August 2026.

This Notice of Motion seeks to amend the Terms of Reference of BEDAC to ensure there is greater flexibility for meetings to be held by lowering the minimum number of Specialist Independent Members required to be present to form a quorum.

STAFF COMMENT

The Terms of Reference for the Business & Economic Development Advisory Committee can be updated as requested in the motion.

13 STAFF REPORTS

13.1 2025-2026 MID YEAR BUDGET REVIEW

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

PURPOSE OF THE REPORT

The purpose of this report is to provide the Council with a summary of the forecast Budget position for the year ending 30 June 2026, following the Mid-Year Budget Review. The forecast is based on the year-to-date January 2026 results.

BACKGROUND

Pursuant to Section 123 (13) of the *Local Government Act 1999*, the Council must, as required by the Regulations reconsider its Annual Business Plan or its Budget during the course of a financial year and, if necessary or appropriate, make any revisions.

The Budget Reporting Framework set out in Regulation 9 of the *Local Government (Financial Management) Regulations 2011* ("the Regulations") comprises two (2) types of reports, namely:

1. Budget Update; and
2. Mid-Year Budget Review.

1. Budget Update

A Budget Update Report sets out a revised forecast of the Council's Operating and Capital investment activities compared with the estimates for those activities which are set out in the 2025-2026 Adopted Budget. The Budget Update Report is required to be presented in a manner which is consistent with the note in the Model Financial Statements entitled *Uniform Presentation of Finances*.

The Budget Update Report must be considered by the Council at least twice per year between 30 September and 31 May (both dates inclusive) in the relevant financial year, with at least one (1) Budget Update Report being considered by the Council prior to consideration of the Mid-Year Budget Review Report.

The Regulations require that a Budget Update Report must include a revised forecast of the Council's Operating and Capital investment activities compared with estimates set out in the Adopted Budget, however the Local Government Association of SA has recommended that the Budget Update Report should also include, at a summary level:

- the year-to-date result
- any variances sought to the Adopted Budget or the most recent Revised Budget for the financial year; and
- a revised end of year forecast for the financial year.

2. Mid-Year Budget Review

The Mid-Year Budget Review must be considered by the Council between 30 November and 15 March (both dates inclusive) in the relevant financial year. The Mid-Year Budget Review Report sets out a revised forecast of each item shown in its Budgeted Financial Statements compared with estimates set out in the Adopted Budget presented in a manner consistent with the Model Financial Statements. The Mid-Year Budget Review Report must also include revised forecasts for the relevant financial year of the Council's Operating Surplus Ratio, Net Financial Liabilities Ratio and Asset Sustainability Ratio compared with estimates set out in the budget presented in a manner consistent with the note in the Model Financial Statements entitled *Financial Indicators*.

The Mid-year Budget Review is a comprehensive review of the Council's Budget and includes the four principal financial statements, as required by the Model Financial Statement, detailing:

- the year-to-date result
- any variances sought to the Adopted Budget; and
- a revised full year forecast of each item in the budgeted financial statements compared with estimates set out in the Adopted budget.

The Mid-year Budget Review Report should also include information detailing the revised forecasts of financial indicators compared with targets established in the Adopted Budget and a summary report of operating and capital activities consistent with the note in the Model Financial Statements entitled *Uniform Presentation of Finances*.

STRATEGIC DIRECTIONS

***CityPlan 2030* Alignment**

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

The Mid-Year Budget Review provides the opportunity to reflect any changes in projections based on the actual year-to-date results to January 2026 and forecast the 2025-2026 Operating result.

Details of material movements in the forecast from the Adopted Budget are contained in the Discussion section of this Report.

EXTERNAL ECONOMIC IMPLICATIONS

This report provides information on the planned financial performance of the Council for the year ended 30 June 2026 and has no direct external economic impacts.

RISK MANAGEMENT

There are no risk management issues arising from this issue. All documents have been prepared in accordance with the statutory requirements.

CONSULTATION

Elected Members

The Council considered the First Budget Update at its meeting held on 7 October 2025.

Community

Not Applicable.

Staff

Responsible Officers and General Managers.

Other Agencies

Not Applicable.

DISCUSSION

Budget Review

In determining the Adopted Operating Surplus, the Council considers the financial resources which are required to provide the ongoing services, programs and facilities (Recurrent Operating Budget), which encompass the responsibilities, which the Council is required to provide under the *Local Government Act 1999* and other relevant legislation, together with ongoing services and programs as a result of community needs and expectations.

These on-going services include regulatory services, such as animal management and parking management, street cleaning and rubbish collection, maintenance of basic infrastructure including roads, footpaths, parks, public open space, street lighting and storm-water drainage, development planning and control, library and learning services, community support programs, environmental programs, community events, community recreational facilities and home assistance service.

In addition, the Council considers the funding requirements associated with the introduction of new services or the enhancement to existing services (Operating Projects).

The 2025-2026 Adopted Operating Budget projected an Operating Surplus of \$754,356. At the Council meeting held on 7 October 2025, the Council considered and endorsed the First Budget Update, which reported a forecast Operating Surplus of \$424,693, that included Works in Progress Operational and Capital Projects Carried Forward (Works in Progress) from the 2024-2025 Financial Year of \$329,663 and \$32,592,499 respectively.

Following an assessment of the Mid-Year Budget, as presented in this report, the Council is forecasting an Operating Surplus of \$422,693

The material movements in the components that make up the Operating Deficit following the Mid-Year Budget Review are detailed below.

A. Recurrent Operating Budget changes to the Adopted Budget – (\$11,000)

The Council adopted a 2025-2026 Recurrent Operating Budget Surplus of \$2,073,656. In the First Budget Update, this budget remains unchanged in First Budget review.

Following the Mid-Year Budget Review, the Recurrent Operating Surplus is forecast to decrease by \$11,000 to the Adopted Budget. The major reasons for the movement in Recurrent Operating Surplus are detailed in Table 1.

TABLE 1: MAJOR VARIANCES IN RECURRENT OPERATING BUDGET - MID-YEAR BUDGET REVIEW

General Movements	Adopted Budget \$	Additional Budget Request \$
Eastern Regional Allowance The Council's 2025-2026 contribution to the Eastern Regional Alliance (ERA) was higher than anticipated, this includes funding for the ERA Procurement project, Resilient East and the Eastern Business Advisory.	\$20,000	\$10,000
Cat Desexing Program (CATS Inc Grant Funding) Cats Assistance to Sterilise Inc. (CATS Inc.) ceased its funding agreement with the Council on 30 June 2025, after initially indicating that the part of its service offering, which was funded by the Council, would cease on 31 December 2025. The Council has provided financial assistance to support the delivery of free cat desexing services for eligible residents in previous financial years. However, as this agreement has now concluded, it is recommended that the current year budget allocation of \$6,000 be released.	\$6,000	(\$6,000)
Smart City Project Budget The Council allocates \$15,000 annually to the Smart City Project to identify and progress initiatives that utilise infrastructure and technology to enhance the City's efficiency, sustainability, and overall liveability. Although work has progressed during this financial year on two projects, the associated invoices were paid in the previous financial year. It is therefore recommended that the current year's budget allocation be released.	\$15,000	(\$15,000)

B. Operating Projects Budget to the Adopted Budget – \$342,663 (\$329,663 Carry Forwards plus Mid Year Budget Request \$13,000)

The Adopted Budget includes an estimate of operating project expenditure for the year and previously approved and carried forward projects from the prior budget years.

The Adopted Budget that was endorsed by the Council for 2025-2026, included a total expenditure on Operating Projects of \$1.32 million. As a result of the First Budget Update, the total forecast expenditure on Operating Projects increased to \$1.65 million, as a result of Carry Forwards totalling \$329,663 from the 2024-2025 Financial Year.

Following the Mid-Year Budget Review, the Operating Project Budget is forecast to increase by \$13,000. The major reasons for the movement in Recurrent Operating Surplus are detailed in Table 2.

TABLE 2: MAJOR VARIANCES IN OPERATING PROJECT BUDGET - MID-YEAR BUDGET REVIEW

General Movements	Adopted Budget \$	Additional Budget Request \$
<p>Authority Upgrade The budget allocated for the Civica Authority upgrade project is being consolidated within the broader IT Strategy. Incorporating this project into the IT Strategy will ensure that the upgrade is considered, prioritised, and managed as part of the organisation's long-term technology planning and investment.</p>	\$516,000	(\$516,000)
<p>IT Strategy As mentioned above, the Civica Authority Upgrade Project funding has been consolidated within the implementation of the IT Strategy.</p> <p>Nil impact as a result of this request.</p>	\$107,415	\$516,000
<p>Traffic Management – Ninth Avenue Christmas Lights At the Council meeting held 7 October 2025, the Council approved an additional budget allocation of \$13,000 to support traffic management requirements for the Ninth Avenue Christmas Light event.</p>	\$50,000	\$13,000

A review of the status of the Operating Projects will be undertaken as part of the Third Budget Update, which will be considered by the Council at the Council Meeting scheduled for 7 April 2026.

Details of Operational Projects is contained in **Attachment A**.

C. Capital Projects Budget changes to the Adopted Budget – \$35,015,233 (\$32,592,499 Carry Forwards plus Mid Year Budget Request \$2,422,734)

The Council endorsed the Adopted Budget for Capital Projects of \$25.97 million in 2025-2026. As a result of the First Budget Update, the total forecast expenditure on Capital Projects increased to \$58.56 million, due to inclusion of Carry Forwards (Works in Progress) from the 2024-2025 Financial Year of \$32.59 million. The two main drivers of the Carried Forwards (Works in Progress) are the Payneham Memorial Swimming Centre and the Trinity Valley Stormwater Drainage Project.

Following the Mid-Year Budget Review, the Capital Project expenditure is forecast to be \$60,982,204 which is a net increase of \$2,422,734 on the Adopted Budget. This increase is the net impact of the increase in Capital Expenditure Budget as part of First Budget Update of \$32,592,499 and increased in the Capital Expenditure Budget requested as part of the Mid-Year Budget Review of \$2,422,734. The major reasons for the movement in the Capital Budget are detailed in Table 3.

TABLE 3: MAJOR VARIANCES IN CAPITAL BUDGET - MID-YEAR BUDGET REVIEW

General Movements	Adopted Budget \$	Additional Budget Request \$
<p>Grant Funding – Quadrennial Public Art Project Grant funding for the Quadrennial Public Artwork Project that has been received from the State Government to support the development and delivery of a major, high-quality public artwork to enhance public spaces and cultural life. It is required to recognise this grant income.</p>	\$0	(\$100,000)
<p>Grant Funding – Trinity Valley Stormwater Drainage Project Stage 1 This is the Grant funding for the last stage of the Project from the Federal Government.</p>	\$0	(\$1,022,266)
<p>Grant Funding – High Street, Kensington, Radial Roundabouts Grant funding that has been received from the Department of infrastructure & Transport for the detailed design work associated with the upgrade of the existing roundabout at the intersection of High Street and Thornton Street, Kensington.</p>	\$0	(\$15,000)
<p>Grant Funding - Richmond Street, Hackney Shared Path, Zebra Crossing and Traffic Calming Grant funding that has been received from the Department of Infrastructure & Transport for the detailed design work associated with the 3 metre wide shared use path, safer crossings and raised platforms on Richmond Street between Hackney Road and Torrens Street, College Park.</p>	\$0	(\$20,000)
<p>Grant Funding - The intersection of The Parade and Sydenham Road, Norwood Detailed Design Grant funding that has been received to undertake the detailed design for a Bicycle and Pedestrian Actuated Crossing (BPAC) at the intersection of the Parade and Sydenham Road, Norwood.</p>	\$0	(\$20,000)
<p>Standby Power for St Peters Library The funding allocated for the Standby Power is no longer required at the St Peters Library be incorporated into the IT.</p>	\$78,550	(\$78,550)
<p>IT Strategy As mentioned above, it is recommended that the funds allocated for the Standby Power be transferred to the IT Strategy.</p> <p>Nil impact as a result of this request.</p>	\$0	\$78,550
<p>Payneham Memorial Swimming Centre Upgrade At the Council Meeting held 7 October 2025, the Council considered and resolved to approve an additional \$3.6mn of funding to allow completion of the Payneham Memorial Swimming Centre upgrade.</p>	\$11,071,956	\$3,600,000

A review of status of all Capital Projects will be undertaken as part of the Third Budget Update, which will be considered by the Council at the Council Meeting scheduled for 7 April 2026.

Details of Capital Projects is contained in **Attachment B**.

Regulation 9 (1) (b) of the Regulations states the Council must consider:

“between 30 November and 15 March (both dates inclusive) in the relevant financial year—a report showing a revised forecast of each item shown in its budgeted financial statements for the relevant financial year compared with estimates set out in the budget presented in a manner consistent with the Model Financial Statements.”

Further Regulation 9 (2) of the Regulations states the Council must consider:

“revised forecasts for the relevant financial year of the council's operating surplus ratio, net financial liabilities ratio and asset sustainability ratio compared with estimates set out in the budget presented in a manner consistent with the note in the Model Financial Statements entitled Financial Indicators.”

The revised Budgeted Financial Statements and Financial Indicators as a result of the Mid-Year Budget Update are included in **Attachment C**.

OPTIONS

The Council has the following options in respect to this issue:

1. Adopt the Mid-Year Budget Review as recommended; or
2. Amend the Mid-Year Budget Review as it sees fit.

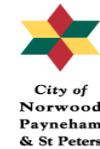
The Mid-Year Budget Review is forecasting an Operating Surplus that is in line with the Adopted Budget. Therefore, Option 1 is recommended.

CONCLUSION

Nil

RECOMMENDATION

1. *That the Mid-Year Budget Update Report be received and noted.*
2. *That project progress reports contained in **Attachments A and B**, be received and noted.*
3. *That Pursuant to Regulation 9 (1) and (2) of the Local Government (Financial Management) Regulations 2011, Budgeted Financial Statements and Financial Indicators as contained within **Attachment C**, be adopted.*



FINANCIAL YEAR 2025-2026 MID YEAR BUDGET REVIEW OPERATING PROJECTS PROGRESS

Project Name	2025-2026 Budget	2025-2026 First Budget Update	2025-2026 Mid Year Budget Request	2025-2026 Mid Year Budget Update	Current YTD Spending as at 31 January 2026	HAS PROJECT COMMENCED (Y/N)	Comments	Forecasted Completion Date
TOUR DOWN UNDER	55,000	55,000		55,000	49,391	Completed		
EASTSIDE BUSINESS AWARDS	50,000	50,000		50,000	240	Yes	Event to take place in February 2026	Feb-26
RAISING THE BAR ADELAIDE	38,000	38,000		38,000	20,198	Completed		
AFL GATHER ROUND	200,000	200,000		200,000	16,935	Yes	Event to take place in April 2026	Apr-26
FOOD SECRETS OF GLYNDE	-	30,489		30,489	24,000	Yes	Food secrets event to take place in May 2026	May-26
PUBLIC HEALTH PLAN	13,000	13,000		13,000	-	No	Project to commence in April 2026	Jun-26
ART & CULTURE PLAN	25,000	45,000		45,000	18,000	Yes	Project has commenced and anticipated to be completed by May 2026	May-26
LIBRARY SERVICE CATALOGUE AND PROGRAM REVIEW (MOTION)	50,000	50,000		50,000	90	Yes	Consultant has been engaged from March to May 2026	May-26
CULTURALLY DIVERSE EARLY LITERACY PROJECT	3,300	3,300		3,300	55	Yes	Contractor engaged from 29th January to 25th June 2026	Jun-26
FIRSTVAL FESTIVAL	4,000	4,000		4,000	4,654	Completed		
DOG & CAT MANAGEMENT PLAN EDUCATION CAMPAIGN		7,248		7,248	-	Yes	Dog & Cat Management Plan is currently being reviewed and funds to be utilised as part for printing and advertising of new education plan	Jun-26
AUTHORITY UPGRADE	516,000	516,000	516,000	-	-	No	To be considered as part of the IT Strategy	
IT STRATEGY		107,415	516,000	623,415	54,350	N/A	A strategic project team has been established and are currently overseeing the implementation of the Roadmap	Carry forward part budget
MARRYATVILLE PRECINCT MASTER PLAN		19,205		19,205	19,205	Completed		
VERGE UPGRADE	20,000	40,000		40,000	4,864	Yes	Project in Progress, expected to be complete by June 2026	Jun-26
URBAN TREE CANOPY REGIONAL MAPPING CONTRIBUTION	10,000	10,000		10,000	-	No	Consultant work underway	Jun-26
URBAN GREENING PROGRAM	10,000	10,000		10,000	2,512	Yes	Tree voucher program (with an expanded offer of seedlings as well) will be offered to residents in May 2026	Jun-26
DEVELOPMENT OF TREE INVENTORY	20,000	20,000		20,000	-	Yes	The Tree Inventory Data Collection has commenced and contractor invoice to be paid upon completion in February 2026	Feb-26
ST PETERS BILLABONG		50,615		50,615	4,460	Completed	Project is completed, final review needs to be done, invoices to be received	
GLYNDE HEAVY VEHICLE TRAFFIC STUDY		25,000		25,000	13,500	Yes	Consultant has been engaged and study to be finalised in May 2026	May-26
HERITAGE PROTECTION OPPORTUNITIES		49,691		49,691	12,600	Yes	Procurement process to engage consultant is underway	Carry forward part budget
TRAFFIC MANAGEMENT -NINTH AVENUE CHRISTMAS LIGHTS DISPLAY	50,000	50,000	13,000	63,000	72,245	Completed		
ON-STREET PARKING POLICY IMPLEMENTATION IN NORWOOD AND KENSINGTON PRECINCTS	40,000	40,000		40,000	4,851	Yes	The Council endorsed the Kensington plan at its February meeting, and work is now progressing to finalise the plan and inform the community. The Norwood Study is currently underway	Jun-26
40KPH SPEED LIMIT IMPLEMENTATION IN KENSINGTON AND FELIXSTOW	45,000	45,000		45,000	6,360	Yes	Plans submitted for DIT approval	Jun-26
PUBLIC CONSULTATION FOR TRAFFIC MANAGEMENT CONCEPT DESIGN FOR PAYNEHAM SOUTH, FIRLE, TRINITY GARDENS, GLYNDE AND ST MORRIS	40,000	40,000		40,000	-	Yes	Work on the concept plan is underway by staff following its presentation to the Traffic Management Committee. Based on the outcome, consultants will be engaged	Mar-26
WILLIAM STREET BIKEWAY - STREET LIGHTING UPGRADE	115,000	115,000		115,000	-	No	Design Drawings finalised and construction to commence	Jun-26
STREET LIGHTING RENEWAL & UPGRADE	15,000	15,000		15,000	8,083	Yes	Installation to be completed by June 2026	Jun-26
	1,319,300	1,648,963	13,000	1,661,963	336,593			



FINANCIAL YEAR 2025-2026 MID YEAR BUDGET REVIEW CAPITAL PROJECTS PROGRESS

Project Name	2025-2026 Budget	2025-2026 First Budget Update	2025-2026 Mid Year Budget Request	2025-2026 Mid Year Budget Update	Current YTD Spending as at 31 January 2026	HAS PROJECT COMMENCED (Y/N)	COMMENTS	Forecasted Completion Date
RENEWAL PROGRAMM - ROAD RESEALING	3,511,262	4,728,822		4,728,822	508,429	Yes	Resealing of identified roads to occur from March - June 2026 inclusive following substantial completion of kerb replacements	Jun-26
RENEWAL PROGRAMM - KERB	1,495,505	1,940,076		1,940,076	585,709	Yes	Contractors are engaged, expected to be completed by June 2026	Jun-26
RENEWAL PROGRAMM - FOOTPATH	1,214,561	1,859,007		1,859,007	380,031	Yes	Work needs to done after the Kerb Program, expected to be finish by June 2026	Jun-26
RENEWAL PROGRAMM - DRAINAGE (incl Trinity Valley)	2,100,000	12,887,002		12,887,002	6,517,383	Yes	Trinity Valley Stage 4 has been completed, last stage of the Project will commence in March 2026	Jun-26
RENEWAL PROGRAMM - BUILDING	2,590,000	4,010,834		4,010,834	803,878	Yes	Partial Project completed, expected to be completed by June 2026	Jun-26
RENEWAL PROGRAMM - REC & OPEN SPACE	1,016,000	2,013,113		2,013,113	48,716	Yes	Projects delay due to resource pressures. Additional project management support (contractors) now secured	Carry forward part budget
RENEWAL PROGRAMM - CIVIL CAPITAL UPGRADE	350,000	469,700		469,700	12,429	Yes	Expected to be completed by June 26	Jun-26
RENEWAL PROGRAMM - OTHER	609,688	609,688		609,688	182,233	Yes	Expected to be completed by June 26	Jun-26
QUADRENNIAL ART PROJECT	279,000	279,000		279,000	-	Yes	Project has commenced	Jun-26
STANDBY POWER FOR ST PETERS LIBRARY	-	78,550	78,550	-	-	N/A	To be considered as part of the IT Strategy	
IT STRATEGY			78,550			No	The Standby Power for St Peters Library funding transferred to the IT Strategy	Carry forward part budget
GEORGE STREET UPGRADE	-	2,869,671		2,869,671	1,897,981	Yes	Stage 1,2,and 3 are completed, Stage 4 is already commenced from Jan 26	Jun-26
PAYNEHAM MEMORIAL SWIMMING CENTRE UPGRADE	11,071,956	22,635,274	3,600,000	26,235,274	12,954,426	Yes	Construction work ongoing	Jun-26
TRAFFIC MANAGEMENT PAYNEHAM SOUTH, FIRLE & TRINITY GARDENS	-	70,000		70,000	-	No	Contractor has been engaged and Design work will commence in Feb 2026	Jun-26
RICHMOND ST, HACKNEY & EIGHTH AVE, ST PETERS	-	50,000		50,000	-	No	Contractor has been engaged and Project will commence in Feb 2026	Jun-26
40KM SPEED LIMIT HACKNEY TO MARDEN	-	5,000		5,000	-	Yes	Project currently being finalised	Jun-26
LANGMAN GROVE SPEED CUSHIONS	-	143,840		143,840	127,659	Completed	Project has been completed and final minor review is in progress	
IMPLEMENTATION OF THE PARADE MASTER PLAN	-	970,226		970,226	25,852	Yes	Project has commenced and will accelerate upon completion of the George Street Upgrade Project	Carry forward part budget
RECONSTRUCTION OF ROSEMENT LANE	-	97,874		97,874	422,031	Completed	Project is completed and increase funded through Grant Income received for Roads to Recovery	
ADEY RESERVE PLAYGROUND SHADE SAIL STRUCTURE	60,000	60,000		60,000		No	Design work is in Progress. Construction expected to be finish by Jun 2026	Jun-26
ST. PETER CHILD CARE AND PRESCHOOL SHADE SAIL STRUCTURE	60,000	60,000		60,000	95,731	Completed		
KENT TOWN PUBLIC REALM UPGRADE	400,000	400,000		400,000	18,307	Yes	Work close to completion	Apr-26
BUILDING ACCESSABILITY IMPROVEMENTS	100,000	100,000		100,000	-	No	Approvals received. Works to commence in April 2026	Jun-26
BLACK SPOT GRANT - INTERSECTION OF GEORGE STREET & KENSINGTON ROAD	-	1,112,793		1,112,793	84,797	Yes	Contractor engaged and Construction to commence in March 2026	Jun-26
	24,857,972	57,450,471	3,600,000	60,971,921	24,665,590			
<i>CAPITALISATION OF PROJECT MANAGEMENT ON-COST</i>	<i>1,108,999</i>	<i>1,108,999</i>		<i>1,108,999</i>	<i>646,919</i>			
	25,966,971	58,559,470	3,600,000	62,080,920	25,312,509			

City of Norwood Payneham & St Peters



City of
Norwood
Payneham
& St Peters
Actual YTD
January 2026

STATEMENT OF COMPREHENSIVE INCOME

	ADOPTED BUDGET	1st budget revision	New recurring requests	New Operational projects requests	New Capital projects requests	2nd budget revision	Variance to Adopted Budget	Actual YTD January 2026
	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26
	\$	\$	\$	\$	\$	\$	\$	\$
Income								
Rates	51,135,218	51,135,218	-			51,135,218	-	29,918,949
Statutory Charges	2,239,311	2,239,311	-			2,239,311	-	1,628,636
User Charges	4,370,061	4,370,061	-			4,370,061	-	2,662,801
Grants, Subsidies and Contributions - operating	2,653,958	2,653,958	-			2,653,958	-	2,247,898
Grants, Subsidies and Contributions - capital	1,050,669	1,050,669	-			1,050,669	-	-
Investment Income	55,000	55,000	-			55,000	-	5,867
Other Income	521,735	521,735	-			521,735	-	605,785
Net gain - equity accounted Council businesses	-	-	-			-	-	-
Total Income	62,025,952	62,025,952	-	-	-	62,025,952	-	37,069,935
Expenses								
Employee Costs	20,340,053	20,340,053	-	-		20,340,053	-	11,182,846
Materials, Contracts & Other Expenses	23,593,705	23,923,368	(11,000)	13,000		23,925,368	331,663	13,905,965
Depreciation, Amortisation & Impairment	13,696,916	13,696,916	-	-		13,696,916	-	7,989,870
Finance Costs	3,378,256	3,378,256	-	-		3,378,256	-	1,609,979
Net loss - Equity Accounted Council Businesses	262,666	262,666	-	-	-	262,666	-	-
Total Expenses	61,271,596	61,601,259	(11,000)	13,000	-	61,603,259	331,663	34,688,660
OPERATING SURPLUS / (DEFICIT)	754,356	424,693	11,000	(13,000)	-	422,693	(331,663)	2,381,274
Net gain (loss) on disposal or revaluation of assets	36,792	36,792				36,792	-	-
Amounts specifically for new or upgraded assets	2,800,000	2,800,000				2,800,000	-	195,662
NET SURPLUS (DEFICIT)	3,591,148	3,261,485	11,000	(13,000)	-	3,259,485	(331,663)	2,576,937
Other Comprehensive Income								
Changes in revaluation Surplus- infrastructure, property, plant & equipment	20,000,000	20,000,000				20,000,000	-	-
Share of Other comprehensive Income - joint ventures and associates	-	-				-	-	-
Total Other Comprehensive Income	20,000,000	20,000,000	-	-	-	20,000,000	-	-
TOTAL COMPREHENSIVE INCOME	23,591,148	23,261,485	11,000	(13,000)	-	23,259,485	(331,663)	2,576,937

STATEMENT OF FINANCIAL POSITION

	ADOPTED BUDGET	1st budget revision	New recurring requests	New Operational projects requests	New Capital projects requests	2nd budget revision	Variance to Adopted Budget	Actual YTD January 2026
Assets								
Current Assets								
Cash and cash equivalents	500,000	500,000	11,000	(13,000)	(2,422,734)	(1,924,734)	(2,424,734)	1,199,886
Trade & other receivables	2,465,703	2,465,703				2,465,703	-	2,158,860
Total Current Assets	2,965,703	2,965,703	11,000	(13,000)	(2,422,734)	540,969	(2,424,734)	3,358,746
Non-current Assets								
Financial Assets	140,436	140,436				140,436	-	140,000
Equity accounted investments in Council businesses	1,679,738	1,679,738				1,679,738	-	3,159,765
Infrastructure, Property, Plant & Equipment	748,677,445	748,677,445			2,422,734	751,100,179	2,422,734	717,282,260
Other Non-current Assets	8,872,785	8,872,785				8,872,785	-	44,855,367
Total Non-current Assets	759,370,404	759,370,404	-	-	2,422,734	761,793,138	2,422,734	765,437,392
TOTAL ASSETS	762,336,108	762,336,108	11,000	(13,000)	-	762,334,108	(2,000)	768,796,138
Liabilities								
Current Liabilities								
Trade & Other Payables	12,113,621	12,113,621				12,113,621	-	6,517,260
Borrowings	3,294,562	3,294,562				3,294,562	-	54,131,009
Short-term Provisions	3,301,367	3,301,367				3,301,367	-	3,204,503
Other Current Liabilities	-	-				-	-	-
Total Current Liabilities	18,709,550	18,709,550	-	-	-	18,709,550	-	63,852,772
Non-current Liabilities								
Long-term Borrowings	75,229,565	75,229,565				75,229,565	-	5,888,652
Long-term Provisions	781,912	781,912				781,912	-	397,812
Liability - Equity accounted Council Businesses	-	-				-	-	690,000
Total Non-current Liabilities	76,011,477	76,011,477	-	-	-	76,011,477	-	6,976,463
TOTAL LIABILITIES	94,721,027	94,721,027	-	-	-	94,721,027	-	70,829,235
Net Assets	667,615,081	667,615,081	11,000	(13,000)	-	667,613,081	(2,000)	697,966,903
Equity								
Accumulated Surplus	80,152,700	80,152,700	11,000	(13,000)	-	80,150,700	(2,000)	73,198,555
Asset Revaluation Reserve	587,462,381	587,462,381	-	-	-	587,462,381	-	624,768,348
TOTAL EQUITY	667,615,081	667,615,081	11,000	(13,000)	-	667,613,081	(2,000)	697,966,903

STATEMENT OF CHANGES IN EQUITY

	ADOPTED BUDGET	1st budget revision	New recurring requests	New Operational projects requests	New Capital projects requests	2nd budget revision	Variance to Adopted Budget	Actual YTD January 2026
ACCUMULATED SURPLUS								
Balance at end of previous reporting period	76,561,552	76,891,215				76,891,215	329,663	66,480,156
Net Surplus/ (Deficit) for year	3,591,148	3,261,485	11,000	(13,000)	-	3,259,485	(331,663)	2,576,937
Share of other Comprehensive Income- joint venture and associates	-	-				-	-	
Balance at end of period	80,152,700	80,152,700	11,000	(13,000)	-	80,150,700	(2,000)	69,057,093
ASSET REVALUATION RESERVE								
Balance at end of previous reporting period	567,462,381	567,462,381	-	-	-	567,462,381	-	561,954,381
Gain on revaluation of infrastructure, property, plant & equipment	20,000,000	20,000,000				20,000,000	-	
Balance at end of period	587,462,381	587,462,381	-	-	-	587,462,381	-	561,954,381
TOTAL EQUITY AT END OF REPORTING PERIOD	667,615,081	667,615,081	11,000	(13,000)	-	667,613,081	(2,000)	631,011,474

STATEMENT OF CASH FLOWS

	ADOPTED BUDGET	1st budget revision	New recurring requests	New Operational projects requests	New Capital projects requests	2nd budget revision	Variance to Adopted Budget	Actual YTD January 2026
CASH FLOWS FROM OPERATING ACTIVITIES								
Receipts								
Operating Receipts	61,236,037	61,236,037				61,236,037	-	37,098,553
Investment receipts	55,620	55,620				55,620	-	5,867
Payments								
Operating payments to suppliers & Employees	(43,617,213)	(43,946,876)	11,000	(13,000)		(43,948,876)	(331,663)	(43,100,185)
Finance Payments	(2,784,490)	(2,784,490)				(2,784,490)	-	(1,609,979)
Net Cash provided by (or used in) Operating Activities	14,889,954	14,560,291	11,000	(13,000)	-	14,558,291	(331,663)	(7,605,745)
CASH FLOWS FROM INVESTING ACTIVITIES								
Receipts								
Grants Utilised for capital purposes	1,077,114	1,077,114				1,077,114	-	
Amounts specifically for new or upgraded assets	3,066,686	3,066,686				3,066,686	-	195,662
Sale of replaced/surplus assets	36,792	36,792				36,792	-	
Repayments of loans by community groups	-	-				-	-	
Capital Distributions from associated entities	-	-				-	-	
Payments								
Expenditure on renewal/replacement of assets	(12,887,016)	(28,518,242)	-		-	(28,518,242)	(15,631,226)	(2,812,324)
Expenditure on new/upgraded assets	(13,079,955)	(30,041,227)	-		(2,422,734)	(32,463,961)	(19,384,006)	(13,936,594)
Loans made to community groups	-	-				-	-	
Capital contributed to associated entities	-	-				-	-	
Net Cash provided by (or used in) Investing Activities	(21,786,379)	(54,378,878)	-	-	(2,422,734)	(56,801,612)	(35,015,233)	(16,553,256)
CASH FLOWS FROM FINANCING ACTIVITIES								
Receipts								
Proceeds from Borrowings	45,000,000	77,922,162				77,922,162	32,922,162	54,131,009
Proceeds from Bonds and Deposits								
Payments								
Repayments of Borrowings	(38,103,575)	(38,103,575)				(38,103,575)	-	(33,089,348)
Repayment of Finance Lease Liabilities	-	-				-	-	
Repayment of Bonds and Deposits	-	-				-	-	
Net Cash provided by (or used in) Financing Activities	6,896,425	39,818,587	-	-	-	39,818,587	32,922,162	21,041,661
Cash & cash equivalents at beginning of period	500,000	500,000				500,000	-	4,317,226
Cash & cash equivalents at end of period	500,000	500,000	11,000	(13,000)	(2,422,734)	(1,924,734)	(2,424,734)	1,199,886

UNIFORM PRESENTATION OF FINANCES

	ADOPTED BUDGET	1st budget revision	New recurring requests	New Operational projects requests	New Capital projects requests	2nd budget revision	Variance to Adopted Budget	Actual YTD January 2026
Income	62,025,952	62,025,952	-	-	-	62,025,952	-	37,069,935
<i>less Expenses</i>	(61,271,596)	(61,601,259)	11,000	(13,000)	-	(61,603,259)	(331,663)	(34,688,660)
Operating Surplus / (Deficit)	754,356	424,693	11,000	(13,000)	-	422,693	(331,663)	2,381,274
Timing Adjustment for Grant revenue	-	-	-	-	-	-	-	-
Timing Adjustment for Capital grant	(1,050,669)	(1,050,669)	-	-	-	(1,050,669)	-	-
Adjusted Operating Surplus / (Deficit)	(296,313)	(625,976)	11,000	(13,000)	-	(627,976)	(331,663)	2,381,274
Net Outlays on Existing Assets								
Capital Expenditure on Renewal and Replacement of Existing Assets	(12,887,016)	(28,518,242)	-	-	-	(28,518,242)	(15,631,226)	(2,812,324)
add back Grants, subsidies and contributions – Capital Renewal	1,050,669	1,050,669	-	-	-	1,050,669	-	7,989,870
add back Depreciation, Amortisation and Impairment	13,696,916	13,696,916	-	-	-	13,696,916	-	-
add back Proceeds from Sale of Replaced Assets	36,792	36,792	-	-	-	36,792	-	-
Total Net Outlays on Existing Assets	1,897,361	(13,733,865)	-	-	-	(13,733,865)	(15,631,226)	5,177,546
Net Outlays on New and Upgraded Assets								
Capital Expenditure on New and Upgraded Assets	(13,079,955)	(30,041,227)	-	-	(3,600,000)	(33,641,227)	(20,561,272)	(13,936,594)
add back grants, subsidies and contributions - Capital new/upgraded	-	-	-	-	1,077,266	1,077,266	1,077,266	-
add back Amounts Received Specifically for New and Upgraded Assets	3,066,686	3,066,686	-	-	100,000	3,166,686	100,000	-
add back Proceeds from Sale of Surplus Assets	-	-	-	-	-	-	-	195,662
Total Net Outlays on New and Upgraded Assets	(10,013,269)	(26,974,542)	-	-	(2,422,734)	(29,397,276)	(19,384,006)	(13,740,932)
Annual Net Impact to Financing Activities (surplus / (deficit))	(8,412,221)	(41,334,383)	11,000	(13,000)	(2,422,734)	(43,759,117)	(35,346,896)	(6,182,111)

FINANCIAL PERFORMANCE INDICATORS

	ADOPTED BUDGET	1st budget revision	New recurring requests	New Operational projects requests	New Capital projects requests	2nd budget revision	Variance to Adopted Budget	Actual YTD January 2026
Operating Surplus Ratio	1.2%	0.7%				0.68%		6.4%
Operating Surplus/(Deficit)	754,356	424,693	11,000	(13,000)	-	422,693	(331,663)	2,381,274
Total Operating Revenue	62,025,952	62,025,952	-	-	-	62,025,952	-	37,069,935
<i>This ratio expresses the operating surplus as a percentage of Operating Revenue</i>								
Net Financial Liabilities Ratio	147.7%	147.7%				151.6%		179.8%
Net Financial Liabilities	91,614,887	91,614,887	(11,000)	13,000	2,422,734	94,039,621	2,424,734	66,640,490
Total Operating Revenue	62,025,952	62,025,952	-	-	-	62,025,952	-	37,069,935
<i>Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses)</i>								
Asset Renewal Funding Ratio	96.2%	237.6%				237.6%		23.4%
Net Asset Renewals	12,887,016	28,518,242	-	-	-	28,518,242	15,631,226	2,812,324
Asset Management Plan	13,393,401	12,004,179				12,004,179	-	12,004,179
<i>Net asset renewals expenditure is defined as net capital expenditure on the renewal and replacement of existing assets, and excludes new capital expenditure on the acquisition of additional assets</i>								

13.2 ERA WATER 2025-2026 SECOND BUDGET REVIEW

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

PURPOSE OF THE REPORT

The purpose of this report is to present to the Council, the ERA Water 2025-2026 Second Budget Review for endorsement.

BACKGROUND

ERA Water is a Regional Subsidiary which has been established pursuant to Section 43 of the *Local Government Act 1999*, for the primary purpose of implementing the Waterproofing Eastern Adelaide Project (the Scheme), which involves the establishment of wetland bio-filters, aquifer recharge and recovery, pipeline installations and water storage facilities. ERA Water manage the Scheme on behalf of the Constituent Councils and provide recycled stormwater for the irrigation of parks and reserves to Constituent Councils. The City of Norwood Payneham & St Peters, together with the City of Burnside and the Town of Walkerville make up the Constituent Councils of ERA Water.

Pursuant to Clause 5.1.1 of the ERA Water Charter (the Charter), prior to 31 March of each year, ERA Water must prepare and submit the ERA Water Draft Budget to the Constituent Councils for approval.

The Draft Budget can only be adopted by the ERA Water Board, following unanimous approval of the Constituent Councils.

Upon completion of the Draft Budget, pursuant to Clause 6.1 of the Charter, ERA Water must prepare and provide the draft Annual Business Plan to Constituent Councils. The Annual Business Plan can only be adopted by the ERA Water Board, once absolute majority is provided by the Constituent Councils.

To this end, the ERA Water Board adopted the ERA Water 2024-2025 Budget on 19 June 2025.

In accordance with Clause 5.1.6 of the Charter, ERA Water must reconsider its annual Budget in accordance with the Act at least (3) times at intervals of not less than three (3) months between 30 September and 31 May (inclusive) in the relevant Financial Year and may with the unanimous approval of the Constituent Councils amend its annual Budget for a Financial Year at any time before the year ends.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

As part of the ERA Water 2025-2026 Budget, a Net Deficit of \$659,180 was projected and adopted for the 2025-2026 financial year.

The revised forecast for 2025-2026 shows a Net Deficit of \$19,180. This is a result of accounting for the first progress payment associated with the grant that ERA Water has received as part of the *Alternative Water Supply Efficiency Measures Program (AWSEM)*.

ERA Water have advised that this will be aligned to the proposed AWSEM capital expenditure of \$640k for the 2025-2026 financial year. The accounting treatment of the AWSEM program for both income and expenditure will be confirmed with ERA Water's Auditors, Galpins. As a result of the proposed operating and capital adjustments, ERA Water's net position remains unchanged with the Net Borrowing Result remaining unchanged at \$242k.

EXTERNAL ECONOMIC IMPLICATIONS

Not Applicable.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

- **Elected Members**
Cr Grant Piggott is the Council's appointee on the ERA Water Board.
- **Community**
Not Applicable.
- **Staff**
Nil
- **Other Agencies**
Not Applicable.

DISCUSSION

The ERA Water 2025-2026 Second Budget Review Financial Statements, set out the revised Budget forecast compared to the adopted 2025-2026 Budget.

Income

- income from water charges is above the budgeted allocation, however this largely due to timing and therefore it is too early to forecast the final result at this stage;
- approximately \$8,000 in income (which was unbudgeted income), was received from the Local Government Finance Authority as part of its annual distribution; and
- unbudgeted insurance claim recoveries to the value of \$12,000 (income) for reimbursement for repair works undertaken in 2024-2025 was received in the reporting period.

Expenditure

- favorable electricity variance of \$20,000, as a result of lower electricity usage for the same period when compared to previous years; and
- unfavorable variance of \$30,000 due to repairs required to be undertaken in Marden, Linden Park and Glenside.

The ERA Water Second Budget Review was considered by the ERA Water Board at its meeting held on 5 February 2026.

A copy of the ERA Water 2025-2026 Second Budget Review Financial Statements are contained in **Attachment A**.

OPTIONS

The Council can choose to endorse or not endorse the ERA Water 2025-2026 Second Budget Review. There are no specific issues or activities which present a financial or risk management issue for this Council which warrant the Council choosing not to endorse the ERA Water 2025-2026 Second Budget Review.

CONCLUSION

Not Applicable.

COMMENTS

As set out above, ERA Water has been successful in receiving grant funding of \$2,694,310 as part of the *Alternative Water Supply Efficiency Measures Program (AWSEM)*. This funding will be used for new connections (ie at The Gums, Marden Soccer Complex, Marryatville High School, Linden Park Primary School, and potentially Norwood International High School), improvements to the network, booster pump, etc.

The successful grant application is an excellent outcome for ERA Water.

RECOMMENDATION

The Council advises ERA Water that pursuant to Clause 5.1.1 of the ERA Water Charter, the Council has considered and hereby approves the ERA Water 2025-2026 Second Budget Review, as contained in Attachment A.

ATTACHMENT A1 - REVISED

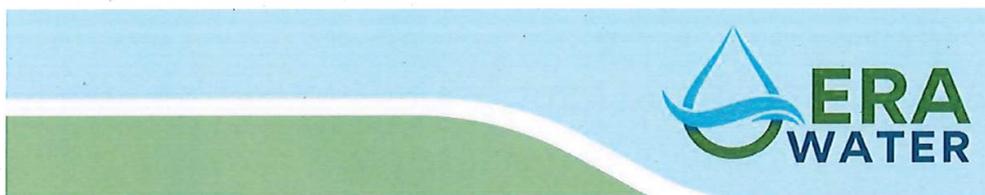


Year to Date Financial Report to December 2025

including Budget Review 2 adjustments by Account

Account	YTD Actual	YTD Budget	YTD Variance	Adopted Budget	Revised Forecast	Movement	Comments
Operating Income							
Water Sales - Constituent Councils	169,775	146,052	23,723	670,365	670,365	0	
Water sales - Non council	25,002	20,000	5,002	67,650	67,650	0	
Water Security Charge	250,000	250,000	0	250,000	250,000	0	
Water Supply Charges	16,131	16,585	(454)	16,585	16,585	0	
Total Trading Income	460,908	432,637	28,271	1,004,600	1,004,600	0	
Gross Profit	460,908	432,637	28,271	1,004,600	1,004,600	0	
Other Income							
Insurance Claim Recovery	12,482	0	12,482	0	12,400	12,400	Forecast in line with Actuals
Grants, Subsidies and Contributions	0	0	0	0	0	0	
Other Income / Reimbursements	0	0	0	0	0	0	
ERA - Special Distribution	27,649	20,000	7,649	20,000	27,600	7,600	Forecast in line with Actuals
Interest Income - ERAW Account	454	0	454	0	0	0	
Total Other Income	40,585	20,000	20,585	20,000	40,000	20,000	
TOTAL INCOME	501,493	452,637	48,856	1,024,600	1,044,600	20,000	
Operating Expenses							
Scheme Costs							
Electricity	42,130	62,500	20,370	150,000	150,000	0	
Licensing & Testing	7,778	7,500	(278)	10,250	10,250	0	
Telecommunications & Scada	6,596	6,300	(296)	12,600	12,600	0	
Maintenance and Operations	354	600	246	1,200	1,200	0	
Repairs	51,688	21,900	(29,788)	43,800	73,800	(30,000)	To take into account insurance claim recovery and general increase in repairs
Security Monitoring MUN	1,676	1,400	(276)	2,800	2,800	0	
Subscriptions	5,124	5,350	226	6,150	6,150	0	
Insurance - Asset	20,836	21,375	539	28,500	28,500	0	
Depreciation	207,648	208,646	998	417,300	417,300	0	
Total Scheme Costs	343,828	335,571	(8,258)	672,600	702,600	(30,000)	
Fixed Operating Costs							
Contract Costs							
Finance and Accounting Services	18,367	20,500	2,133	41,000	41,000	0	
Governance and Admin Support	16,526	15,375	(1,151)	30,750	30,750	0	
Management and Business Development	29,827	28,700	(1,127)	57,400	57,400	0	
Principal Operator	63,636	65,250	1,614	156,600	156,600	0	
Technical Services and Advice	17,524	15,375	(2,149)	30,750	30,750	0	
Total Contract and Employment Costs	145,880	145,200	(680)	316,500	316,500	0	
ICT	0	250	250	500	500	0	
Insurance	22,926	22,950	24	30,600	30,600	0	
Legal Expenses	0	0	0	0	0	0	
Professional Services	5,926	10,000	4,074	20,000	20,000	0	
Audit Committee / Audit Fees	493	0	(493)	11,000	11,000	0	
Bank Charges	27	50	23	100	100	0	
Administration Costs	29,372	33,250	3,878	62,200	62,200	0	
Total Fixed Operating Costs	175,252	178,450	3,198	378,700	378,700	0	
Interest Expense	317,450	316,240	(1,210)	632,480	622,480	10,000	Interest savings as a result of 1st payment of AWSEM funding
Total Operating Expenses	836,530	830,261	(6,270)	1,683,780	1,703,780	(20,000)	
OPERATING SURPLUS/(DEFICIT)	(335,037)	(377,624)	42,586	(659,180)	(659,180)	0	

ATTACHMENT A2



Statement of Comprehensive Income by Function
For the 6 months ended 31 December 2025

	Administration	Harvesting	Distribution	Total
Water sales				
Water Sales - Constituent Councils	-	-	169,775	169,775
Water sales - Non council	-	-	25,002	25,002
Water Licence Allocation Transfers	-	-	250,000	250,000
Water Security Charge	-	-	16,131	16,131
Water Supply Charges	-	-	-	-
Total Trading Income	-	-	460,908	460,908
Other Income				
Insurance Claim Recovery	12,482	-	-	12,482
Grants, Subsidies and Contributions	-	-	-	-
Other Income / Reimbursements	-	-	-	-
ERA - Special Distribution	27,649	-	-	27,649
Interest Income - ERAW Account	454	-	-	454
Total Other Income	40,585	-	-	40,585
TOTAL INCOME	40,585	-	460,908	501,493
Scheme Costs				
Electricity	-	16,009	26,121	42,130
General Expenses	-	-	-	-
Insurance - Asset	-	7,918	12,918	20,836
Licencing & Testing	-	2,956	4,822	7,778
Maintenance and Operations	-	134	219	354
Premises	-	-	-	-
Repairs	-	19,642	32,047	51,688
Security Monitoring MUN	-	637	1,039	1,676
Subscriptions	-	1,947	3,177	5,124
Telecommunications & Scada	-	2,506	4,090	6,596
Depreciation	-	70,600	137,048	207,648
Total Scheme Costs	-	122,349	221,479	343,828
Fixed Operating Costs				
Contract Costs				
Finance and Accounting Services	1,837	5,510	11,020	18,367
Governance and Admin Support	1,653	4,958	9,915	16,526
Management and Business Development	9,942	9,942	9,942	29,827
Principal Operator	-	31,818	31,818	63,636
Technical Services and Advice	-	8,762	8,762	17,524
Total Contract Costs	13,432	60,990	71,458	145,880
ICT	-	-	-	-
Insurance	22,926	-	-	22,926
Legal Expense	-	-	-	-
Professional Services	4,859	474	593	5,926
Audit Fees	404	39	49	493
Bank Charges	27	-	-	27
Staff Amenities & Development	-	-	-	-
Administration Costs	28,216	513	642	29,372
Total Fixed Operating Cost	41,648	61,504	72,100	175,252
Interest Expense	-	134,916	182,534	317,450
Total Operating Expenses	41,648	318,769	476,113	836,530
Net Surplus/(Deficit)	(1,063)	(318,769)	(15,205)	(335,037)

ATTACHMENT B - REVISED

ERA Water Regional Subsidiary BUDGETED UNIFORM PRESENTATION OF FINANCES 2025-26 Budget Review 2				
2024-25		2025-26 Current Budget	Proposed BR2 Changes \$'000	2025-26 BR2 Revised Forecast \$'000
	2025-26 Revised Forecast			
	1,149,666 User charges	1,004,600	-	1,004,600
	14 Investment income	-	-	-
	59,966 Other income	20,000	20,000	40,000
	1,209,646 Total Income	1,024,600	20,000	1,044,600
	EXPENSES			
	20,724 Employee Costs	-	-	-
	676,199 Materials, contracts & other expenses	634,000	30,000	664,000
	417,475 Depreciation, amortisation & impairment	417,300	-	417,300
	680,349 Finance costs	632,480	(10,000)	622,480
	1,794,747 Total Expenses	1,683,780	20,000	1,703,780
	(585,102) OPERATING SURPLUS / (DEFICIT) BEFORE CAPITAL AMOUNTS	(659,180)	0	(659,180)
	Net Outlays on Existing Assets			
	- Capital Expenditure on Renewal and Replacement of Existing Assets	-	-	-
	- Proceeds from Sale of Replaced Assets	-	-	-
	417,475 Depreciation	417,300	-	417,300
	417,475 NET OUTLAYS ON EXISTING ASSETS	417,300	-	417,300
	Net Outlays on New and Upgraded Assets			
	(1,557) Capital Expenditure on New and Upgraded Assets & Remediation costs	0	(640,000)	(640,000)
	0 Capital Grants & Monetary Contributions - New & Upgraded Assets	-	640,000	640,000
	0 Proceeds from Sale of Surplus Assets	-	-	-
	(1,557) NET OUTLAYS ON NEW AND UPGRADED ASSETS	0	0	0
	(169,184) NET LENDING/ (BORROWING) RESULT	(241,880)	-	(241,880)
	(13,283,862) Net Financial Liabilities at Beginning of Year	(13,253,046)	-	(13,253,046)
	200,000 Capital Contributions from Constituent Councils	200,000	-	200,000
	(13,253,046) Net Financial Liabilities at End of Year	(13,294,926)	-	(13,294,926)
In a year, the financing transactions identified below are associated with either applying surplus funds stemming from a net lending result or accommodating the funding requirement stemming from a net borrowing result.				
	Financing Transactions			
	(169,184) NET LENDING/ (BORROWING) RESULT	(241,880)	-	(241,880)
	61,883 (Increase)/Decrease in Cash & Investments	(120)	1,318	1,198
	32,992 (Increase)/Decrease in Other Working Capital	-	-	-
	- Increase/(Decrease) in Grants Received in Advance	-	950,682	950,682
	200,000 Capital Contributions from Constituent Councils	200,000	-	200,000
	125,691 REDUCED BORROWINGS/(NEW BORROWINGS)	(42,000)	952,000	910,000
	512,722 OPERATING SURPLUS / (DEFICIT) excluding depreciation and interest	390,600	(10,000)	380,600
	(167,627) OPERATING SURPLUS / (DEFICIT) excluding depreciation	(241,880)	0	(241,880)

ATTACHMENT B - REVISED

ERA Water Regional Subsidiary		STATEMENT OF COMPREHENSIVE INCOME 2025-26 Budget Review 2		
2024-25		2025-26 Current Budget	Proposed BR2 Changes	2025-26 Revised Forecast
\$		\$		\$
1,149,666	User charges	1,004,600	-	1,004,600
14	Investment income	-	-	-
59,966	Other income	20,000	20,000	40,000
<u>1,209,646</u>	Total Income	<u>1,024,600</u>	<u>20,000</u>	<u>1,044,600</u>
	EXPENSES			
20,724	Employee costs	-	-	-
676,199	Materials, contracts & other expenses	634,000	30,000	664,000
417,475	Depreciation, amortisation & impairment	417,300	-	417,300
680,349	Finance costs	632,480	(10,000)	622,480
<u>1,794,747</u>	Total Expenses	<u>1,683,780</u>	<u>20,000</u>	<u>1,703,780</u>
<u>(585,102)</u>	OPERATING SURPLUS / (DEFICIT)	<u>(659,180)</u>	<u>0</u>	<u>(659,180)</u>
	Asset disposal & fair value adjustments	-	-	-
-	Amounts received specifically for new or upgraded assets	-	640,000	640,000
<u>(585,102)</u>	NET SURPLUS / (DEFICIT)	<u>(659,180)</u>	<u>640,000</u>	<u>(19,180)</u>
	Changes in revaluation surplus - infrastructure, property, plant & equipment	-	-	-
	Other Comprehensive Income	-	-	-
-	Total Other Comprehensive Income	-	-	-
<u>(585,102)</u>	TOTAL COMPREHENSIVE INCOME	<u>(659,180)</u>	<u>640,000</u>	<u>(19,180)</u>
<u>512,722</u>	OPERATING SURPLUS / (DEFICIT) excluding depreciation and interest	<u>390,600</u>	<u>(10,000)</u>	<u>380,600</u>
<u>(167,627)</u>	OPERATING SURPLUS / (DEFICIT) excluding depreciation	<u>(241,880)</u>	<u>0</u>	<u>(241,880)</u>

ATTACHMENT B - REVISED

ERA Water Regional Subsidiary		2025-26
STATEMENT OF FINANCIAL POSITION		Revised
2025-26 Budget Review 2		Forecast
2024-25		\$
\$	ASSETS	
	Current Assets	
26,869	Cash and cash equivalents	25,671
44,880	Trade & other receivables	44,880
-	Other financial assets	-
<u>71,749</u>		<u>70,551</u>
-	Non-current Assets held for Sale	-
<u>71,749</u>	Total Current Assets	<u>70,551</u>
	Non-current Assets	
21,393,684	Infrastructure, property, plant & equipment	21,616,384
<u>21,393,684</u>	Total Non-current Assets	<u>21,616,384</u>
<u>21,465,433</u>	Total Assets	<u>21,686,935</u>
	LIABILITIES	
	Current Liabilities	
255,364	Trade & other payables	1,206,046
-	Provisions	-
<u>255,364</u>	Total Current Liabilities	<u>1,206,046</u>
	Non-current Liabilities	
13,069,431	Borrowings	12,159,431
-	Provisions	-
<u>13,069,431</u>	Total Non-current Liabilities	<u>12,159,431</u>
<u>13,324,795</u>	Total Liabilities	<u>13,365,477</u>
<u>8,140,638</u>	NET ASSETS	<u>8,321,458</u>
	EQUITY	
3,042,306	Accumulated Surplus	3,023,126
2,498,332	Asset Revaluation Reserves	2,498,332
2,600,000	Capital Contributed - Constituent councils	2,800,000
<u>8,140,638</u>	TOTAL EQUITY	<u>8,321,458</u>
<u>13,253,046</u>	NET FINANCIAL LIABILITIES	<u>13,294,926</u>

ATTACHMENT B - REVISED

ERA Water Regional Subsidiary		
CASH FLOW STATEMENT		
2025-26 Budget Review 2		
2024-25		2025-26 Revised Forecast
\$	<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>	\$
	<u>Receipts</u>	
1,169,234	User charges	1,004,600
14	Investments	-
59,966	Other revenues	40,000
	<u>Payments</u>	
(33,392)	Employee costs	-
(650,108)	Materials, contracts & other expenses	(664,000)
(680,349)	Finance payments	(622,480)
<u>(134,635)</u>	NET CASH USED IN OPERATING ACTIVITIES	<u>(241,880)</u>
	<u>CASH FLOWS FROM FINANCING ACTIVITIES</u>	
	<u>Receipts</u>	
-	Proceeds from Borrowings	-
200,000	Contributions from Constituent Councils	200,000
	<u>Payments</u>	
(125,691)	Repayment of Borrowings	(910,000)
<u>74,309</u>	NET CASH USED IN FINANCING ACTIVITIES	<u>(710,000)</u>
	<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>	
	<u>Receipts</u>	
-	Grants for new or upgraded assets	1,590,682
	<u>Payments</u>	
(1,557)	Expenditure on new/ upgraded assets	(640,000)
-	Expenditure on renewal/ replacement of assets	-
<u>(1,557)</u>	NET CASH USED IN INVESTING ACTIVITIES	<u>950,682</u>
(61,883)	NET INCREASE / (DECREASE) IN CASH HELD	(1,198)
<u>88,752</u>	CASH AT BEGINNING OF YEAR	<u>26,869</u>
<u>26,869</u>	CASH AT END OF YEAR	<u>25,671</u>
26,869	Cash & Investments	25,671
<u>26,869</u>		<u>25,671</u>

ATTACHMENT B - REVISED

ERA Water Regional Subsidiary				
STATEMENT OF CHANGES IN EQUITY				
2025-26 Budget Review 2				
	Accumulated Surplus	Asset Revaluation Reserve	Capital Contributed - Constituent councils	TOTAL EQUITY
Balance at end of previous reporting period	3,042,306	2,498,332	2,600,000	8,140,638
Net Surplus / (Deficit) for Year	(19,180)	-	-	(19,180)
Capital Contribution			200,000	200,000
Other Comprehensive Income				
Gain on revaluation of infrastructure, property, plant & equipment	-	-	-	-
Transfers between reserves				-
Balance at end of period	3,023,126	2,498,332	2,800,000	8,321,458
2024-25				
Balance at end of previous reporting period	3,627,408	2,498,332	2,400,000	8,525,740
Restated opening balance				
Net Surplus / (Deficit) for Year	(585,102)	-	-	(585,102)
Capital Contribution			200,000	200,000
Other Comprehensive Income				
Changes in revaluation surplus - infrastructure, property, plant & equipment	0	-	-	-
Transfers between reserves				-
Balance at end of period	3,042,306	2,498,332	2,600,000	8,140,638

13.3 PAYNEHAM MEMORIAL SWIMMING CENTRE - CULTURAL CONNECTIONS - FIRST NATIONS ART AND CULTURAL HERITAGE INSTALLATIONS

REPORT AUTHOR: Manager, Arts, Culture & Community Connections
APPROVED BY: General Manager, Community Development
ATTACHMENTS: Nil

PURPOSE OF THE REPORT

The purpose of this report is to present options to interpret the history and development of the Payneham Memorial Swimming Centre (PMSC) site, including acknowledgement of the Kaurna people, for the Council's consideration and approval.

BACKGROUND

At its meeting held on 7 July 2025, the Council resolved the following:

That staff investigate opportunities to work with an artist(s) / graphic designer(s) to identify opportunities to appropriately acknowledge the Kaurna people and interpret the history and development of the Payneham Memorial Swimming Centre site.

This report outlines the various options for the PMSC precinct for the Council's consideration and approval.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 2: Cultural Vitality

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

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

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

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

Objective 2.2: A community embracing and celebrating its cultural diversity and heritage.

Strategy 2.2.2: Work with cultural groups to support cultural inclusion and opportunities for cultural expression and celebration.

Strategy 2.2.3: Promote understanding of and respect for our cultures and heritage.

Strategy 2.2.4: Reflect our City's culture in the design of Council places.

FINANCIAL AND BUDGET IMPLICATIONS

The proposed artistic treatments and activations are estimated to cost in the order of \$83,000 of which \$20,000 can be funded from the 2025-2026 Arts and Culture budget. This \$20,000 allocation has been reprioritised from a proposed public art installation project at Burchell Reserve. The remaining \$63,000 is currently unfunded. In this respect, the Council can elect to only progress Options that can be implemented within the available budget (\$20 000).

The estimated cost of each option is outlined below:

- **Option 1- Public Artwork – Swimming Centre Forecourt**

- Estimated Cost: \$20,000 (excl. GST).
- Proposed commencement: 2025-2026.
- Project includes First Nations artist commissioning and participatory engagement with Felixstow Primary School.

- **Option 2 - Art Trail – Contemporary First Nations Art (Library to PMSC link)**

- Proposed budget: \$20,000 (excl. GST).
- Proposed commencement: 2025-2026.
- Includes commissioning, consultation, fabrication, installation, and project management.
- Minor site preparation is to be delivered through the PMSC capital works program providing the initiative is progressed as proposed. A delayed implementation will result in higher costs associated with site preparation.

- **Option 3 - Kaurua Language Incorporation – Swimming Centre Foyer**

- Estimated cost: \$8,000 (excl. GST).
- Proposed commencement: 2025-2026.
- Includes consultation, design, fabrication, and installation of internal foyer signage.

- **Option 4 - Commission First Nations Artwork – Internal**

- Estimated cost: \$10,000 (excl. GST).
- Proposed commencement: 2025-2026.
- Commissioned internal artwork for the foyer, community rooms, or circulation spaces.

- **Option 5 - Outdoor Gallery of Moments in the Pool's History**

- Estimated cost: \$25,000 (excl. GST).
- Proposed commencement: 2026-2027 (project requires additional research time).
- Commissioned contemporary weatherproof panels.

RISK MANAGEMENT

The proposed projects will be delivered in accordance with the Council's risk management framework.

CONSULTATION

Elected Members

Not applicable

Community

Not applicable

Staff

- PMSC project manager
- Cultural Heritage Coordinator
- Arts Coordinator

Other Agencies

- Ngani Pari-Arra Cultural Centre, Stepney.

DISCUSSION

The PMSC occupies a site of layered cultural, historical and commemorative significance on Kaurna country. Kaurna country encompassed the plains which stretched north and south from Tarntanya (Adelaide and associated parklands) and the wooded foothills of the range which borders them to the east.

Before the Province of South Australia was founded in 1836, the Adelaide plains (incorporating the PMSC site) was an open grassy plain with patches of trees and shrubs.

Karrawirra Pari (red gum forest river) is the Kaurna name for the watercourse called the River Torrens by the colonists. It was an important resource area and a favourite camping place for the Kaurna people, providing water, fish and other foods.

While the Kaurna's relationship with country stretches hundreds of generations there is limited recorded history specific to the PMSC site. Its proximity to Karrawirra Pari however, suggests that the area would have been rich in natural resource, providing water, shelter and opportunity for food.

Conversely, the Payneham Memorial Swimming Centre (PMSC) was officially opened on 10 February 1968, with approximately 200 people in attendance. In its comparatively short life, its history is better understood. Prior to its civic and commemorative use, the PMSC site was predominantly utilised for agricultural purposes throughout the 19th and early 20th centuries. From 1903, the property was occupied by the Drage family, with ownership transferring to Mary Drage in 1920. Following her death in 1927, the land was vested in Edler's Trustee and Executor Co Ltd. The land was acquired by the State Government in 1955, before portions were transferred to Payneham Council in 1964 and 1967, including the site of the PMSC.

Funding for the construction of the original swimming centre was supported by the City of Payneham Memorial Fund, established to provide a war memorial within the City. The Council and the Payneham RSL sub-branch determined that the memorial should be a living memorial in the form of a public swimming pool. The Payneham RSL sub-branch and the St Peters Rotary Club supported the project through significant donations. Additional funds were raised through community initiatives, including a fundraising ball, public appeals and door to door collections. The project was initially estimated to cost \$100,000, with the final expenditure totalling \$175,000.

Historical records show that the adjacent Payneham Memorial Garden was established in 1995. A notable feature of the garden is the Spirit of Peace rose cultivar, which was specially propagated in France for its commemorative significance. The first planting of this cultivar took place at the Payneham site.

The Payneham Memorial Garden (including associated remembrance ceremonies) and the shared naming convention with PMSC (i.e. memorial) already establishes a link between the site and a historical context, albeit it is not immediately apparent to the history of the PMSC nor specific to the site's history.

Proposed Options

The proposed activations seek to acknowledge the Kaurna people and the broader history of the site in an inclusive and culturally respectful manner and collectively offer a range of culturally appropriate and site-responsive approaches to recognition, storytelling, history and placemaking.

Option 1 - Art Trail – Contemporary First Nations Art

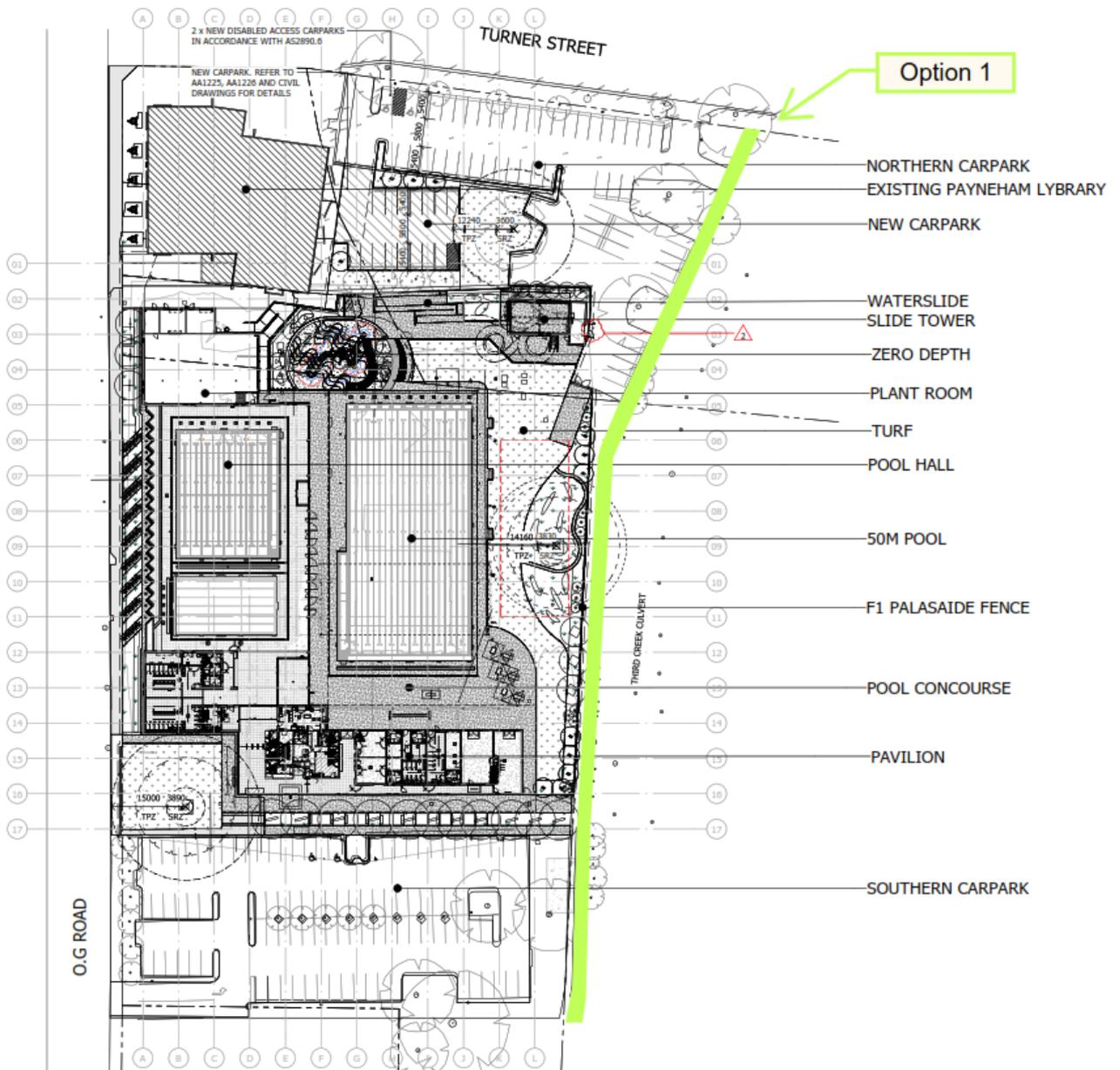
Option 1 seeks to create a contemporary First Nations art trail along the shared pedestrian link between the Payneham Library and the PMSC facility, extending along the adjoining Third Creek corridor. The project will involve the commissioning of a Kaurna artist(s) to create contemporary artworks that reflect living culture, ongoing connection to Country, and place-based storytelling.

The artworks will be integrated into the existing path and/or landscape and may include sculptural elements, interpretive features, and ground or landscape treatments. The project will enhance the amenity, legibility, and cultural identity of the corridor, which functions as a key pedestrian connection between community facilities.

Project Outcomes

- Commissioning and delivery of site responsive contemporary First Nations artworks along the shared pedestrian link and Third Creek corridor, refer to **Figure 1** below.
- Creation of a cohesive art trail that strengthens the cultural identity and visual amenity of the corridor.
- Enhanced wayfinding and legibility between the library and PMSC, supporting safer pedestrian movement.
- Increased pedestrian activation and passive surveillance along a key connection route, reducing isolation and antisocial behaviour.
- Strengthened cultural recognition and community connection through First Nations led storytelling and cultural consultation.
- High-quality public art outcomes that align with CPTED principles and complement the planned PMSC safety upgrades (lighting, sightlines, vegetation management).

Figure 1 – Option 1 Art Trail Location Plan



Indicative Cost

The estimated budget for the art trail is \$20,000 (excl. GST), subject to final design, materials, and installation requirements.

This would support:

- First Nations Artist fee (including concept development, design, and delivery);
- community and cultural consultation, where applicable;
- fabrication, materials and installation of artworks (minimum 3 artworks, depending on material or scale);
- Installation; and
- project management and contingency.

If progressed during 2025-2026, any additional minor site preparation associated with the installation, footings, landscaping, lighting, and path works will be delivered through the PMSC capital program allowing the public art budget to focus on artist fees, consultation and artwork delivery.

Option 2 -Public Artwork - Swimming Centre Forecourt

Option 2 seeks to deliver a three-dimensional artwork located at the front entrance of the PMSC. The artwork will be developed by a First Nations artist in collaboration with students from Felixstow Primary School (subject to consultation with the school).

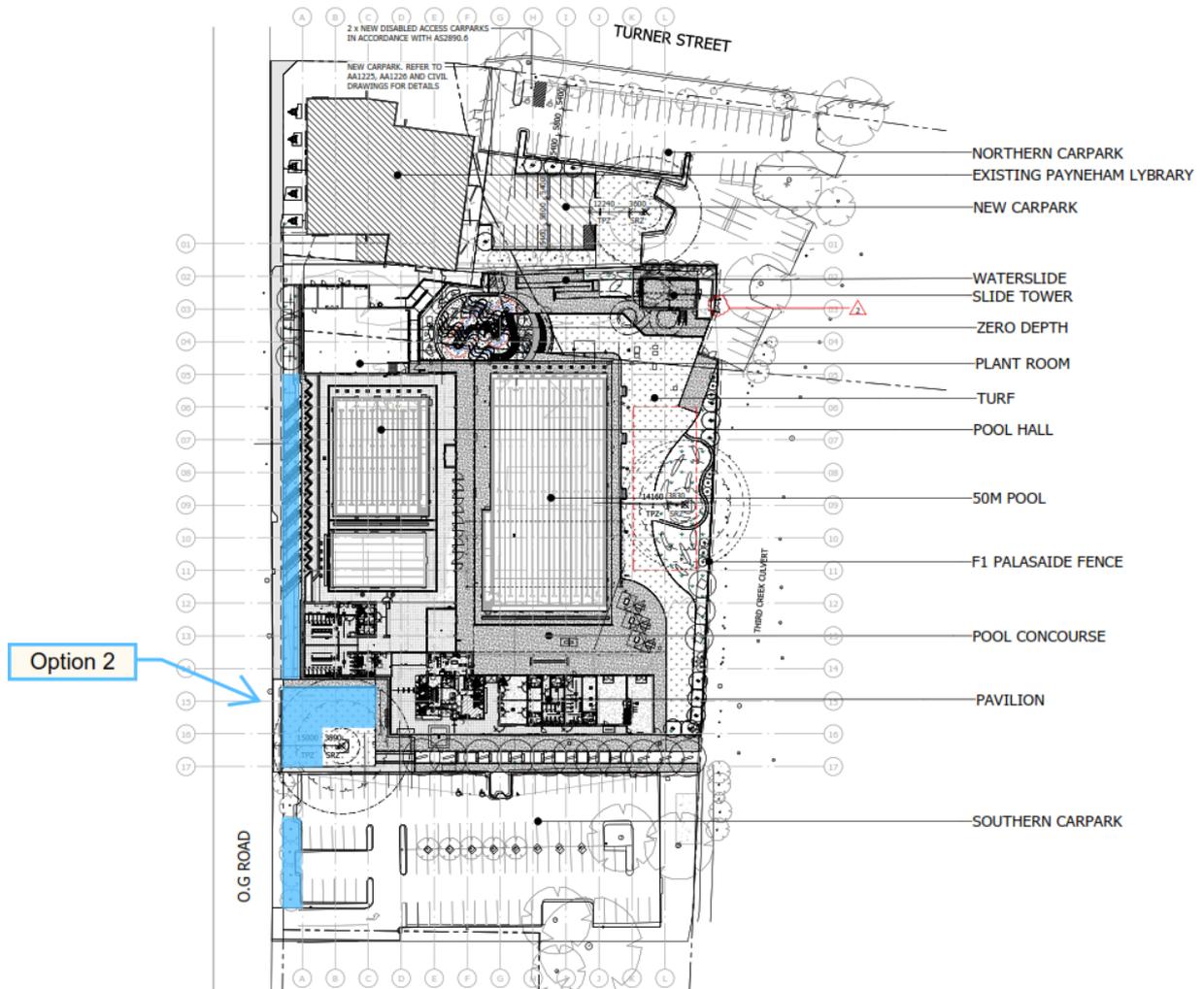
The project will provide an opportunity for meaningful engagement between the commissioned artist(s), students, and the broader community. Through a facilitated creative process, students will contribute ideas, stories and creative input that will inform the final artwork, under the artistic direction of a Kurna artist(s). The project will support cultural learning, creative expression and awareness of First Nations perspectives.

The completed artwork will function as a welcoming and highly visible feature at the PMSC entrance, strengthening placemaking outcomes and reinforcing the facility as a shared community space.

Project Outcomes

- Delivery of a durable, site-appropriate three-dimensional artwork integrated into the swimming centre forecourt (refer to **Figure 2 below**).
- Meaningful engagement between First Nations artist(s) and Felixstow Primary School students and the community, supporting cultural learning and creative expression.
- Strengthened community connection through participatory art-making and visible recognition of First Nations culture.
- Enhanced wayfinding and a welcoming entry experience for visitors to the facility.
- Positive activation of the entry area, contributing to improved passive surveillance and public safety.
- Increased local ownership and pride in the facility through community-led creative outcomes.

Figure 2 – Option 2 Community Public Artwork Location Plan



Indicative Cost

The estimated budget for the community artwork is \$20,000 (excl. GST), subject to final design, materials, and installation requirements.

This would support:

- lead First Nations artist fee (concept development, design, oversight and delivery);
- student engagement workshops (planning, facilitation time, materials and documentation);
- fabrication of 3D artwork (materials, specialist fabrication and finishes suitable for public space);
- installation (footings, fixing, lifting and contractor costs); and
- project management and contingencies.

Option 3 - Incorporation of Kaurna Language – Swimming Centre Foyer

Option 3 incorporates Kaurna language within the new PMSC facility. This will include the use of Kaurna words or phrases and a local Acknowledgment of Country in the foyer entry area, providing an immediate and prominent acknowledgement of the Kaurna people as Traditional Custodians of the land.

The signage will be developed in consultation with Kaurna representatives to ensure accuracy, cultural appropriateness and adherence to relevant protocols. The final wording and placement will be determined through this consultation process and aligned with the facility’s design and wayfinding strategy.

Project Outcomes

- Prominent Kurna language acknowledgement integrated into the facility foyer.
- A culturally appropriate signage design developed in consultation with Kurna representatives.
- Improved cultural awareness and education for facility users and visitors.
- Strengthened sense of place within the facility through language and cultural recognition.
- Enhanced visibility of the Council's commitment to Reconciliation and First Nations partnership.

Indicative Cost

Indicative costs for the Kurna language foyer signage is estimated at \$8,000 (excl. GST), subject to final design, scope, and consultation outcomes.

This would support:

- Kurna language consultation and approval;
- design and artwork development (1 to 3 feature signs);
- fabrication (durable interior signage materials);
- installation; and
- project management and contingencies.

Option 4 - Commission First Nations Artwork – Internal

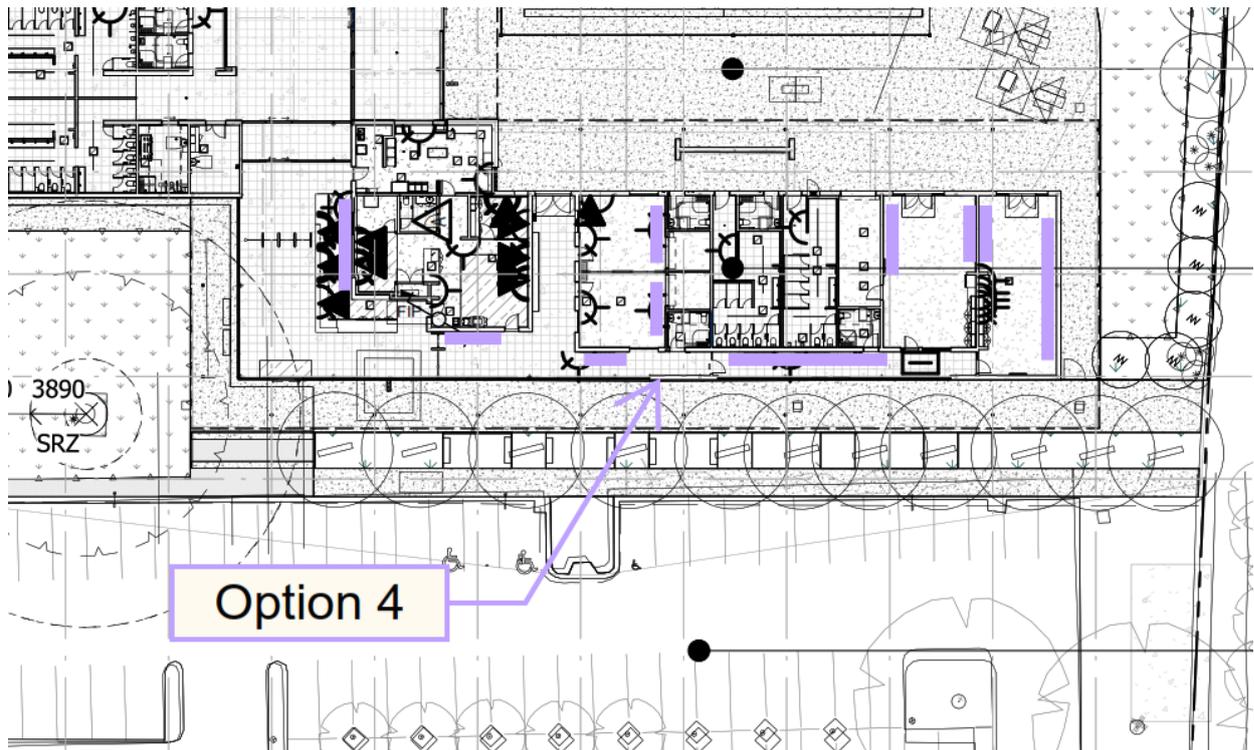
Option 4 involves the commissioning of a First Nations artwork(s) for display within the internal areas of the facility (e.g. foyer, community rooms and/or internal circulation areas). To avoid exposure to water, chlorine, humidity, and other conditions that may compromise durability and longevity, the artwork(s) will not be in the main pool hall or wet areas.

The artwork will be delivered via a commissioning process with a First Nations artist and will reflect contemporary First Nations perspectives and connection to Country. The project will be delivered in accordance with Council's public art policy and relevant cultural protocols.

Project Outcomes

- delivery of a high-quality First Nations artwork(s) installed in the internal public space of the PMSC (foyer, community rooms, circulation areas, refer to **Figure 3** below);
- support for a First Nations artist through a formal commissioning process and cultural consultation;
- improved internal amenity, cultural recognition, and sense of place within the facility;
- strengthened identity and public value of internal spaces through culturally informed artwork; and
- enhanced user experience and community pride through contemporary First Nations storytelling.

Figure 3 – Option 4 First Nations Artwork (Internal) Location Plan



Indicative Cost

Assuming a medium scale artwork, indicative costs for the commissioned First Nations artwork are estimated at \$10,000 (excl. GST), subject to final design and material selection.

This would support a First Nations artist commission fee and include concept development, design, consultation, fabrication and materials.

Option 5 - Outdoor Gallery of Moments in the PMSC's History

An outdoor gallery of 'moments in the PMSC's history' is proposed to celebrate the facility as a living memorial, expanding on the original commemorative intent of the swimming centre within the newly developed facility. Weatherproof panels or frames along the entrance, carpark or perimeter (location to be confirmed) could highlight key moments, including the pool's original opening, community events, swimming club achievements and famous faces with a connection to the PMSC. Archival and contemporary photographs with brief captions would create a visual timeline, illustrating how the pool has continuously served the community. Optional QR codes could provide access to extended content, deepening engagement, subject to suitable archival material. By presenting the PMSC history as both a remembrance and ongoing community life, the gallery would honour its memorial origins while connecting past, present and future generations of users.

Indicative Cost

An indicative cost based on small to medium scale weatherproof panels of \$25,000 (excl. GST).

This would support:

- 6 contemporary outdoor panels;
- printing and graphics;
- coordination and administration; and
- installation and project contingency.

Project Outcomes

- Embed the Centre's memorial legacy within its renewed identity, reinforcing its role as a living memorial while celebrating its revitalised future.
- Strengthen community connection and pride by recognising generations of local swimmers, clubs, families and events.
- Connect past and present, ensuring the new facility reflects not only contemporary standards but also its longstanding community significance.
- Enhance the visitor experience by creating an engaging, educational feature that can be enjoyed before entry.
- Create a distinctive placemaking feature, elevating the site beyond a recreational facility to a recognised civic landmark.
- Support intergenerational engagement, enabling older residents to see their history reflected while introducing new users to the site's legacy.
- Leverage momentum, using the newly developed facility as an opportunity to refresh how the Centre's story is shared and celebrated.
- Create opportunities for digital engagement, through optional QR linked extended content.

Options

The options that are presented in this report seek to provide a range of approaches to acknowledge Kurna heritage and recognise the living memorial history of the PMSC site.

Options 1 to 4 deliver direct, visible cultural outcomes through public art, place-based interpretation and the incorporation of Kurna language within the facility. These options provide tangible cultural markers that contribute to place identity and public recognition of the Traditional Custodians.

Option 5 ensures the new facility honours its past while confidently positioning itself as a vibrant, contemporary community hub for future generations.

Collectively, the options range from tangible cultural and historical expression to contemporary storytelling, enabling a balanced approach that supports both visible acknowledgement and ongoing cultural engagement at the site.

The combination of Options 3 and 5 represents an opportunity to express linkages between the PMSC site and Kurna people as well as the lived experience of people who have used the PMSC over its 50 plus years of operation. The progression of these two options will require the Council to approve a re-allocation of \$20,000 from the Arts and Culture Budget and provide a budget allocation of \$13,000.

This hybrid approach ensures respectful recognition of Kaurna heritage while maintaining clear focus on the PMSC's commemorative origins and community legacy.

The Council could choose to implement:

1. all options as presented; or
2. select a combination of the five (5) options, or
3. identify an alternate option: or
4. not proceed with a memorial artistic treatment.

CONCLUSION

The five (5) options as set out in this report provide the opportunity to express the cultural significance of the PMSC and/or the PMSC site through artistic expression. Each option, or a combination of the options, seek to connect the community with the local history and culture of the PMSC and the PMSC site.

RECOMMENDATION

1. *That artistic representation for the acknowledgement of the Kaurna People and the history of the Payneham Memorial Swimming Centre be approved and progressed through the combination of Option 3 (incorporation of Kaurna Language - PMSC Swimming Centre Foyer) and Option 5 (Outdoor Gallery of Moments in the PMSC's history).*
2. *That \$33 000 be allocated to this project with \$20,000 being transferred from the Burchell Reserve Artwork installation and the allocation of an additional \$13,000.*

13.4 BUNNINGS - INDEPENDENT TRAFFIC REVIEW

REPORT AUTHOR: Manager, Development Assessment
APPROVED BY: General Manager, Urban Planning & Environment
Chief Executive Officer
ATTACHMENTS: A - D

PURPOSE OF THE REPORT

The purpose of this report is to provide to the Council, a copy of an Independent Traffic Engineer Review into the traffic impact of the Bunnings Development in Glynde.

BACKGROUND

At its Meeting held on 22 August 2022, the Council considered a report titled "Modifications to Penna Avenue, Glynde". The Council resolved the following:

1. *That the report be received and noted.*
2. *In the event that the Council receives a request from Bunnings for the Council's consent to Deposit a Plan of Division for the Bunnings Glynde Development, the Council engages the services of an independent traffic engineer to assess the traffic impact of the Bunnings Development on the local amenity of the adjoining nearby light industrial and residential land uses.*

A copy of the Report that was considered by the Council at the meeting held on 22 August 2022, is contained in **Attachment C**.

This report was provided in response to the following resolution that was made following consideration of a Motion on Notice at the Council Meeting held on 1 August 2022:

1. *That staff prepare a report setting out the process which is required to be followed by Bunnings in respect to the implementation of Development Application Number 22014444, which was approved by the Council Assessment Panel on 20 July 2022, with particular reference to the process associated with access from Penna Avenue to the site.*
2. *That the report referred to in Point 1 above be presented to the Special Council Meeting to be held on 22 August 2022.*

The reasons provided in support of the Motion on Notice are set out below:

Through the assessment process associated with this development application, a number of concerns have been raised in respect to the effect the development will have on the local amenity in terms of traffic management and parking. This report seeks to ensure the Council is appraised of the issues associated with the development and the impact it will have on the local industries and residential streets through the generation of a huge amount of traffic and proposed strategies to manage these matters, both during the construction phase and final completion of the development.

The report references Development Application 22014444 which, at the time, was the Development Application for the Bunnings development which received Planning Consent from the Council Assessment Panel on 20 July 2022.

However, Bunnings Group Pty Ltd (Bunnings) lodged several Development Applications applicable to the property, including Development Application 21008794. That Application was originally refused by the Council Assessment Panel at a Special Meeting held on 4 November 2021.

Following the lodgement of an Appeal in the Environment Resources & Development Court, the Council Assessment Panel considered and agreed to a Compromise Proposal at its meeting held on 20 November 2023.

Bunnings are seeking to implement the approval that has been granted in respect to Development Application 21008794. While this is a different Development Application reference to the one which is referred to in the Council decisions as set out above, the proposal remains essentially the same. As part of seeking to implement the approval, Bunnings have secured:

- the agreement of Council's Senior Traffic Engineer with respect to the detailed design of the entrance and exit points;
- Department of Infrastructure and Transport approval for the design of the Glynburn Rd / Penna Ave intersection upgrade: and
- preparation of the Plan of Division to allow for the road widening of Penna Avenue, which requires the Consent of Council in order for the Plan of Division to be Deposited.

A copy of the site, floor and elevation plans is provided for in **Attachment D**.

This Council report provides a copy of the Independent Traffic Review which has been procured in response to the resolution made by the Council at its Meeting held on 22 August 2022.

A copy of the Independent Traffic Engineer's report and a draft Plan of Division are contained in **Attachments A and B**.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 1: Social Equity

An inclusive, connected, accessible and friendly community.

Objective 1.2: A people-friendly, integrated and sustainable transport network.

Strategy 1.2.4: Provide appropriate traffic and parking management to enhance residential amenity and support business.

FINANCIAL AND BUDGET IMPLICATIONS

The costs associated with altering an existing road and intersection to enable an authorised development to be implemented, are usually entirely borne by the Developer, unless the Council endorses an alternative financial arrangement.

If the Council does not consent to a proposal to alter an existing road and intersection to enable an authorised development to be implemented (which at this point, is not envisaged as the Council has simply requested independent traffic advice), the Developer could challenge the Council's decision and the Council would potentially incur legal costs to defend its position.

It is not possible to provide an accurate estimation of the likely costs that would be incurred if the matter could not be resolved as there are too many variables in an appeal process that can influence the costs that could be incurred by the Council to defend its decision.

RISK MANAGEMENT

Not Applicable.

The scope of this report is to advise the Council of the independent traffic advice that has been obtained regarding the impacts of the development on the local amenity of the adjoining nearby light industrial and residential land uses.

Should the Council or its delegate subsequently determine not to Consent to the Deposit of the Plan of Division which would enable the road widening to occur, the risk profile would change substantially and would warrant further consideration.

CONSULTATION

Elected Members

The Council considered a Notice of Motion regarding this matter at the meeting held on 1 August 2022 as well as a subsequent report at a meeting held on 22 August 2022.

Community

Not Applicable.

Public notification of Development Application 21008794 occurred as part of the processing and assessment of the Application.

Staff

General Manager Urban Planning & Environment
Manager, Traffic & Integrated Transport
Senior Traffic Engineer

Other Agencies

Not Applicable.

However, the Department of Infrastructure and Transport is a referral agency during the assessment of Development Application 81008794 and are a key stakeholder in the upgrade of the Glynburn Road / Penna Avenue intersection.

DISCUSSION

Following receipt of a draft Plan of Division which would subsequently require the Council's Consent for the Deposit of the Plan of Division, the Council engaged the services of an Independent Traffic Engineer.

BE Engineering (Consultants) were appointed to undertake the review.

BE Engineering were provided with (and had regard to) all of the relevant documentation which has been submitted with (and in relation to) Development Application 21008794 (including some documentation and reports not forming part of the list on Page 1 of the report that has been prepared by BE Engineering).

Key findings of the report are summarised below:

1. Traffic volumes that have been used by the Applicant in the preparation of their reports was collected in 2017 – however BE Engineering estimated that such volumes were reasonable to utilise as no significant changes had occurred in the locality since the time the data was collected (further enquiries with Council staff noted that based on recently recorded traffic volumes, there has been a decrease in traffic volumes on some roads within the locality).
2. The Applicant's traffic advice suggests that the development will result in an additional 10% (435 vehicles on a weekday and 455 vehicles on a Saturday) of vehicle movements (over and above current numbers) onto the surrounding residential road network (split between various roads), and that such roads had adequate capacity to accommodate the increase.
3. BE Engineering suggest that the traffic most likely to use the surrounding residential road network will be the traffic coming from and leaving by Payneham Road (if those vehicles were to remain on the arterial road network and use Glynburn Road, it would likely add a further minute (on average) or 400m to their journey).
4. BE Engineering suggest that the 10% additional traffic estimated by the Applicant's Traffic Engineers, is an underestimation and the likely increase in traffic volumes would be closer to 20% (870 vehicles on a weekday and 910 vehicles on a Saturday) or 30% (1,305 vehicles on a weekday and 1,365 vehicles on a Saturday).
5. Figures 10 and 11 in the BE Engineering Report, display an analysis of the additional volumes. While the numbers are higher for the 20% and 30% scenarios, the analysis shows that the additional numbers would not change the Street Typology of any of the roads and therefore the traffic volumes, even at a 20% or 30% rate, would not be beyond the capacity of the local road network.

The BE Engineering Report also states that there is agreement with the assertions from the Applicant's Traffic Engineers, that the coordinated development of the Bunnings property is likely to yield a beneficial result when compared to the land being sold off in individual allotments and developed by different parties. Should this occur, an intersection upgrade would be unlikely to take place and while other uses may not generate the volume of traffic that a Bunnings might generate more of the additional traffic that is generated would use the local road network.

Accordingly, the development of the property, in a coordinated manner such as that proposed through the Bunnings development, yields a beneficial result in that:

- a key intersection upgrade will be facilitated;
- a majority of the vehicle movements generated by the development will be channelled to the arterial road network; and
- additional traffic volumes of the local road network will not be beyond the carrying capacity of the local road network.

The BE Engineering Report also suggests that following completion of the Bunnings development, additional monitoring of traffic volumes should be undertaken. Such monitoring is likely to be required in any event, following the outcomes of the Glynde Heavy Vehicle Study (explained further below) and there are accordingly no concerns with this suggested approach.

Finally, it should be noted that the Planning Consent issued for the Bunnings development contains a number of conditions that have been imposed by the Department for Infrastructure and Transport with respect to the upgrade of the intersection. The Council's Traffic Engineers have already provided support for the designs for access / egress to the Bunnings property and the Council's Traffic Engineers will be consulted regarding the implementation of the intersection design (which has received consent from the Department for Infrastructure and Transport).

Other Relevant Matters

CAP Consideration – The Council Assessment Panel considered the Bunnings Development in detail, over several different iterations. This included consideration of traffic and parking reports prepared by qualified Traffic Engineers, reviews undertaken by the Council's Traffic Engineering staff, reviews undertaken by the Department of Infrastructure & Transport staff and assessments by qualified Planning Staff.

In nearly all circumstances, the traffic and parking outcomes associated with the development are considered to be satisfactory, having regard to relevant assessment criteria, including the applicable policies within the Planning & Design Code.

Further Studies – Tonkin (Consultants) have been commissioned to undertake a Vehicle Access Study in the Glynde precinct. Traffic data has already been prepared to assist with the study.

The Study will examine vehicle movements in to, out of and through the precinct, to understand the extent of such movements, and develop an access plan to support future decisions in respect to road use, on-street parking and infrastructure in Glynde.

A copy of the BE Engineering Solutions Report (a copy of which is contained in Attachment A) has been provided to Tonkin to assist with Tonkins understanding about how the development will affect vehicle movements within the precinct and the impact of the upgrade of the Glynburn Road / Penna Avenue intersection.

The Vehicle Access Study is subsequent to the Glynde Local Area Traffic Study that was undertaken by the Council and completed 2022-2023 and which examined the suburbs of Glynde, Payneham, Payneham South, Firle, Trinity Gardens and St Morris. The Bunnings development was noted as a development that could (if it proceeded) potentially impact traffic movements through the suburb of Glynde and it was noted that a further study and investigations might be required dependent on whether the development progressed.

The initiation of the Glynde Vehicle Access Study combined with the independent traffic advice that has been provided by BE Engineering Solutions regarding the Bunnings development should provide useful insights into the future of vehicle movements throughout the locality and what might be required to the local road network in response.

OPTIONS

This report has been prepared in response to the resolution of Council made its Meeting held on 22 August 2022, namely that;

In the event that the Council receives a request from Bunnings for the Council's consent to Deposit a Plan of Division for the Bunnings Glynde development, the Council engages the services of an independent traffic engineer to assess the traffic impact of the Bunnings Development on the local amenity of the adjoining nearby light industrial and residential land uses.

While the formal request to consent to the Deposit of the Plan of Division has not yet been received, a draft Plan of Division has been prepared. Independent traffic advice has been sought and obtained and a report from BE Engineering Solutions is contained in **Attachment A**. The report concludes that a more significant portion of the vehicular traffic than the volumes estimated by the Applicant's consultants, will use the local road network, but that these additional volumes will not exceed the capacity of the local road network.

The report also notes that as numerous allotments make up the subject land upon which the Bunnings development is proposed to be built, the allotments could be developed individually without the accompanying upgrade to the intersection, which is likely to lead to a worse outcome.

Accordingly, the development will have an impact on the local amenity of adjoining nearby light industrial and residential uses, however any development will have some impact. It is a question as to whether the impact is reasonable, and in this instance, the professional advice is that the impact is reasonable and acceptable.

In accordance with the Council's resolution as set out above, this report is provided for information and noting. The decision to consent to the Deposit of the Plan of Division can be made by the Council or its delegate, but the Council cannot direct its delegate to make a particular decision.

The Council can refuse to Consent to the Deposit of the Plan of Division (to enable the road widening for the intersection upgrade to occur). However, the formal request to consent has yet to be submitted. Regardless, this option is not recommended for the following reasons:

- Legal advice suggests that the Council cannot and should not, withhold Consent to Deposit of the Plan of Division, unless there are legitimate reasons to do so. While some members of the local community may have concerns regarding additional traffic volumes that the Bunnings development would cause, the professional traffic engineering advice does not raise any legitimate concerns which would form a reasonable basis upon which to withhold consent.
- The Council Assessment Panel, by agreeing to a Compromise Proposal submitted as part of an Environment Resources & Development Court Appeal, assessed and considered in detail, all of the relevant planning and development considerations applicable to the proposal, including traffic and parking implications. It would not be reasonable for Council to limit Consent for the Deposit of the Plan of Division on administrative grounds, when all legislative steps and processes have been appropriately followed.
- Refusal to Consent to the Deposit of the Plan of Division will likely lead to further appeals which are unlikely to be successfully defended by the Council.
- The process for consenting to a Deposit of a Plan of Division was never intended to be used as a lever or mechanism to override the decision made with respect to a Development Application that was made on reasonable grounds. It is a process for ensuring the legal and financial interests of relevant parties are protected. Misuse of the Council's powers to prevent development could lead to significant financial and reputational risks to the Council and could result in intervention from the State Government to enable the outcome to proceed.

CONCLUSION

The Bunnings Development has been appropriately assessed, determined and granted Planning Consent, subject to a number of Reserved Matters, Conditions and Advisory Notes.

The development will have an impact through additional traffic volumes on the local road network, and such impacts are likely to be more significant than the volumes estimated by the Applicant's Engineers – however, importantly, such impacts are not beyond the capacity of the local road network.

The coordinated development of the subject land results in benefits such as the upgrade to the intersection of Glynburn Road and Penna Avenue and all relevant matters have been considered through the Development Assessment process.

The Consent to the Deposit of the Plan of Division is an administrative process that ensures the financial and legal interests of relevant parties are protected. There is no legal, financial or other impediment that would give rise to Council refusing to consent to the Deposit of the Plan of Division. Consent is required in order to facilitate the road widening that is necessary to allow for the intersection upgrade to occur and for the development to proceed. The power to make that determination has been delegated, and the recommendation below notes that the Council's delegate will exercise their discretion in making that determination when required in due course upon the depositing of the Plan of Division.

RECOMMENDATION

1. *That the report and the independent advice from BE Engineering Solutions, dated 8 January 2026, be received and noted.*
2. *The Council notes that the Council's Manager, Development & Regulatory Services will undertake all of the administrative processes that are necessary to determine whether consent to the Deposit of the Plan of Division (pursuant to current delegations) will be granted, to enable the road widening associated with the upgrade of the Glynburn Road / Penna Avenue Intersection to proceed.*

DEVELOPMENT APPLICATION REVIEW BUNNINGS WAREHOUSE, PENNA AVENUE, GLYNDE

1. BACKGROUND

Be Engineering Solutions (BEES) has been engaged by the City of Norwood, Payneham and St Peters (Council) to undertake an independent review of the traffic impact of the proposed redevelopment of Bunnings at Penna Avenue, Glynde taking into account the following documentation:

- Design report – Glynburn Road/Penna Avenue – Proposed signalised junction (Greenhill; June 2025)
- Bunnings Warehouse, Glynde Traffic Impact Assessment (MFY, April 2021)
- 70% Design Road safety Audit, Glynburn Road/Penna Avenue junction, Glynde (HDS, November 2024)
- Traffic Signal Operation Performance Report, Glynburn Road/Penna Avenue junction, Glynde (MFY, February 2025)
- Review of amended proposal, Proposed Bunnings Development (Cirqa, August 2023)
- Response to representations, Bunnings Group Limited (MFY, July 2022)
- Court Orders, Environment, Resources and Development Court of SA (February 2024)
- Various correspondence, turn path assessments, council reports/minutes and plans in relation to traffic impacts.

A location plan for the proposed development is shown in Figure 1.



Figure 1 – Location plan of the proposed development (subject site)

The proposed development includes a new 12464m² Bunnings Warehouse Development with the following:

1. A main warehouse (including the café component)
2. A mezzanine area
3. A timber trades sales area
4. A nursery area
5. A total of 281 parking spaces

A plan of the proposed development showing the proposed carpark, traffic signals at Penna Avenue/Glynburn Road and access points is provided in Figure 2.

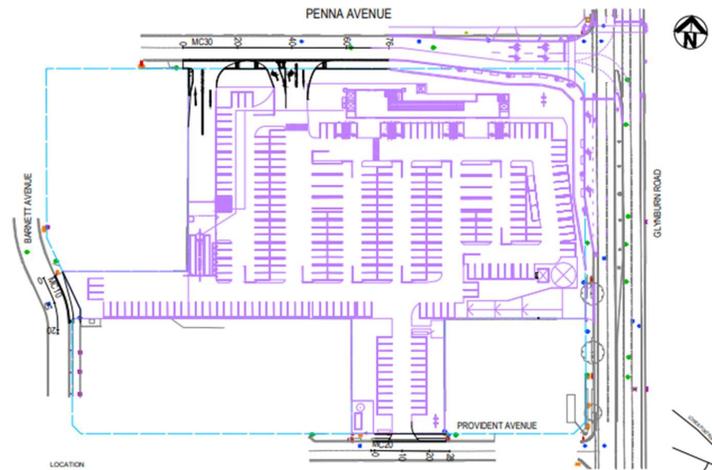


Figure 2 – Proposed development carparking plan



This assessment is for a traffic assessment only and excludes an assessment on other elements. The review will focus mostly on the impact this development has on the surrounding road network (including the proposed signals at the intersection of Glynburn Road and Penna Avenue) and will also provide a high level summary of the following items:

- Proposed access points to the site;
- Vehicle movements throughout the site;
- Anything else considered relevant and/or potentially problematic in this design.

A site visit was undertaken on the 31 October 2025 to assess existing conditions and understand the impact such a proposal may have on the local street network.

2. EXISTING CONDITIONS

The existing site is mostly vacant (with either demolished or partially demolished buildings) surrounded by Provident Avenue and Penna Avenue. The site is contained in a light industrial area (defined as an 'employment zone' in the Planning and Design Code ('Code')). An Employment Zone is defined in the 'Code' as a Zone '*that supports a diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*' A residential (General Neighbourhood) zone exists (generally) outside the proposed development area as shown in Figure 3 (i.e. north of the employment zone). A typical section of the street as observed on Penna Avenue is provided in Figure 4.



Figure 3 – Existing 'Code' zoning for study site (E- Employment zone)



Figure 4 – Typical section of Penna Avenue (October 31, 2025; looking east toward Glynburn Rd)



2.1. TRAFFIC VOLUMES

It is noted that traffic volumes are currently in the order of 700 vehicles/day in Penna Avenue and 1960 vehicles/day in Provident Avenue (as reported in the 2021 MFY report; although these volumes are dated (collected in 2017), it is anticipated that due to development not changing significantly in the vicinity of the area since that time that traffic volumes would be around this same number). A plan showing the MFY reported 2017 traffic volumes in Provident Avenue, Penna Avenue and surrounding local streets is provided in Figure 5. As reported by MFY, 'the above figures identify that Barnes Road and Avenue Road act as collector roads within the subject area. The remainder of the streets act as residential streets, although Provident Avenue is catering for the volumes at the upper limit for a local road. This is not unexpected due to the commercial nature of the area and the constraints in relation to access on Barnett Avenue and Penna Avenue.'



Figure 5 – 2017 (and 2025 data in yellow) recorded traffic volumes in streets surrounding the subject site (source: MFY (2021)/Council (2025))

The 2021 MFY report also identified that up to 8% of motorists were found to be using Provident Avenue (in the peak afternoon period) as a 'short cut' between Payneham Road and Glynburn Road.

3. PROPOSED DEVELOPMENT

The proposed development will consist of a new two-storey 'Bunnings' (hardware) store with up to 281 carparks with access proposed from Penna Avenue, Provident Place and Glynburn Road (goods 'entry' only with vehicles up to semi trailer length (19.0m)) with access/egress to be enhanced by a new set of traffic signals at the intersection of Penna Avenue and Glynburn Road. The carpark numbers (MFY, 2021) have been deemed to exceed other 'peak parking' rates for similar Bunnings sites.



3.1. PROPOSED ACCESS POINTS

There will be four access points provided to the proposed site. It is understood that the Environment, Resources and Development Court of SA consented the proposed development in February 2024 (with certain conditions). A plan (approved 'Granted Order' plan) showing the proposed site access (with access locations numbered) is provided in Figure 6.

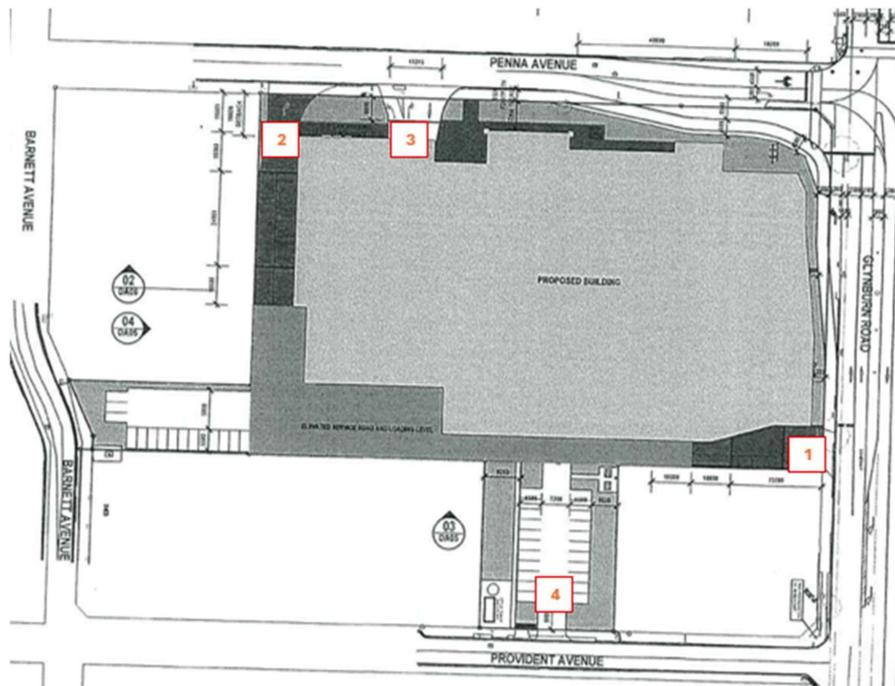


Figure 6 – Approved plans for site showing access points (Source: Group 4 Architects; modified by BEES)

Access via access point 1 is for 'goods' only (up to a semi vehicle) with exit for large vehicles via a right turn only onto Penna Avenue. It is understood that access point 2 provides ingress and egress for larger vehicles to the timber yard with the crossover shaped in a way to encourage all heavy vehicles to exit to Glynburn Road. Access points 3 and 4 will be for the general public (and some larger vehicles into the site from Penna Avenue) with these access points being predominantly used by cars or a car with a trailer. Access point 3 has a separate left and right turn lane with the left turn lane designed to accommodate cars only, again forcing any larger vehicles to head east towards Glynburn Road.



3.2 ASSESSMENT OF PROPOSED ACCESS POINTS AND VEHICLE DISTRIBUTION TO/FROM THE PROPOSED DEVELOPMENT

The proposed development is anticipated to generate a significant number of vehicles to the site with an additional 355 vehicles/hour in the weekday afternoon peak period and 730 vehicles/hour during the Saturday peak period (MFY, 2021). The MFY report identified that 70% of this traffic would be entering/exiting from the proposed signals at Penna Avenue /Glynburn Road. The MFY report anticipates that up to 10% extra traffic will be transferred to the surrounding residential area as a result of the proposed development (based on current volumes) and that these streets had adequate capacity to accommodate these increases. Figure 7 shows the MFY predicted traffic volumes for the residential streets based on a number plate survey and applying that same percentage increase. It is understood that the issue to be assessed as part of this report is whether this is a true indication of the predicted increase in traffic in the residential street network as a result of the proposed development.



Figure 7 – Forecast daily traffic volume in residential road network (the figure shown in brackets is Saturday predicted volumes) (source: MFY 2021)

ANALYSIS: It is relatively difficult to forecast what the additional traffic volumes might be though the residential streets north of the proposed development, MFY have predicted that only 10% of the traffic generated by the proposed development would access the site via the residential streets. It is anticipated that traffic coming from/going to Payneham Road is likely to use the ‘residential street’ network. To understand ‘travel time’ to access Penna Avenue to and from Payneham Road, ‘Google maps’ were used based on travelling along Payneham Road which as shown in Figure 8, ‘Google maps’ would direct motorists down Sunbeam Road, Barnes Road or Avenues Road to access the site (noting that not all ‘north-south’ local streets have provision for right turns off Payneham Road).

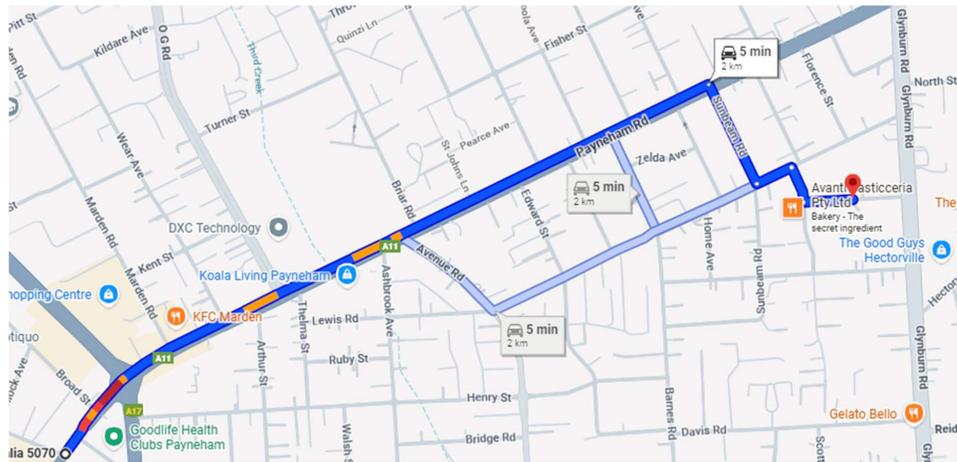


Figure 8 – Predicted route to proposed Bunnings development from Payneham Road (source: Google)

Alternatively, to access the site from Payneham Road and Glynburn Road (arterial roads), would be an additional 400m and (according to Google) take an extra minute. This ‘arterial road’ route is likely to take longer during peak times with the signalised intersection of Glynburn Road and Payneham Road often congested during peak periods. So, based on this analysis, most people coming from the west (and likely from the north-west) are likely to use the ‘residential streets’ to access the proposed development. It is also anticipated that a similar number of west and north-west visitors to the site would be returning to Payneham Road via the local road network, although they could use any of the local ‘north-south’ local roads to exit via a left turn. Such movements would be quicker than waiting at the proposed new signals at Penna Avenue and Glynburn Road and using the arterial network to access Payneham Road. A quick scan of Google maps directs motorists to Barnes Road or Sunbeam Road (approx. 400m quicker than the arterial network).

It is unknown how many motorists would come from the west/north-west to visit Bunnings. However, upon looking at other Bunnings stores in the general vicinity of the area (see Figure 9 for nearby Bunnings stores at Prospect, Windsor Gardens and Kent Town), a good percentage of customers are anticipated to come from the north/north-west and are anticipated to access the proposed development via the local street network from Payneham Road. Based on the above analysis, this number may be in the order of 20% (which may be up to 30%) rather than the 10% predicted by MFY given the proximity of other Bunnings stores. Figure 10 shows predicted traffic volume increases on the local street network for the 20% and 30% scenarios (using the same distribution of traffic to the local street network) as predicted by MFY (weekday only shown for ease of reporting). Councils ‘Local Area Traffic Management Policy’ (reference: [batch1349234363_governance_local_area_traffic_management.pdf](#)) street typology table references street typology as Neighbourhood, Connector Street, Main Connector Street or arterial roads as shown in Figure 11.



So, even with a 'high end' distribution of up to 30% of traffic from the proposed Bunnings Development using the local road network, the 'street typology classification' will not change from the existing typology classification noting that Barnes Road and Avenue Road already fall into the 'Main Connector Street' typology.



Figure 9 – Assessment of proximity of existing Bunnings stores to the proposed development to predict likely traffic volumes from Payneham Road to the site (source: Google; modified by BEES)

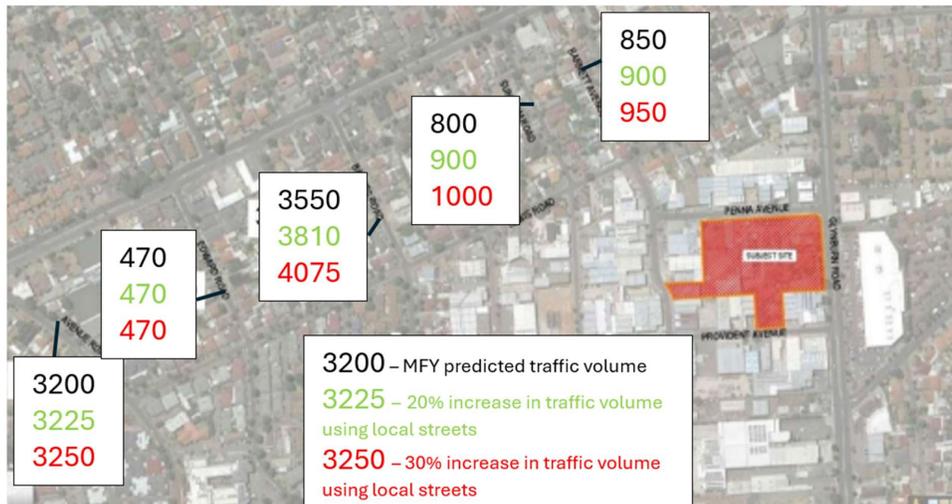


Figure 10 – Predicted traffic volumes on local road network for MFY, 20% and 30% increase in traffic scenarios



Table 1: Street Typology Definition, and Recommended Traffic Volumes

Street Typology	Description	Recommended Traffic Volume (Vehicles per day)
Neighbourhood Street	A street providing local residential access only, where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.	Less than 2,000
Connector Street	A street that connects neighbourhood streets through and between neighbourhoods.	Less than 3,000
Main Connector Street	A street that connects Connector Streets to the arterial road network.	Less than 6,000
Secondary Arterial Road	A road that connects urban arterial roads.	More than 6,000
Arterial Road	Transport corridors for through traffic.	State Government Controlled

Figure 11 – Councils Street Typology (Source: Council Local Area Traffic Management Policy)

However, the following statement in the 2023 MFY report is a sound assessment of the traffic impact of the proposed development:

‘The site is a developable site and any development will generate traffic. The zone envisages development of a nature which will generate large commercial vehicles, many of which could generate a higher volume of commercial vehicles than the proposed development. Access to the individual allotments would be via Provident Avenue and Penna Avenue should they be developed independently. The previous representations which identified to traffic related matters have fundamentally been based on existing constraints on the road network and a resistance to any increase in traffic on the adjacent road network. The reality is that any development of the land, which must be facilitated, will generate traffic. Further, there has been limited recognition that those issues raised are matters which warrant resolution by Council. Of particular note is the expectation that the existing unlawful parking in the road should be given precedence to sound development and safe and functional traffic movements. Equally, the implication that a development within the precinct should be compromised because the road network is being used by drivers “cutting through” the suburb does not comply with core transport planning principles’.

It is unfortunate that the local residential road network is set up adjacent a light industry area and regardless of the development proposed in the street that those coming from the west/north-west are likely to use the local residential street network to access Penna Avenue.

It is understood that it would be difficult to accommodate left turn movements from the Penna Avenue accesses for heavy vehicles which would need to turn right towards Glynburn Road, so that should encourage the majority of heavy vehicles from the proposed Bunnings development via the proposed traffic signals which is anticipated to limit the anticipated increase in the residential street network to cars only.



It is anticipated that some traffic will use Provident Avenue to access the proposed Bunnings site if they are travelling from the south, but that is likely to only be for those motorists familiar with the site as access to Provident Avenue is prior to the development and may not be intuitive for infrequent visitors. It was noted that parking was in high demand in Provident Avenue (only 7.0m in road width) during the peak afternoon period most likely due to the limited parking availability off-street for employees and visitors for existing businesses) and parking was observed to be on both sides of the street (with some motorists mounting the kerb and/or double parking to park). Traffic flow was found to be difficult with motorists having to frequently wait for motorists in opposing directions. Accordingly, parking restrictions in Provident Place will be necessary on one side of the road (some limited parking restrictions are in place) to ensure that the flow of traffic is not compromised, particularly given that traffic volumes will increase as part of the proposed development.

It is recommended that Council collect traffic (speed and volume) data on the local street network 6 months after Bunnings has been operating to determine the impact the development has had on non-local traffic through the network and if traffic volumes have increased significantly then a Local Area Traffic Management Study be undertaken in consultation with key stakeholders to identify traffic control treatments to discourage non local traffic through the residential street network. It is understood that Council are currently progressing a *'Glynde Heavy Vehicle Access – Consultation Report and Plan'* to investigate the heavy vehicle movement and access requirements for the precinct and develop a travel plan for heavy vehicles that minimises their travel along residential streets. This study needs to also consider non-local traffic (including that from the proposed Bunnings development) using the local residential street network and consider additional traffic control devices if deemed necessary.

3.2. PROPOSED TRAFFIC SIGNALS

A new set of traffic signals (with plans already approved by DIT) with a widened road reserve corridor for a left turn lane into Penna Avenue and two lanes exiting Penna Avenue onto Glynburn Road is proposed to assist access to and from the site. The approved traffic signal plan layout is provided in Figure 12.

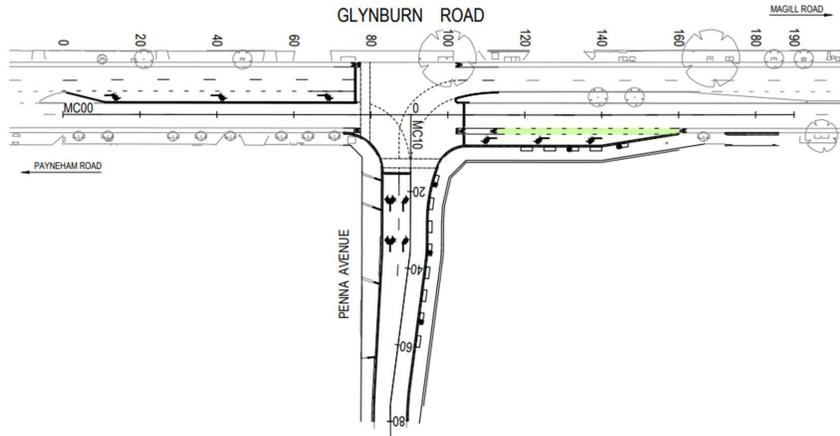


Figure 12 – Proposed traffic signals – Glynburn Road/Penna Avenue, Glynde

Modelling has demonstrated that the proposed signal layout is adequate and necessary to accommodate the proposed development.

However, it is important that 'No stopping' parking restrictions are provided on both sides of Penna Avenue between the access points and Glynburn Road to ensure that queuing can be accommodated adequately to the proposed carpark and also that the capacity of the proposed intersection is not compromised.

3.3. OTHER CONSIDERATIONS

Although there is little opportunity to provide input into the detailed design for the proposed development as that time has passed, a high-level assessment has been undertaken on the carpark design, proposed access points and local street network and the following is provided for consideration:

- Ensure that the yellow linemarking to depict no stopping anytime be extended on both sides of Penna Avenue between Glynburn Road and the proposed access/egress point.
- Ensure parking is restricted on one side of Provident Avenue to ensure unimpeded access along the street.



4. CONCLUSION

An assessment has been undertaken of traffic requirements/issues taking into account the provided MFY traffic reports and other accompanying documentation for the proposed Bunnings development. Following the assessment, it is anticipated that there will be approximately 20% of traffic shifted to the residential road network (more than the 10% predicted by MFY). This is an estimate only and cannot be relied on for accuracy and accordingly, traffic data should be collected 6 months after the completion of the development to check this forecast increase. If shown to be significant, Council should consider (in addition or as part of) their proposed *Glynde Heavy Vehicle Access – Consultation Report and Plan* a Local Area Traffic Management Scheme in liaison with the local community to consider traffic controls throughout the local area to discourage non-local traffic through the residential street network.

Further to the above, the assessment has identified a number of issues/questions of the developer that should be addressed to Council's satisfaction.

Please do not hesitate to call me on 0400 290 233 or via email on cdunn@be-engnsolutions.com.au below to discuss any of the above further.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Dunn'.

Chris Dunn
Technical Director
Be Engineering Solutions Pty Ltd

Site - Cnr Penna Ave & Glynburn Road, GLYNDE

Allotment 38 in F135589, Allotment 40 in F135591, Allotment 41 in F135592,
Allotments 51 & 52 in F137955, Allotment 42 in F135593, Allotment 8 in F104491
and Allotment 38 in D7118

CT 5364/617, CT 6129/955, CT 6129/936, CT 6129/954, CT 5487/69,
CT 5148/230 and CT 5359/125

Hundred of Adelaide
Map Sheet 6628-39-p

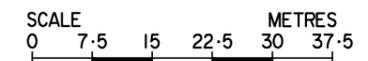
CITY OF NORWOOD
PAYNEHAM AND ST PETERS
DEV No.

SUBJECT TO CERTIFIED SURVEY

PLAN OF
PROPOSED DIVISION

BEARING DATUM: ①-② MGA94 ZONE 54
DERIVATION:

TOTAL AREA: 1.549 Ha



LEGEND

- MAINS WATER (APPROX)
- MAINS SEWER (APPROX)
- OVERHEAD POWER LINES (APPROX)
- | STOBIE POLE (APPROX)

FYFE PTY LTD

Level 2, 124 SOUTH TERRACE, ADELAIDE SA 5000
PHONE (08) 8201 9600 EMAIL ito.correspondence@fyfe.com.au
www.fyfe.com.au ABN 57 008 116 130
Reference 27345/4/1 Dwg No. 27345-4-1-SV-DA1-r3
QA REV 3 DATE 18/09/2025 DR KGH SVY

2.2 MODIFICATIONS TO PENNA AVENUE, GLYNDE

REPORT AUTHOR: General Manager, Urban Planning & Environment
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4501
FILE REFERENCE: qA1039 & Development Application No. 22014444
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to set out the process which is required to be followed by Bunnings Group Limited, in respect to the implementation of Development Application Number 22014444, to enable Penna Avenue to be widened to allow for safe and convenient vehicular access to the development site.

BACKGROUND

At its meeting held on Monday 1 August 2022, the Council endorsed the following motion:

- 1 *That staff prepare a report setting out the process which is required to be followed by Bunnings in respect to the implementation of Development Application Number 22014444, which was approved by the Council Assessment Panel on 20 July 2022, with particular reference to the process associated with access from Penna Avenue to the site.*
- 2 *That the report referred to in Point 1 above be presented to the Special Council Meeting to be held on 22 August 2022.*

The reasons provided in support of the Motion are as follows:

Through the assessment process associated with this development application, a number of concerns have been raised in respect to the effect the development will have on the local amenity in terms of traffic management and parking. This report seeks to ensure the Council is apprised of the issues associated with the development and the impact it will have on the local industries and residential streets through the generation of a huge amount of traffic and proposed strategies to manage these matters, both during the construction phase and final completion of the development.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Outcome 1: Social Equity

An inclusive, connected, accessible and friendly community.

Objective 1.2

A people friendly, integrated and sustainable transport network.

Strategy: 1.2.2

Provide safe and accessible movement for all people.

The implementation of large-scale developments that require modifications to the local street network to facilitate safe and convenient vehicular access arrangements, can only be undertaken with the consent of the Council. It is important for the Council to carefully consider any proposals that seek to alter an existing road and intersection, to ensure that the Council's strategic objective to provide a people friendly, integrated and sustainable transport network, is met and maintained.

FINANCIAL AND BUDGET IMPLICATIONS

The costs associated with altering an existing road and intersection to enable an authorised development to be implemented, are usually entirely borne by the Developer, unless the Council endorses an alternative financial arrangement.

If the Council does not consent to a proposal to alter an existing road and intersection to enable an authorised development to be implemented, the Developer could challenge the Council's decision and the Council would potentially incur legal costs to defend its position.

It is not possible to provide an accurate estimation on the likely costs that would be incurred if the matter could not be resolved amicably as there are too many variables in an appeal process that can influence the costs that could be incurred by the Council to defend its decision.

EXTERNAL ECONOMIC IMPLICATIONS

Not Applicable.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

Not Applicable.

RISK MANAGEMENT

Not Applicable. The scope of this report is limited to setting out the process which is required to be followed by Bunnings Group Limited in respect to the implementation of Development Application Number 22014444, to enable Penna Avenue to be modified to allow for safe and convenient vehicular access to the development site.

COVID-19 IMPLICATIONS

Not Applicable.

CONSULTATION

- **Elected Members**
The Council considered a Notice of Motion requesting this report at its meeting held on 1 August 2022.
- **Community**
Not Applicable.
- **Staff**
Nil
- **Other Agencies**
Not Applicable.

DISCUSSION

At its meeting held on Wednesday 20 July 2022, the Council's Assessment Panel considered a proposal by Bunnings Group Limited, to construct a Bulky Goods Outlet (Shop) on seven (7) contiguous allotments located at:

- 3-5 Penna Avenue, Glynde;
- 37 Provident Avenue, Glynde;
- 37, 39 & 41-43 Glynburn Road, Glynde; and
- 35 Barnett Avenue, Glynde.

The proposed development includes 12,721m² of retail floor space contained within a two-storey building, with a mezzanine floor level.

The Applicant's planning report submitted with Development Application No. 22014444, describes the key elements of the development as follows:

The ground level comprises the car park with main entry to the building, together with a nursery entry. The main entry lobby comprises lifts, stairs and travelator which provides access to the floor above.

The first floor comprises the main building area, accommodating the main warehouse, timber trade sales area, outdoor nursery and bagged goods canopy. The first floor is approximately 8714 square metres in area. The first floor is the second building level.

The second floor comprises the main warehouse together with staff facilities and offices. The floor area of the second floor is 3707 square metres. The second floor is a mezzanine level, that it is open to the floor below and does not extend over the whole floor space.

The car parking area (294 spaces) is proposed to be located at ground level, the majority of which will be covered by the warehouse building above, other than the locations adjacent to the Provident Avenue and Bennett Avenue frontages. Of the 294 spaces, six are designated as accessible spaces and 13 are designated as trailer bays.

One access point for customer vehicles will be provided via Penna Avenue. In respect to service vehicles, separate ingress will be provided from Glynburn Road, with egress via Penna Avenue. To optimise the provision of on-street car parking, it is proposed to utilise some of the existing vehicle crossovers to access the proposed car parking areas.

The main customer entry/exit to the parking area will be located to the north of the warehouse building on Penna Avenue. It is intended to install a traffic light at the intersection of Penna Avenue and Glynburn Road. The intersection design requires some minor modification.

A third access point will be provided for timber trade sales customers, located at the north-western corner of the site, via Penna Avenue.

The proposed operating hours would be up to as follows.

- *Trading Hours:
6am to 9pm, 7 days a week*
- *Waste Collection
7am to 9pm, 7 days a week*

The proposal includes the widening of Penna Avenue and the provision of a signalisation of the intersection of Glynburn Road and Penna Avenue. The rationale for these inclusions is set out in the response to representations, prepared by Ms Melissa Mellen of MFY, traffic consultant engaged by Bunnings. The rationale is as follows:

The signalisation of the Penna Avenue/Glynburn Road intersection will improve safety and capacity for drivers accessing the adjacent industrial/commercial area. The limited capacity for drivers, particularly those in commercial vehicles, to turn right to Glynburn Road results in drivers choosing to use alternative routes to and from the subject area. The installation of the signal will provide a safe convenient option for drivers to access Glynburn Road. Accordingly, while the proposal will result in additional traffic volumes, it will provide a substantially improved access solution for all users of the adjacent area.

Of particular note is that the proposal presents an opportunity for a developer to contribute to traffic control and road infrastructure solutions for the community. The ability for a solution to what has been an ongoing source of complaints by ratepayers to Council should not be understated. In contrast, should all of the existing allotments which comprise the subject site be developed individually comparable total traffic volumes would be generated but with no holistic traffic control solution. This will result in increased volumes and in all likelihood increased parking which will exacerbate existing issues.

While it is incumbent on Council to manage public roads, collaboration with developers to ensure road safety is maintained is an ideal method to improve traffic conditions for the community. This proposal will do just that, noting that the solution is not only endorsed by Council and the Department for Infrastructure and Transport (DIT) but will provide for significantly improved road safety for commercial vehicles and the opportunity to reduce commercial vehicle use of residential streets.

The traffic volumes on the streets adjacent the subject site and in the adjacent area are entirely consistent with those volumes which would be anticipated on a local street network. These volumes are not high. What is creating the congestion issue is vehicles in various states of repair being parked and stored in such a manner so as to reduce the road width significantly and not provide opportunities for two-way traffic. This is created by drivers parking in breach of the Australian Road Rules, as was demonstrated in detail in the traffic report which accompanied this application. The lack of effective control of parking in the commercial precinct not only creates access difficulties for drivers but of more importance decreases safety for pedestrians and increases risks.

Notwithstanding the obligation of Council to manage existing road safety risk (particularly where there are breaches of the Australian Road Rules and other regulations), the subject proposal will reduce the congestion because the signalised intersection and road widening of Penna Avenue will provide an opportunity to reduce volumes, particularly commercial vehicles, from using the adjacent streets.

The current application will limit all access to Penna Avenue where the widened road will provide a convenient access to the signalised intersection. The subject development will therefore not distribute traffic directly to Provident Avenue where drivers may choose to use this route.

MFY estimate that the proposed development will generate approximately 364 vehicle movements per hour in the weekday afternoon commuter peak period and 712 per hour in the Saturday peak period.

Based primarily on a number plate survey, MFY have previously forecast that an average of less than ten (10) percent of drivers will use the residential street network to access the proposed Bunnings, to avoid Glynburn Road. Therefore, MFY forecast that thirty three (33) vehicles per hour would use the local road network during the weekday peak.

The proposed widening of Penna Avenue and signalisation of the intersection of Glynburn Road and Penna Avenue, will result in the loss of twenty six (26) on-street car parking spaces, comprising seven (7) spaces on Glynburn Road and nineteen (19) spaces on Penna Avenue. To offset this loss, the Bunnings proposal includes a surplus of approximately twenty-two (22) car parking spaces on the development site at peak times. However, whilst Bunnings Group Limited has stated that the Bunnings car park will not be policed, such that anyone accessing other local businesses and services in the locality can park in the Bunnings car park, this has not been formalised in any way and in any event, it would be counter intuitive for most drivers to park in the Bunnings car park to access other local businesses and services.

The application was granted conditional Planning Consent by the CAP, subject to the resolution of a Reserved Matter relating to potential site contamination.

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Item 2.2

Section 221 of the *Local Government Act 1999*, is applicable to driveway crossovers and requires Applicants to obtain Section 221 authorisation from the Council, where a development authorisation is granted for a development that includes the construction of a crossover, unless that crossover is to permit access through a crossover to the subject land for the first time. In the case of the Bunnings development, the authorised development includes vehicular access and egress on Penna Avenue via an existing cross-over. As such, Bunnings Group Limited does not require a Section 221 authorisation from the Council, separate to the development authorisation which Bunnings Group Limited has already obtained, to facilitate access and egress to the development site. That said, the approved development relies on the need to widen Penna Avenue and modify and signalise the intersection of Penna Avenue and Glynburn Road, to facilitate safe and convenient vehicular movements to and from the development site and that will require the Council's consent.

There are two ways by which the road widening could be progressed. First, through the deposit of a plan of division or second, through a road widening process under the *Roads (Opening and Closing) Act 1991*. The road widening process under the *Roads (Opening and Closing) Act 1991*, could be commenced by the Council but it is a cumbersome process and as it is the Bunnings Group Limited rather than the Council, who is seeking to implement road widening on Penna Avenue, the Council has no reason to undertake a road widening process of its own initiative.

The division of an allotment for the purposes of widening an existing road where the added land is to be vested in the Council as road, is excluded from the definition of "development" pursuant to clause 3(8) of Schedule 4 to the *Planning, Development & Infrastructure (General) Regulations*. Accordingly, no development authorisation would be required. Bunnings Group Limited however, would require the Council's consent to deposit the plan of division as the body acquiring tenure under the *Real Property Act*, being the proposed recipient of the additional land to be vested as road reserve. This would be a decision for the Council (not as a relevant planning authority) which, according to advice provided by the Council's solicitors Norman Waterhouse Lawyers, would:

"... need to be made on grounds consistent with administrative law principles and could not be lawfully refused simply on the basis that the Council did not wish to see the Bunnings development proceed.

It is open to the Council to decline to accept the vesting of the additional land as road and not consent to the deposit of the relevant plan of division. However, that decision could be subject to challenge by way of a review of a Council decision, pursuant to Section 270 of the Local Government Act, 1999 or judicial review if not based on relevant considerations and made for a proper purpose."

The advice from Norman Waterhouse Lawyers infers that if the Council were to not consent to the deposit of a relevant plan of division to enable Bunnings Group Limited to widen Penna Avenue, it would need to rely on good reasons to do so, in order to minimise the chance of such a decision being overturned on appeal.

In the case of the Bunnings Development Application, there has been much conjecture throughout the development assessment process about the extent to which the proposal will or will not cause detrimental traffic and parking congestion in the locality surrounding and adjacent to the development site. To this end, if the Council is requested to consent to the deposit of the relevant plan of division to facilitate the widening of Penna Avenue and signalisation of the intersection of Glynburn Road and Penna Avenue, it would be prudent for the likely traffic impacts of the approved Bunnings development to be carefully considered by the Council to inform its decision. In addition, the Council will need to consider how the additional land will function if it becomes part of the road reserve, including any requirements for functional treatment for it to effectively operate as such.

In the event that proceedings were commenced to challenge any decision by the Council to reject the proposed vesting of land in the Council as road reserve, these would likely be by way of judicial review proceedings in the Supreme Court, wherein orders could be sought to overturn the decision. Judicial review proceedings can be pursued in furtherance of common law rights to challenge administrative decisions on a range of grounds including bias, reasonableness, a failure to take into account relevant considerations and/or taking into account of irrelevant considerations. These proceedings take place in a costs jurisdiction of the Supreme Court meaning that the successful party will ordinarily also obtain an order that their legal costs be paid by the unsuccessful party.

City of Norwood Payneham & St Peters
Minutes of the Special Meeting of Council held on 22 August 2022
Item 2.2

Bunnings Group Limited could also request a review of the Council's decision, pursuant to Section 270 of the *Local Government Act*, if the Council were to reject the proposed vesting of land in the Council as road reserve. A review of this nature would need to be conducted pursuant to the Council's adopted policy/procedure and must be lodged within three (3) months of the original decision being made (with discretion provided to the Chief Executive Officer to allow a longer time limit to apply in particular cases). The Chief Executive Officer may elect to appoint another staff member or an external advisor for assessment and or preparation of a report to assist in the review process.

In undertaking a review of a Council decision, the assessor will review the decision in question to ensure that the original decision maker complied with the following procedural requirements and made the best possible decision in the circumstances having regard to the following:

- the decision maker had the power to make the decision;
- the decision maker considered all matters which were relevant to the making of the decision at the time and did not take into account matters which were not relevant, as well as any additional relevant information or material provided by the applicant;
- the decision maker did not exercise a discretion or power in bad faith, for an improper purpose, or while subject to duress or the influence of another person;
- the decision maker had no conflict of interest, bias or perceived bias;
- the decision maker ensured that findings of fact were based on evidence;
- the decision was reasonable; and
- the decision maker considered any relevant legislation, Council policies and/or procedures.

Once the review is completed by the assessor, the Chief Executive Officer will refer the review of a Council decision back to the Council for its consideration, accompanied by a report detailing all relevant information about the decision which is being reviewed. The Applicant will be advised of the date that the report will be presented to Council and will be given the opportunity to provide a written or verbal submission in relation to the report for Council's consideration.

As a short period of time has elapsed since the Bunnings development at Glynde was approved by the CAP, Bunnings Group Limited has not made any formal application or approach to the Council to date, seeking the Council's consent to deposit the plan of division to widen Penna Avenue. As such, the Council is not in a position to make an informed decision on this matter at this time.

Documents showing an aerial image of the subject land, a site plan of the proposed development, the traffic and parking report prepared by Ms Melissa Mellen of MFY on behalf of the applicant and plans showing the proposed modifications to Penna Avenue and the intersection of Penna Avenue and Glynburn Road are contained in **Attachment A**.

OPTIONS

This report is provided for information purposes only.

CONCLUSION

If the Bunnings Group Limited makes a formal application to the Council, seeking the Council's consent to deposit the plan of division to widen Penna Avenue and facilitate the signalisation of the intersection of Glynburn Road and Penna Avenue, a further report will be presented to the Council for its consideration.

COMMENTS

Nil.

RECOMMENDATION

That the report be received and noted.

City of Norwood Payneham & St Peters
Minutes of the Special Meeting of Council held on 22 August 2022
Item 2.2

Cr Stock left the meeting at 7.09pm.
Cr Stock returned to the meeting at 7.11pm.

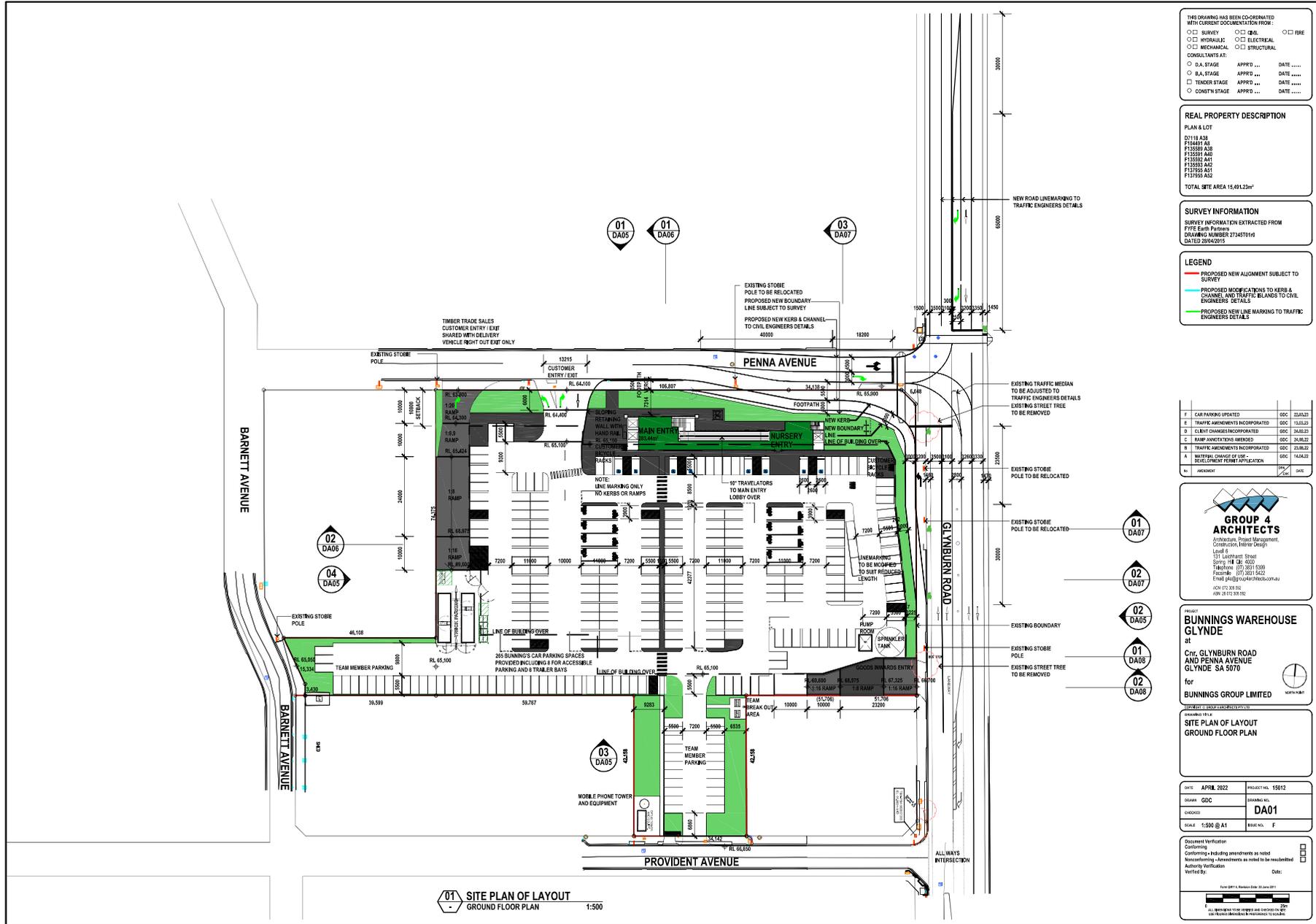
Cr Duke moved:

1. *That the report be received and noted.*
2. *In the event that the Council receives a request from Bunnings for the Council's consent to Deposit a Plan of Division for the Bunnings Glynde Development, the Council engages the services of an independent traffic engineer to assess the traffic impact of the Bunnings Development on the local amenity of the adjoining nearby light industrial and residential land uses.*

Seconded by Cr Dottore.

Cr Sims left the meeting at 7.31pm.
Cr Sims returned to the meeting at 7.32pm.

The motion was put and carried unanimously.



THIS DRAWING HAS BEEN CO-ORDINATED WITH CURRENT DOCUMENTATION FROM:

- SURVEY
- SOIL
- HYDRAULIC
- ELECTRICAL
- MECHANICAL
- STRUCTURAL

CONSULTANTS AT:

- D.A. STAGE
- APPRD ... DATE
- B.A. STAGE
- APPRD ... DATE
- TENDER STAGE
- APPRD ... DATE
- COUNTY STAGE
- APPRD ... DATE

REAL PROPERTY DESCRIPTION

PLAN & LOT
DT118 A38
F13481 AS
F13551 AS3
F13551 A40
F13551 A41
F13551 A42
F13551 A43
F13755 AS2

TOTAL SITE AREA 15,491.23m²

SURVEY INFORMATION

SURVEY INFORMATION EXTRACTED FROM
FIVE EQUIP PARTS
DRAWING NUMBER 27451016
DATED 20/03/2015

LEGEND

- PROPOSED NEW ALIGNMENT SUBJECT TO SURVEY
- PROPOSED MODIFICATIONS TO KERB & CHANNEL AND TRAFFIC ISLANDS TO CIVIL ENGINEERS DETAILS
- PROPOSED NEW LINE MARKING TO TRAFFIC ENGINEERS DETAILS

F	CAR PARKING UPDATED	GDC	22/04/23
E	TRAFFIC AMENDMENTS INCORPORATED	GDC	13/03/23
D	CLIENT CHANGES INCORPORATED	GDC	24/06/23
C	RAMP AMENDMENTS INCORPORATED	GDC	24/06/23
B	TRAFFIC AMENDMENTS INCORPORATED	GDC	23/06/23
A	MATERIAL CHANGE OF USE DEVELOPMENT FROM APPLICATION	GDC	14/04/22
h	Asessment	SPS	01/01/22

GROUP 4 ARCHITECTS
Architecture, Project Management, Construction, Interior Design
Level 5
131 Leifhardt Street
Sydney NSW 2000
Telephone: (02) 9511 5500
Facsimile: (02) 9511 5422
Email: info@group4architects.com.au
ACH 27/3/89 INC
ABN 28 012 839 962

PROJECT
BUNNINGS WAREHOUSE GLYNDE
at
Cnr. GLYNBURN ROAD AND PENNA AVENUE
GLYNDE SA 5070
for
BUNNINGS GROUP LIMITED

SITE PLAN OF LAYOUT GROUND FLOOR PLAN

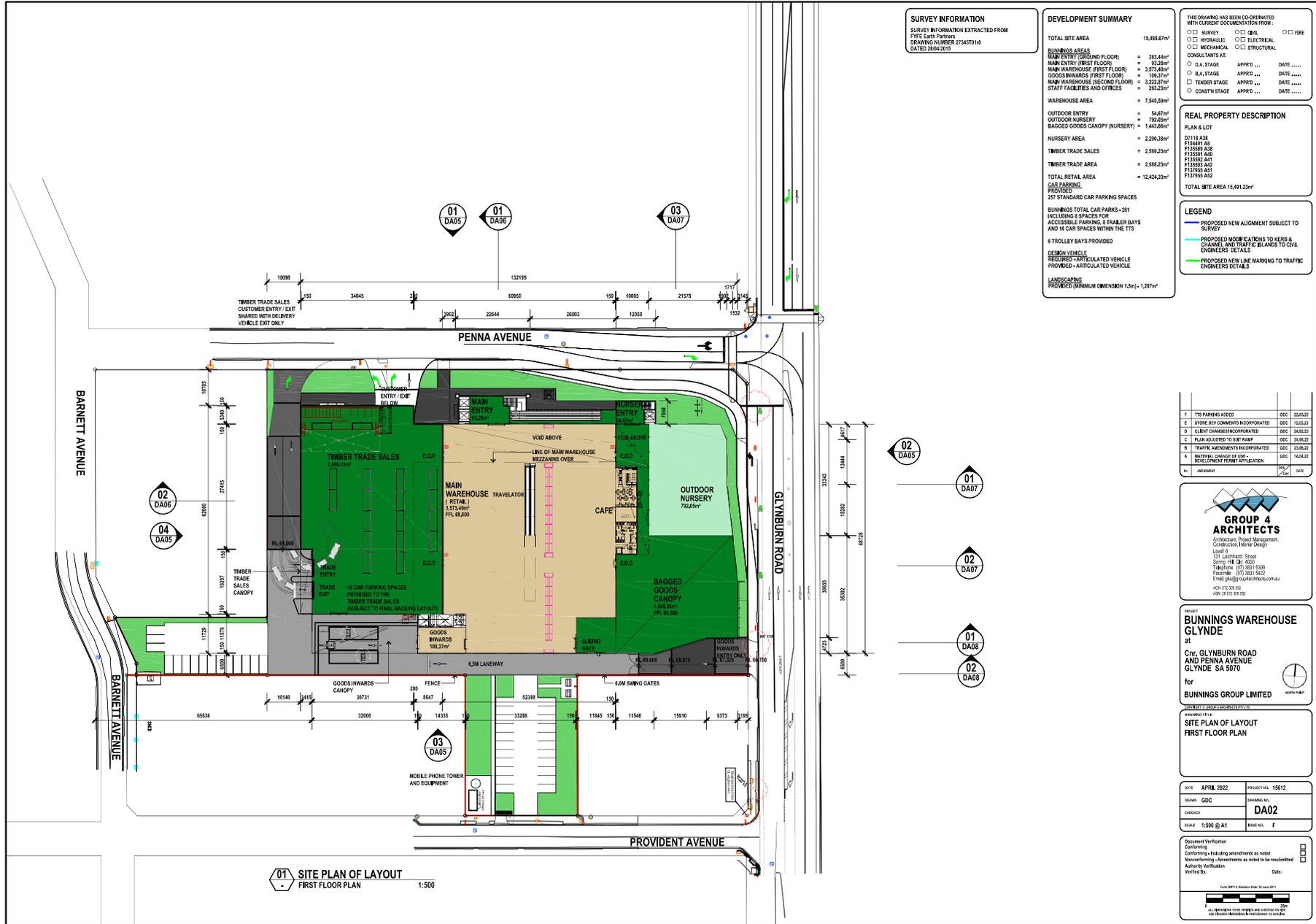
DATE	APRIL 2022	PROJECT NO.	15012
DRAWN	GDC	DRAWING NO.	DA01
CHECKED		SCALE	1:500 @ A1
DATE		REVISED BY	F

Document Verification
Confirming - including amendments as noted
Misconformities - Amendments as noted to be resolved
Authority Verification
Verified By: _____ Date: _____

Scale: 1:500 @ A1

North Arrow

01 SITE PLAN OF LAYOUT
GROUND FLOOR PLAN 1:500



SURVEY INFORMATION
SURVEY INFORMATION EXTRACTED FROM
PFFS Earth Partners
DRAWING NUMBER 273450140
DATED 28/04/2015

DEVELOPMENT SUMMARY

TOTAL SITE AREA = 15,480.67m²

BUILDINGS AREAS

- MAIN ENTRY (GROUND FLOOR) = 282.44m²
- MAIN ENTRY (FIRST FLOOR) = 81.28m²
- MAIN WAREHOUSE (FIRST FLOOR) = 3,577.48m²
- GOODS INWARDS (FIRST FLOOR) = 169.37m²
- MAIN WAREHOUSE (SECOND FLOOR) = 3,222.87m²
- STAFF FACILITIES AND OFFICES = 263.22m²
- WAREHOUSE AREA = 7,545.59m²

OUTDOOR ENTRY

- OUTDOOR NURSERY = 54.67m²
- BAGGED GOODS CANOPY (NURSERY) = 1,443.66m²

NURSERY AREA = 2,286.28m²

TIMBER TRADE SALES = 2,588.23m²

TIMBER TRADE AREA = 2,588.23m²

TOTAL RETAIL AREA = 12,424.20m²

CAR PARKING PROVIDED

257 STANDARD CAR PARKING SPACES

BUNNINGS TOTAL CAR PARKS - 251
INCLUDING 8 SPACES FOR ACCESSIBLE PARKING, 8 TRAILER BAYS AND 14 CAR SPACES WITHIN THE TIS

6 TROLLEY BAYS PROVIDED

DESIGN VEHICLE
REQUIRED - ARTICULATED VEHICLE
PROVIDED - ARTICULATED VEHICLE

LANDSCAPING
PROVIDED (MINIMUM DIMENSION 1.5m) - 1,207m²

THIS DRAWING HAS BEEN CO-ORDINATED WITH CURRENT DOCUMENTATION FROM:

- SURVEY
- SOIL
- HYDRAULIC
- ELECTRICAL
- MECHANICAL
- STRUCTURAL

CONSULTANTS:

- D.A. STAGE
- APPRD ... DATE
- B.A. STAGE
- APPRD ... DATE
- TENDER STAGE
- APPRD ... DATE
- COUNTY STAGE
- APPRD ... DATE

REAL PROPERTY DESCRIPTION

PLAN & LOT

- DT118 A38
- F13481 AS
- F13551 AS
- F13551 A40
- F13551 A41
- F13551 A42
- F13755 AS1
- F13755 AS2

TOTAL SITE AREA 15,480.67m²

LEGEND

- PROPOSED NEW ALIGNMENT SUBJECT TO SURVEY
- PROPOSED MODIFICATIONS TO KERB & CHANNEL AND TRAFFIC ISLANDS TO CIVIL ENGINEERS DETAILS
- DESIGN VEHICLE REQUIRED - ARTICULATED VEHICLE
- PROPOSED NEW LINE MARKING TO TRAFFIC ENGINEERS DETAILS

F	TIS PARKING ADDED	GDC	23/04/21
E	STORE DEV COMMENTS INCORPORATED	GDC	13/05/21
D	CLIENT CHANGES INCORPORATED	GDC	24/06/21
C	PLAN RELATED TO SITE TRAFFIC	GDC	23/08/21
B	TRAFFIC AMENDMENTS INCORPORATED	GDC	23/08/21
A	MATERIAL CHANGE OF USE DEVELOPMENT FORME APPLICATION	GDC	14/04/22
W	AMENDMENT	DP/	DATE

GROUP 4 ARCHITECTS
Architectural, Project Management, Construction, Interior Design
Level 8
137 Leifhardt Street
Sydney NSW 2000
Telephone: (02) 9511 5599
Facsimile: (02) 9511 5422
Email: info@group4architects.com.au
ICM 27/3/16
MVA 28/12/16

PROJECT
BUNNINGS WAREHOUSE GLYNDE
at
Cnr. GLYNBURN ROAD AND PENNA AVENUE
GLYNDE SA 5070
for
BUNNINGS GROUP LIMITED

SITE PLAN OF LAYOUT
FIRST FLOOR PLAN

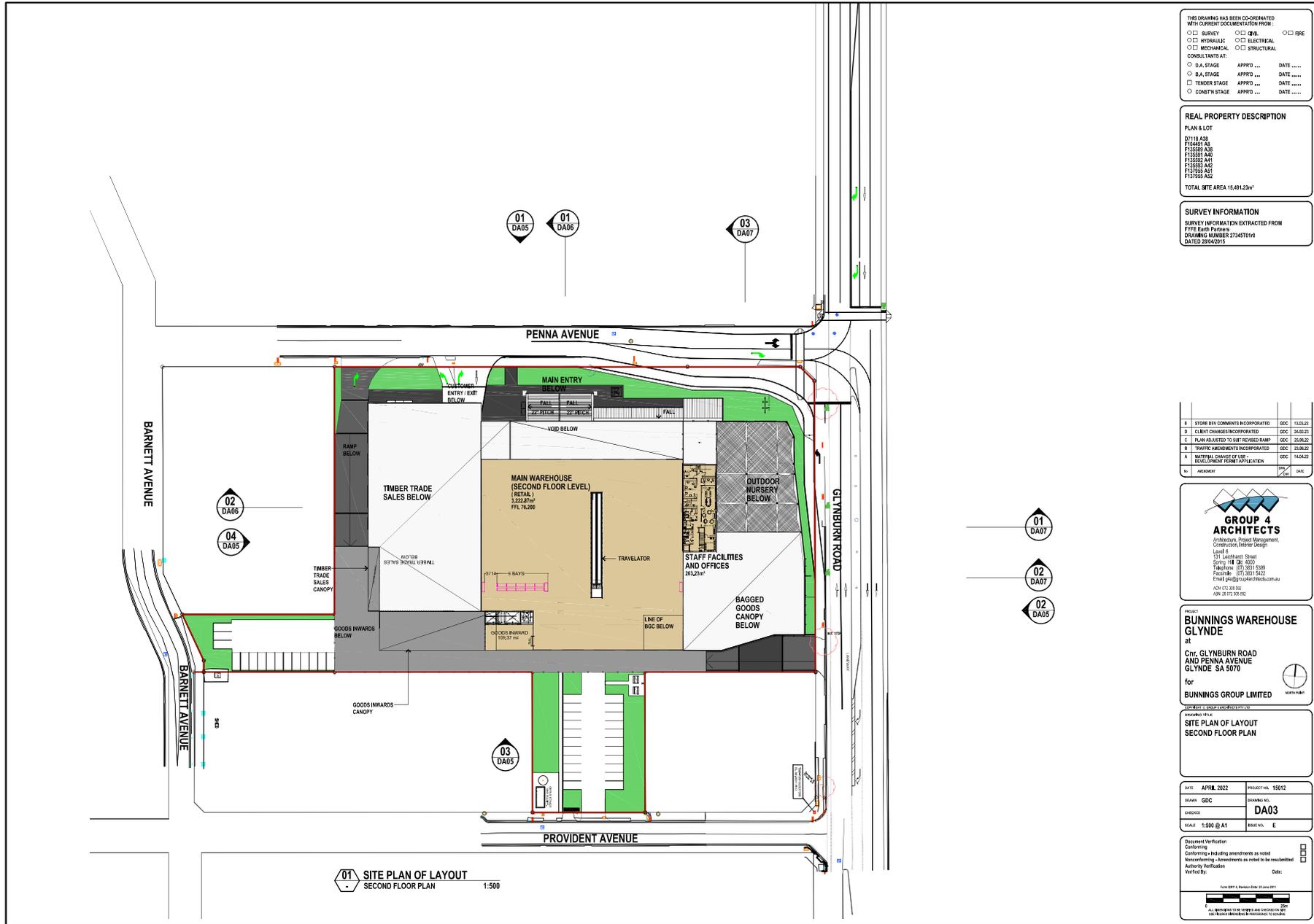
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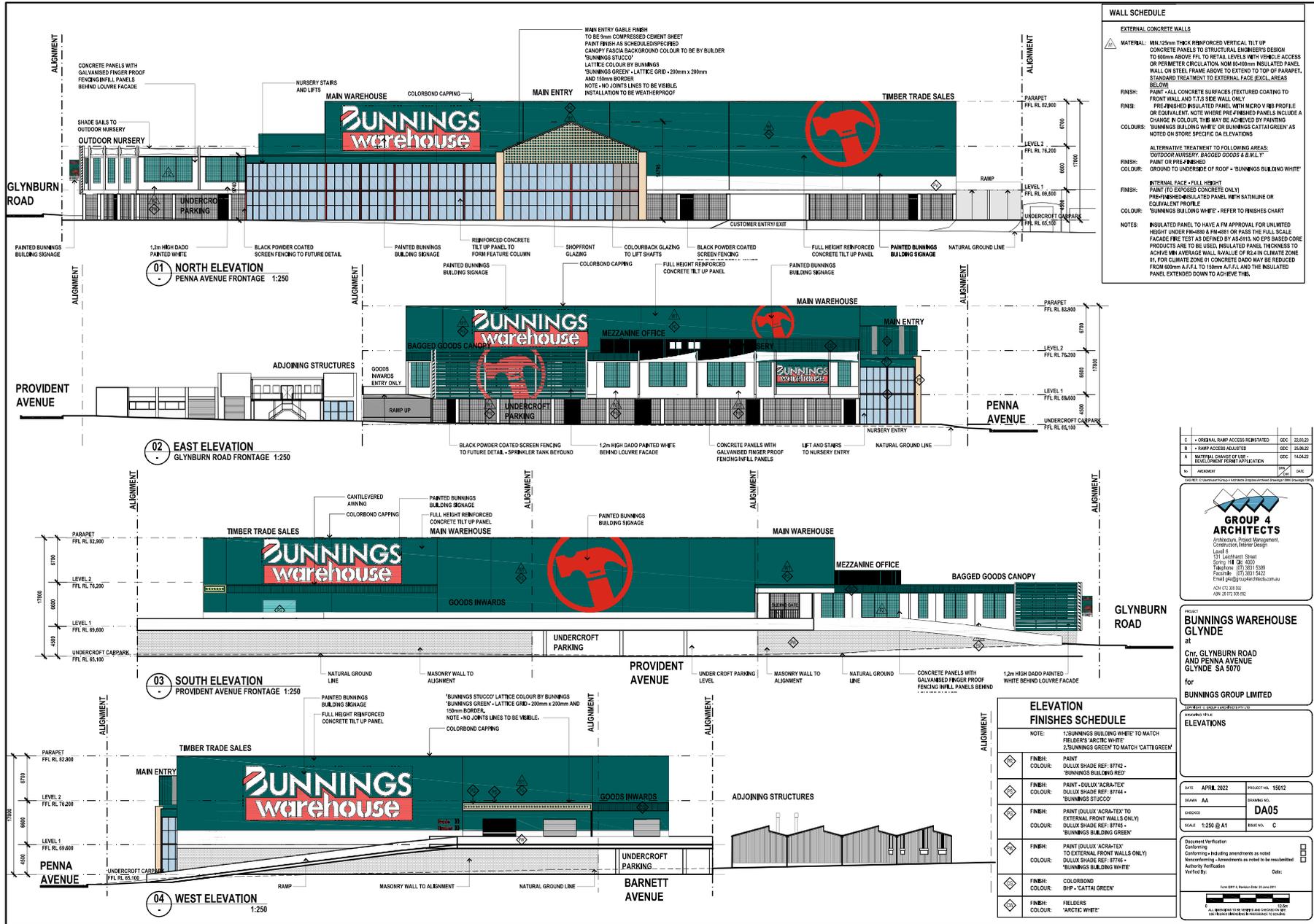
Document Verification
Checking
Conforming to including amendments as noted
Miscellaneous Amendments as noted to be included
Authority Verification
Verified By: _____ Date: _____

Form 0071 - Revision Date: 01 June 2011

Scale: 1:500 @ A1

All dimensions to be verified and corrected to 40% scale. Revised dimensions are represented by a dashed line.





13.5 COUNCIL ASSESSMENT PANEL MEMBERSHIP

REPORT AUTHOR: Manager, Development Assessment
APPROVED BY: General Manager, Urban Planning & Environment
ATTACHMENTS: Nil

PURPOSE OF THE REPORT

The purpose of this report is to provide the outcome of the review of the Membership of the Council Assessment Panel (CAP), to the Council.

BACKGROUND

On 1 August 2017, the provisions of the *Planning, Development and Infrastructure Act 2016* (PDI Act), relating to Council Assessment Panels commenced operation. As a result, all Councils were required to replace their former Development Assessment Panels with Council Assessment Panels comprising up to five (5) Members, one (1) of whom may be an Elected Member.

The Council Assessment Panel for the City of Norwood Payneham & St Peters was established by the Council at its meeting held on 4 September 2017. Since that time, the Council has considered the membership of the Panel on three (3) occasions (8 October 2019, 7 March 2022 and 2 April 2024). At the Council Meeting held on 2 April 2024, the Council appointed the following Members to the Panel:

- Specialist External Presiding Member – Mr Stephen Smith
- Specialist External Member – Mr Mark Adcock
- Specialist External Member – Mr Ross Bateup
- Specialist External Member – Mr Julian Rutt
- Deputy Specialist External Member – Mr Paul Mickan
- Elected Member – Cr Christel Mex
- Deputy Elected Member – Cr Kester Moorhouse

As the term for the current Members expires on 1 May 2026, it is necessary for the Council to consider the membership of the Council Assessment Panel and whether it wishes to re-appoint the current Members or proceed through an Expression of Interest process for the recruitment of the Specialist External Members.

Cr Mex has resigned from her position of the Council Assessment Panel, effective 1 February 2026. While it is not necessary for an Elected Member to be appointed to the CAP (a CAP can comprise entirely of Specialist External Members), if the Council determines to retain an Elected Member on the CAP, the appointment of a new Elected Member will be required.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 3: Economic Prosperity

A dynamic and thriving centre for business and services.

Objective 3.1: A diverse range of businesses and services.

Objective 3.2: Cosmopolitan business precincts contributing to the prosperity of the City.

Strategy 3.2.1: Retain, enhance and promote the unique character of all our City's business precincts.

Strategy 3.2.2: Retain commercial and industrial land in appropriate locations, and protect it from the encroachment of incompatible land uses.

Strategy 3.2.3: Promote the City as a visitor and shopping destination.

Strategy 3.2.4: Masterplan our main streets.

Objective 3.3: An attractive and supportive City for business and new enterprise.

Strategy 3.3.3: Provide spaces for people, business and organisations to collaborate.

Establishing a Council Assessment Panel in accordance with the relevant legislation, is both a statutory requirement and good governance and provides the community with the confidence that the Council's processes, procedures and delegations are robust, all of which allows the Council to focus on strategic planning. In addition, appointing a Panel comprised of persons with a suitable mix of qualifications and experience, ensures that objectives (often competing) relating to economic development, environmental sustainability and visual amenity, are appropriately balanced in the development assessment process.

FINANCIAL AND BUDGET IMPLICATIONS

Specialist External Members of the Panel receive a sitting fee of \$450 per scheduled Panel meeting and the Specialist External Presiding Member receives a sitting fee of \$550 per meeting. The Council has also resolved that Elected Members appointed to the Panel will receive a sitting fee of \$450.

In this context, the cost of providing sitting fees to Panel Members is currently \$2,350 per meeting.

In 2023, the Assessment Managers network across Local Government has carried out a comparison of sitting fees for Council Assessment Panel Members. The City of Norwood Payneham & St Peters currently sits in approximately the mid to upper range of the sitting fees that are paid to Panel Members. This has enabled the Council to compete and attract high quality Specialist External Members. No changes therefore to the current sitting fees are recommended.

RISK MANAGEMENT

A Code of Conduct for Assessment Panel Members commenced operation on 1 October 2017, with a new version recently published and in effect from 10 November 2025. The Code of Conduct imposes Conflict of Interest provisions which are similar to those which existed previously under the *Development Act 1993*. The new Code of Conduct continues to prohibit Panel Members from:

1. engaging in consultation outside of the Panel process with any party on a proposed Development Application that is likely to be heard by the Panel;
2. giving advice to an Applicant or other third party on a Development Application after it has been lodged outside of a Panel meeting;
3. speaking at a public meeting for or against a proposal where the purpose of the meeting is to discuss either a proposed development or a Development Application unless required by the Act;
4. expressing an opinion on a Development Application or a proposed development outside of a Panel meeting; and
5. engaging in any other act or omission which may give rise to a reasonable presumption that they have prejudged a development proposal or Application.

All Code of Conduct complaints concerning CAP Members are required to be made to and addressed by the State Planning Commission. Unlike the previous requirement under the *Development Act 1993*, Councils are not required to have a Public Officer for Council Assessment Panels.

In addition to the Code of Conduct, several other measures are in place to effectively manage and where possible, mitigate risks associated with membership of, and the activities that are undertaken by, Council Assessment Panel Members, including:

- Accredited Professionals Scheme – All Specialist External Members are required to be accredited at Level 2. The accreditation requirements impose ongoing professional development obligations. A Code of Conduct is also applicable to Accredited Professionals;
- Training – Training is regularly scheduled and available for Panel Members. Independent training providers offer relevant training courses, and generally, during each two (2) year Membership term, the Council will provide a tailored training session to Council Assessment Panel Members through Council's legal advisors; and
- Terms of Reference and Meeting Procedures – Both the Terms of Reference and Meeting Procedures for the Council Assessment Panel were reviewed and updated in 2023, providing an updated and detailed framework for Panel conduct and decision making.

CONSULTATION

Elected Members

Not Applicable.

Community

Not Applicable.

Staff

General Manager, Urban Planning & Environment

Other Agencies

Not Applicable.

DISCUSSION

The *Planning, Development & Infrastructure Act 2016*, does not prescribe a maximum term for CAP Members who are appointed by the Council. Most recently, the Council appointed CAP Members for a two (2) year term. That term is generally consistent across various other Council Assessment Panels in South Australia.

The current Members of the Council Assessment Panel have served on the Panel since 1 May 2024. Mr Bateup, Mr Adcock, Cr Mex and Cr Moorhouse had all served during the previous term prior to the current term. Mr Rutt, Mr Mickan and Mr Smith were newly appointed to the Panel for the most recent term.

As per the Council Assessment Panel Annual Performance Report (which was presented to Council at the meeting held on Tuesday 20 January 2026) the Council Assessment Panel has functioned well, regularly meeting, debating issues and making decisions with considered thought and integrity. All Panel Members have a high attendance record and have contributed to the consideration and debate of items in a robust, but respectful and professional manner. The quality of decision making is considered to be of a high standard.

All Specialist External Panel Members have indicated a desire to continue in their roles for a further term, as has Cr Moorhouse in the capacity as Deputy to the Elected Member who is appointed by the Council. The only position that is required to be filled is therefore the Elected Member role on the Panel, as a result of Cr Mex resigning from her role on the CAP.

There are therefore two decisions to be made with respect to the Membership of the CAP:

1. whether to reappoint the existing Members for a further term (with the exception of Cr Mex), or to call for expressions of interest before making a decision as to the future membership of the Panel; and
2. whether to appoint an Elected Member to the Panel, or to replace the Elected Member on the Panel with a Specialist External Member (and retire the Elected Member / Deputy Elected Member positions).

Current Members

As set out above, the current Members of the Panel are considered to have discharged their duties with integrity and professionalism. All Members (with the exception of Cr Mex) have indicated a desire to continue in their roles.

Accordingly, it is not considered necessary to proceed through an expression of interest process. It is recommended that all existing Specialist External Members and the Deputy Elected Member be appointed for a further term, from 1 May 2026 to 1 May 2028.

Elected Member

In respect to the vacant Elected Member position on the Panel, the Council has two (2) options, namely:

1. appoint an Elected Member to the role; or
2. remove the Elected Member role (and Deputy Elected Member role) from the CAP Membership and replace the Elected Member position with a Specialist External Member. It should be noted that the legislation does not require an Elected Member to be appointed to a Council Assessment Panel.

The Council Assessment Panel is a relevant planning authority, independent of the Council. All Panel Members (including Elected Members who are Members of the Panel) are bound by the Code of Conduct for Assessment Panel Members. The Code expressly states that, amongst other requirements, Panel Members may not express a view publicly on a matter that has (or will) come before the Panel, nor can they engage in discussions with Members of the community (or others) regarding such matters.

Such restrictions often make the role of an Elected Member more complex, as members of the community often expect an Elected Member to be able to have conversations about such matters.

However, while a Panel Member is limited to considering only relevant matters in their assessment of any development proposal, having an Elected Member on the Panel can often be beneficial as an Elected Member can bring local knowledge and insights (where relevant) to any discussion or consideration of an item.

Accordingly, it is recommended that the Council appoint an Elected Member to the Panel to replace the position left vacant by Cr Mex.

Cr Moorhouse has indicated a desire to remain in the Deputy Elected Member role.

While the term for a majority of Members will commence on 1 May 2026, Cr Mex has resigned from her role on the Panel effective 1 February 2026. It is therefore proposed that the newly appointed Elected Member commences in their role effective from 4 March 2026 for a term which will be valid until 31 October 2026 to coincide with the expiration of the current term of the Council.

OPTIONS

In respect to the current Specialist External Members and Deputy Elected Member the Council has the following options:

1. reappoint the Specialist External Members for a further two (2) year term (from 1 May 2026 to 1 May 2028) and reappoint the Deputy Elected Member for a term commencing from 1 May 2026 to 31 October 2026; or
2. call for expressions of interest for Membership of the Council Assessment Panel (for the Specialist External Members) and open the Deputy Elected Member role for nominations from other Elected Members; or
3. reappoint all Specialist Independent Members and the Deputy Elected Member for a term expiring on 31 October 2026.

In respect to the Elected Member position:

1. nominate a new Elected Member to the Panel (for a term expiring on 31 October 2026); or
2. remove the Elected Member (and Deputy Elected Member) position(s) from the composition of the Panel and replace the position with a newly appointed Specialist External Member (following a recruitment process).

For the reasons outlined above, it is recommended that the existing Specialist External Members and Deputy Elected Member be reappointed for a further term (option 1) and that the Council nominates a new Elected Member to be appointed to the Panel (option 1).

Extending the term of the Specialist Independent Members to May 2028, provides stability particularly given the paucity of potential suitable candidates for these roles.

CONCLUSION

The Council Assessment Panel continues to discharge its responsibilities appropriately, with meetings running efficiently and with a high degree of professionalism.

Members have indicated a desire to continue in their roles and permitting that to occur, will provide for consistency and stability in the Panels processes and decision making.

The appointment of an Elected Member to the Panel to replace Cr Mex will maintain an Elected Member presence on the Panel, noting that Panel Members on the Council Assessment Panel cannot perform their role in the same manner as they do as Elected Members. Rather, Elected Members who serve on the Panel are required to discharge their duties on the Panel in accordance with the Code of Conduct for Assessment Panel Members and in accordance with requirements set out in the *Planning, Development & Infrastructure Act 2016*.

RECOMMENDATION

1. *That the following persons be and are hereby appointed as Specialist External Members of the City of Norwood Payneham & St Peters Council Assessment Panel, for a period commencing on 1 May 2026 until 1 May 2028, or until extended or removed from membership of the Council Assessment Panel by resolution of the Council:*
 - *Specialist External Presiding Member – Mr Stephen Smith;*
 - *Specialist External Member – Mr Mark Adcock;*
 - *Specialist External Member – Mr Ross Bateup;*
 - *Specialist External Member – Mr Julian Rutt; and*
 - *Deputy Specialist External Member – Mr Paul Mickan.*
2. *That _____ be and is hereby appointed as the Deputy Elected Member appointee to the City of Norwood Payneham & St Peters Council Assessment Panel for a period commencing 1 May 2026 to 31 October 2026.*
3. *That Cr _____ be and is hereby appointed as the Elected Member appointee to the City of Norwood Payneham & St Peters Council Assessment Panel for a period commencing 4 March 2026 until 31 October 2026.*

13.6 REPORT OF THE AUDIT & RISK COMMITTEE

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

PURPOSE OF THE REPORT

The purpose of this report is to present the Council with a report and Minutes of the meeting of the Council's Audit & Risk Committee held on 25 February 2026.

BACKGROUND

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

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

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

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

STRATEGIC DIRECTIONS

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

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

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

CONSULTATION

Elected Members

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

Community

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

Staff

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

Other Agencies

Not Applicable.

DISCUSSION

a. General Report

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

A summary of the items which were considered by the Committee at its meeting held on 25 February 2026, is provided below.

The Committee received and noted a report providing an update on the Council's progress in the Local Government Risk Services (LGRS) Strategic Risk Services Program. This report was provided to assist the Committee meet its legislative function that is required by Section 126(4)(h) of the Act which prescribes that one of the functions of the Committee is:

'reviewing and evaluating 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'.

The report provided an update on the Council's recent adoption of a new Risk Management Policy and an associated Risk Management Procedure, with both documents effectively forming the Council's Risk Management Framework. In addition, the Committee received an update on the implementation of the Council's Strategic Risk Register.

Section 126(4)(b) of the Act prescribes that one of the functions of the Committee is to propose and provide information relevant to a review of the Council's Annual Business Plan. In addition, Section 126(4)(f) of the Act prescribes that the Committee review the adequacy of the Council's financial management systems and practices on a regular basis. To this end, the Committee received and noted a report on the Council's 2026-2027 Annual Business Plan and Budget Objectives and Parameters which had been adopted by the Council at the Meeting held on 3 February 2026.

The Committee received and noted the *Contractor Management Review Internal Audit Report* which outlines a comprehensive set of recommendations to enhance the Council's contractor management practices. This report was provided to support the Committee in their legislated role prescribed in Section 126(4)(g)(i)(B) of the Act which is to review and comment on Internal Audit reports.

In addition to receiving Internal Audit reports, the Committee also has the legislated function to monitor the responsiveness of the Council to recommendations for improvement based on previous audits, including those raised by the Council's Auditor. To this end, a progress report on previous Internal and External Audit actions was provided to the Committee.

Following the last meeting of the Committee in 2025, Committee Members were provided with a Self-Assessment template in accordance with the Committee's Terms of Reference. In evaluating its performance, the Committee may consider whether to recommend any updates to the to the Committee's Terms of Reference to the Council to ensure that the Committee is operating efficiently and effectively.

In addition to noting the consolidated summary of responses from Committee Members to the Self-Assessment, the Committee also resolved to recommend a minor change to Clause 8.3 of the Committee's Terms of Reference to separate the Committee's Self-Assessment process from the Annual Report process.

The Committee received two confidential reports regarding the Payneham Memorial Swimming Centre Redevelopment.

b. Minutes of the Audit & Risk Committee Meeting

The Minutes of the Committee Meeting held on 25 February 2026, including the reports presented are contained in **Attachment B**.

c. Recommendations to the Council

At the Meeting held on 25 February 2026, the Committee made a recommendation to the Council in relation to the Audit & Risk Committee Self-Assessment to recommend a minor change to Clause 8.3 of the Committee's Terms of Reference to separate the Committee's Self-Assessment process from the Annual Report process.

The Committee's recommendation has been included for the Council's consideration in the recommendation set out below.

In addition, the Council considered two (2) Confidential Items (Item 5.1 and Item 5.2) and in respect to Item 5.2, this matter will be reported to the Council at its Special Meeting scheduled for 11 March 2026.

RECOMMENDATION

1. *That the report be received and noted.*
2. *That Clause 8.3 of the Audit & Risk Committee Terms of Reference, be updated to remove the words "As part of the preparation of the Annual Report" and replaced with the following:
'The Committee will evaluate its performance annually, which may include consideration of these Terms of Reference, to ensure the Committee is operating at maximum effectiveness with recommendations for any changes presented to the Council for their consideration.'*

2026 Audit and Risk Committee Work Plan							
Function and activity	LG Act Reference	Responsibility for agenda item	Supporting documents	Meetings			
				February	April	July	October
Annual Financial Statements and External Audit							
Review Annual Financial Statements to ensure that they present fairly the state of affairs of the Council	126(4)(a)	Finance	Audited Financial Statements and comparison of Actuals against adopted Budget				✓
Liaise with the Council's Auditor in accordance with legislated requirements and Terms of Reference.	126(4)(e) & Regulation 17B, LG (Financial Management) Regulations	Finance	Meet with Council's Auditor at least once in confidence.				✓
Recommend appointment of Council's Auditor to Council	128(2)	Finance	Timing TBC - current contract ends 2027				
Monitor responsiveness to recommendations for improvement based on previous External Audits and matters raised by the External Auditor	126(4)(c)	Finance	Report on previous Audit recommendations		✓		✓
Review External Audit Reports	126(4)(f)	Finance	Internal Financial Controls report			✓	
			Audit Completion report				✓
Strategic Management and Business Plans							
Review of <i>CityPlan 2030</i> against legislated requirements - <i>Council to review every 4 years (within 2 years of Local Government Election)</i>	126(4)(b)	Office of CEO	City Plan Review - as required				
Review of Long Term Financial Plan (LTFP) against legislated requirements - <i>annual review required by Council (Section 122(4)(a))</i>		Finance	LTFP				✓
Review of Annual Business Plan against legislated requirements - <i>reviewed prior to Council endorsement for consultation; budget attached based on draft ABP</i>		Finance	Draft Annual Business Plan and Budget		✓		
Review of Infrastructure and Asset Management Plan(s) (IAMPs) against legislated requirements		Infrastructure	Draft IAMPs when reviewed			✓	
Adequacy of Financial Management Systems							
Review the adequacy of the accounting, internal control, reporting and other financial management systems and practices of the Council on a regular basis through the following:							
Review External Audit Reports	126(4)(f)	Finance	Internal Financial Controls report			✓	
			Audit Completion report				✓
Regional Subsidiary Audited Financial Statements	126(4)(f)	Finance					✓
Report following Budget Review reports	126(4)(f)	Governance	Budget Review Reports	✓			✓
Review of relevant Council policies prior to Council adoption	126(4)(f)	Governance	As required				
Risk Management							
Review and evaluate the effectiveness of policies, systems and procedures in relation to the management of strategic, financial and operational risks	126(4)(h)	Governance	Based on Council's RM framework (in development)	✓		✓	
Monitor responsiveness to recommendations for improvement based on previous risk assessments.	126(4)(c)	Governance	Incorporated into regular reporting as part of the Council's RM framework (in development)	✓		✓	
Internal Audit							
Oversight of planning and scoping of Internal Audit Work Plan	126(4)(g)(i)(A)	Governance	Internal Audit Work Plan - as required				
Review Internal Audit Reports	126(4)(g)(i)(B)	Governance	Internal Audit reports - as required - presented after completion of each Internal Audit				
Annual Report of CEO on internal audit processes 99(1)(b)	99(1)(ib)					✓	
Monitor responsiveness to recommendations for improvement based on previous Internal Audits	126(4)(c)	Governance	Report on previous Internal Audit recommendations		✓		✓
Audit & Risk Committee Performance							
Report to Council after each meeting	126(8)(a)	Governance	Governance prepare after meeting	✓	✓	✓	✓
Report annually to Council	128(8)(b)	Governance	Draft report				✓
Development/review of Annual Work Plan (based on calendar year)		Governance	Draft Work Plan				✓
Review of Terms of Reference / self-assessment		Governance	Outcome of self-assessment survey presented	✓			
Meeting Dates for upcoming calendar year		Governance					✓
Other Matters							
Service Reviews		Governance	As scheduled				
Review any report obtained by Council under Section 48(1) of the LG Act	126(4)(i)	Finance	As required				
Project status updates		Infrastructure	Twice per year - presentation based on information provided to Elected Members		✓		✓
Review any reports prepared due to section 130A examinations (investigations)	126(4)(d)	Governance	As required				

Audit & Risk Committee Meeting Minutes

25 February 2026

Our Vision

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

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

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
Socials  /cityofnpsp  @cityofnpsp



City of
Norwood
Payneham
& St Peters

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The meeting opened at 6.30pm.

PRESENT

Committee Members	Cr Grant Piggott Ms Tami Norman (Independent Member) (Acting Presiding Member) Mr Kym Holman (Independent Member)
Staff	Mario Barone (Chief Executive Officer) Lisa Mara (General Manager, Governance & Civic Affairs) Andrew Hamilton (General Manager, Community Development) Jenny McFeat (Manager, Governance) Nicholas Carr (Manager Assets & Projects) Marina Fischetti (Governance Officer)
Apologies	Ms Cate Hart (Independent Member) (Presiding Member) Mayor Robert Bria

Appointment of Acting Presiding Member

Mr Kym Holman moved:

That Ms Tami Norman be appointed Acting Presiding Member for this meeting.

Seconded by Cr Piggott and Carried Unanimously.

1 CONFIRMATION OF MINUTES OF THE AUDIT & RISK COMMITTEE MEETING HELD ON 13 OCTOBER 2025

Mr Kym Holman moved:

That the Minutes of the Audit & Risk Committee Meeting held on 13 October 2025 be taken as read and confirmed.

Seconded by Cr Piggott and Carried Unanimously.

2 PRESIDING MEMBER'S COMMUNICATION

Nil

3 COMMITTEE MEMBER DECLARATION OF INTEREST

Nil

4 STAFF REPORTS

4.1 RISK MANAGEMENT UPDATE

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

PURPOSE OF THE REPORT

The purpose of this report is to provide the Audit & Risk Committee (the Committee) with an update on the Council's progress in the Local Government Risk Services (LGRS) Strategic Risk Services Program and associated activities.

BACKGROUND

Section 126 (4)(h) of the Local Government Act 1999 (the Act), provides that one of the functions of a Council's Audit & Risk Committee includes the following:

'reviewing and evaluating 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'.

This requirement aligns with the other risk management functions that are related changes to the Act which commenced on 30 November 2023. These changes mandate risk management obligations on the Council and the Chief Executive Officer.

The Council's obligation pursuant to Section 125(3) of the Act require that:

'A council must ensure that appropriate policies, systems and procedures relating to risk management are implemented and maintained in order to assist the council to carry out its activities in an efficient and orderly manner to achieve its objectives, inform appropriate decision making, facilitate appropriate prioritisation of finite resources and promote appropriate mitigation of strategic, financial and operational risks relevant to the council.'

The Chief Executive Officer's obligations in respect to Section 99(1)(ia) of the Act is *'to ensure that effective policies, systems and procedures are established and maintained for the identification, assessment, monitoring, management and annual review of strategic, financial and operational risks.'*

STRATEGIC DIRECTIONS

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Not Applicable.

Community

Not Applicable.

Staff

Senior staff have been engaged through a number of Strategic Risk and Operational Risk workshops.

Other Agencies

Not Applicable.

DISCUSSION

As Committee Members are aware, the Council has been working towards ensuring that there are appropriate and sustainable processes in place to provide a clear and consistent approach to the management of risks which are then embedded across all areas of the organisation and the Council's decision-making processes. This important foundational work is aimed at embedding consistent practices across the organisation to support compliance with the legislative requirements associated with risk management and inform reporting to the organisation's Executive Leadership Team, the Council's the Audit & Risk Committee and the Council as required.

Council staff have been participating in the LGRS Strategic Risk Services Program (the Program) and a copy of the *LGRS Strategic Risk Services Program Scope of Works* is contained in **Attachment A**.

Associated with progressing through the Program, the Council has also adopted an updated Risk Management Policy and Procedure, which together provide the Council's Risk Management Framework. The Risk Management Policy is contained within **Attachment B** and the Risk Management Procedure is contained within **Attachment C**.

The Risk Management Procedure is particularly important to ensure consistent processes to support an integrated, systemic approach to risk management across the Council. While the Council has a risk management framework that has been in place for many years, its implementation tended to be based on a 'siloed approach' rather than embedded consistently across the organisation.

Most importantly, while risk management has always formed a key component in decision-making at all levels within the organisation, the updated framework documents and participation in the Program, now supports a more robust and effective set of policies, systems and procedures that have been put in place to enable effective reporting on these as required by the amendments to the legislation.

Current progress is approximately six (6) months behind the indicative timeline that is included in the Scope of Works. In part, this delay is due to the additional assistance being provided by Chris Sweet, the LGRS Strategic Risk Consultant, which has been invaluable in entering information into the centralised Risk Management system. The delay will not make a material difference, as it is important that processes are effectively and robustly embedded before moving on to the next part of the process.

Importantly, the Council now has a central Strategic Risk Register with owners for each risk as determined by the Executive Leadership Team. Each respective risk owner has undertaken an initial rating of the risk based on instruction and information that has been provided by LGRS and in accordance with the Council's Risk Management Procedure. While each risk has documented controls in place to manage the risk, more work is being done on understanding the effectiveness of these controls. It is likely this work will continue through the development of the Operational Risk Registers.

This process is important to achieve consistency across the organisation and to ensure there is transparency of the risks to support the risk management and reporting process.

The Strategic Risk Register is contained within **Attachment D**.

OPTIONS

Not Applicable.

This report is provided for information purposes only.

CONCLUSION

Significant progress has been made on implementing a systemic risk management framework within the Council. Ensuring this framework is embedded will ensure consistent and robust risk management application and reporting.

RECOMMENDATION

That the report be received and noted.

Mr Kym Holman moved:

That the report be received and noted.

Seconded by Cr Piggott and carried unanimously.

4.2 2026-2027 ANNUAL BUSINESS PLAN & BUDGET OBJECTIVES AND PARAMETERS

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

PURPOSE OF THE REPORT

The purpose of this report is to present the Council's 2026-2027 Annual Business Plan & Budget Objectives and Parameters to the Audit & Risk Committee.

BACKGROUND

Section 126(4)(b) of the *Local Government Act 1999* (the Act), prescribes that one of the functions of the Council's Audit & Risk Committee (the Committee) is to propose and provide information relevant to a review of the Council's Annual Business Plan.

In addition, Section 126(4)(f) of the Act prescribes that the Committee review the adequacy of the Council's financial management systems and practices on a regular basis. The Annual Business Plan and Budget are critical to the Council's financial management practices.

The Council is in the process of preparing the Draft 2026-2027 Annual Business Plan & Budget based on the requirements of Section 123 of the Act. To this end, the Objectives and Parameters that will be applied to the development of the draft 2026-2027 Annual Business Plan & Budget, were approved by the Council at the Meeting held on 3 February 2026.

STRATEGIC DIRECTIONS

***CityPlan 2030* Alignment**

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Elected Members receive the Minutes from the Audit & Risk Committee Meetings and consider any recommendations that are made by the Audit & Risk Committee to the Council.

Community

Not Applicable.

Staff

Not Applicable.

Other Agencies

Not Applicable.

DISCUSSION

The Council is in the process of preparing its Draft 2026-2027 Annual Business Plan & Budget in accordance with Section 123 of the Act. To this end, the Objectives and Parameters that will be applied to the development of the draft 2026-2027 Annual Business Plan & Budget, were approved by the Council at its Meeting held on 3 February 2026. Following consideration of the report on this matter, the Council resolved the following:

1. *That the Annual Business Plan objectives as set out in this report be adopted "in principle" for the purposes of preparing the draft 2026-2027 Annual Business Plan and Budget.*
2. *That the following budget parameters and assumptions be adopted 'in principle' for the purposes of preparing the draft 2026-2027 Annual Business Plan and Budget:*
 - *the Recurrent Operating Budget be prepared on a "business as usual" basis;*
 - *the continuation of previously recognised ongoing operational savings;*
 - *maximum Material, Contracts and Other Expenses cost escalation be set at 3%; – wages and salaries increases be set in line with the Council's Enterprise Bargaining Agreements;*
 - *fees and charges not set by Legislation be increased by a minimum of 3.0%;*
 - *new Capital Projects to be considered and approved within the context of the Annual Business Plan objectives, CityPlan 2030: Shaping Our Future, the Infrastructure and Asset Management Plan and the Council's 2024-2034 Long Term Financial Plan;*
 - *new services and one-off projects to be considered and approved within the context of the Annual Business Plan objectives, CityPlan 2030: Shaping Our Future, the Infrastructure and Asset Management Plan and the Council's 2024-2034 Long Term Financial Plan be funded through Rate Revenue increases or by expenditure savings; and*
 - *new capital projects are funded through grant funding and or long-term borrowings.*

The report that was considered by the Council at its Meeting held on 3 February 2026 is contained within Attachment A.

OPTIONS

Not Applicable. This report is provided for information purposes to provide the Committee with the opportunity to review the proposed Objectives and Parameters which will be used to inform the development of the Draft 2026 Annual Business Plan & Budget.

CONCLUSION

The development of the Council's Draft 2026-2027 Annual Business Plan and Budget, forms the platform to position the Council to achieve and maintain ongoing financial sustainability while delivering on actions aligned to the Council's strategic objectives.

The Committee provides an important role by providing independent assurance and advice to the Council on accounting, financial management, internal controls, risk management, governance.

RECOMMENDATION

That the report be received and noted.

Cr Piggott moved:

That the report be received and noted.

Seconded by Mr Kym Holman and carried unanimously.

4.3 INTERNAL AUDIT REPORT - CONTRACTOR MANAGEMENT REVIEW

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

PURPOSE OF THE REPORT

The purpose of this report is to present the *Contractor Management Review Internal Audit Report* to the Audit & Risk Committee for information.

BACKGROUND

At its Meeting held on 10 February 2025, the Audit & Risk Committee (the Committee) noted the primary responsibility for the Internal Audit function is assigned to the Council's General Manager, Governance & Civic Affairs by the Chief Executive Officer and endorsed the 2025-2027 Internal Audit Plan (the Internal Audit Plan).

Supported by the Manager, Governance, the General Manager, Governance & Civic Affairs takes responsibility for the management of the Internal Audit program and liaising with Bentleys (SA) Pty Ltd who have been engaged since 2022 to conduct Internal Audit services for the Council.

The Internal Audit Plan identified that there would be an Internal Audit undertaken on the Council's Contractor Management practices. Bentleys therefore commenced the Contractor Management Internal Audit process from October 2025 and the final report for the Contractor Management Internal Audit was received on 2 February 2026.

Section 125A(2) of the *Local Government Act 1999* (the Act) requires that the person primarily responsible for the Internal Audit function must ensure that Internal Audit reports are provided to the Committee. This supports the Committee in their legislated role prescribed in Section 126(4)(g)(i)(B) of the Act which is to review and comment on Internal Audit reports.

The *Contractor Management Review Internal Audit Report* is therefore provided to the Committee as contained in Attachment A.

STRATEGIC DIRECTIONS

***CityPlan 2030* Alignment**

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Elected Members receive the Minutes from the Audit & Risk Committee Meetings and consider any recommendations that are made by the Audit & Risk Committee to the Council.

Community

Not Applicable.

Staff

The preparation of this report has been informed through collaboration with the Manager, Chief Executives Office and the Council's WHS Advisor.

Other Agencies

Not Applicable.

DISCUSSION

In 2024, Local Government Risk Services (LGRS) conducted an Evaluation Review of the Council's WHS system, the results of which were assessed against key elements of the RTWSA Performance Standards for Self-Insurers (PSSI) and the Council's WHS & Injury Management procedures. A Plan with Programs (PWP) was then developed by LGRS in conjunction with Council's WHS Advisor and the Executive Leadership Team.

Program Five (5) of the PWP relates to WHS Contractor Management which identified 15 actions. These actions were specifically designed to assist the Council, as a member of the Local Government Association Workers Compensation Scheme, in meeting the RTWSA PSSI.

The aim of the Contractor Management Internal Audit process that has been undertaken by Bentleys is to:

- assess the effectiveness of the Council's contractor management framework, with a focus on WHS and people-related compliance;
- identify gaps in contractor categorisation and clarify distinctions between service-based and people-based contractors;
- evaluate the clarity of management responsibilities for contractor oversight;
- review contractor performance and quality management processes; and
- address any supplementary recommendations in addition to those arising from the 2024 LGRS review.

Bentleys conducted the Internal Audit through meetings with key Council staff across the organisation and benchmarked the Council's current contractor management practices against better practices in the Local Government sector, LGRS and *ISO 45001:2018 – Occupational Health and Safety Management Systems*.

Good practices identified through the Internal Audit related to an established policy framework for contractor management practices. The policy framework includes the Council's:

- Work Health and Safety and Return to Work Policy, providing high-level scope, objectives, and principles;
- Chapter 3-11 (WHS & Contractor Management) of the Council's WHS procedure; and
- Contract Management Policy, including a requirement to engage Contractors to maintain the required level of WHS.

Specific areas that have been recommended for improvement by Bentleys are set out below

- disparate maturity levels in contractor management across the organisation;
- no centralised contractor register;
- lack of Automated Workflow for Contractor Management;
- inconsistent Contractor Induction Processes;
- lack of contractor safety monitoring; and
- lack of training and communication in contractor management.

The *Contractor Management Review Internal Audit Report* identified that high-risk or regulated services (eg infrastructure projects, St Peters Childcare Centre & Pre-School) demonstrate mature practices. However, overall contractor management is fragmented, with differing application of policies, inconsistent induction processes, and limited monitoring of safety and compliance.

To address these issues, Bentleys have recommended implementing a organisation-wide Contractor Management Framework aligned with *ISO 45001:2018 – Occupational Health and Safety Management Systems*, which includes establishing a centralised contractor register, standardising induction processes, enhancing safety monitoring, and embedding regular training and communication. Bentleys have advised that the effective implementation of these measures will improve risk management, ensure compliance with WHS obligations and promote a consistent, transparent approach to contractor oversight across the organisation

The General Manager, Governance & Civic Affairs has reviewed the draft Report and responded to the recommendations with the Implementation Actions included in the Final Report.

At the time of the Bentleys Internal Audit report being undertaken, in response to the PWP, the Council had already engaged a contractor to deliver and embed WHS Contractor Management practices fully using the capability of Skytrust which is the system Council uses to manage the WHS reporting and management processes. This work was initially designed to meet the PWP requirements, however, to assist with implementing the actions identified through the Internal Audit process, in consultation with the Council's WHS Advisor, 16 actions have been added to the contractor's scope of work which is planned to commence before the end of the financial year.

The progress of the actions taken to address the recommendations for improvement in the *Contractor Management Review Internal Audit Report* will be reported to the Committee at its July 2026 Meeting in accordance with the Committee's Work Plan and to meet the legislative requirements of Section 126(4)(c) of the Act which requires the Committee to monitor the responsiveness of the Council to previous audit recommendations.

OPTIONS

Not Applicable. The report is presented for information purposes only.

CONCLUSION

The *Contractor Management Review Internal Audit Report* identified outlines a comprehensive set of recommendations to enhance the Council's contractor management practices.

These recommendations will be addressed to effectively manage the Council's contractor management risks and ensure compliance with WHS obligations while ensuring a continuous improvement approach.

RECOMMENDATION

That the Audit & Risk Committee receive and notes the Contractor Management Review Internal Audit Report, as contained in Attachment A.

Mr Kym Holman moved:

That the Audit & Risk Committee receive and notes the Contractor Management Review Internal Audit Report, as contained in Attachment A.

Seconded by Cr Piggott and carried unanimously.

4.4 PREVIOUS AUDIT ACTIONS - PROGRESS REPORT

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

PURPOSE OF THE REPORT

The purpose of this report is to provide an update on the Council's progress against previous Internal Audits that have been undertaken since the commencement of the term of the current Council in 2022.

BACKGROUND

The Council's Audit & Risk Committee has been established in accordance with Section 126 of the *Local Government Act 1999* (the Act) to provide independent assurance and advice to the Council on accounting, financial management, internal controls, risk management and governance matters.

Pursuant to Section 126(4)(c) of the Act one of the functions of the Council's Audit & Risk Committee (the Committee) is to monitor the responsiveness of the Council to recommendations for improvement based on previous audits, including those raised by the Council's Auditor.

To assist the Committee with this monitoring function, a summary of the progress on implementing the recommendations for improvement from previous Internal and External Audits that have been undertaken since the commencement of this Council term in November 2022, has been prepared and is contained within **Attachment A**.

STRATEGIC DIRECTIONS

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Elected Members receive the Minutes from the Audit & Risk Committee Meetings and consider any recommendations that are made by the Audit & Risk Committee to the Council.

Community

Not Applicable.

Staff

The preparation of this report has been informed by collaboration with the relevant staff who are charged with the responsibility of implementing the recommendations.

Other Agencies

Not Applicable.

DISCUSSION

At the Audit & Risk Committee Meeting held on 13 October 2025, the Committee approved the Committee's 2026 Work Plan, which includes a biennial review of the Council's progress against previous Internal and External Audit findings. During discussion on this matter, the preference was identified for one (1) report covering both Internal and External Audit recommendations for improvement.

To facilitate this review, staff have consolidated findings from previous audits that have been undertaken since November 2022. A standardised summary of the progress status has been used based on the implementation of the recommendation for improvement being 'In progress', 'Completed' or 'Not yet started'.

Internal Audit

Two (2) Internal Audits have been undertaken - one related to Human Resources and the other on the Council's Business Continuity Management (BCM) framework.

As required by Section 125A(2)(a) of the Act, the Committee was provided with the final report arising from each of the Internal Audits. The Human Resources Internal Audit was presented to the Committee on 1 November 2023 and the BCM Internal Audit was presented to the Committee on 13 October 2025.

The Human Resource Internal Audit identified six (6) areas for improvement, all of which have been implemented except for one (1) opportunity for improvement which remains in progress.

The BCM Internal Audit identified 22 recommendations for improvement. As raised at the last meeting of the Committee on 13 October 2025, there is a significant amount of work required by a number of staff across the organisation to implement the recommendations. This work commenced in early 2026 with Bentleys facilitating Business Impact Analysis workshops with staff.

External Audit

Unlike Internal Audits which are scoped in consultation with the Committee, the conduct of the External Audit is prescriptive and must be undertaken in accordance with Section 129 of the Act, which includes that the Council's Auditor must undertake an audit of:

- (a) the Council's financial statements within a reasonable time after the statements are referred to the auditor for the audit (and, in any event, unless there is good reason for a longer period, within 2 months after the referral); and
- (b) the controls exercised by the Council during the relevant financial year in relation to the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities.

The timing of the above is that the final report of the audit of the internal (financial) controls is presented mid-calendar year and referred to as the 'Interim Audit' and the final report of the audit of the Council's Financial Statements is provided to the Committee and the Council in October and referred to as the Audit Completion Report.

Regulation 19 of the *Local Government (Financial Management) Regulations 2011* prescribes that both audits must be conducted by a qualified Auditor (who meets the requirements of Section 128 of the Act) and be undertaken in accordance with the *Australian Auditing Standards and Auditing Guidance Statements* established under the *Commonwealth Australian Securities and Investments Commission Act 2001*.

In addition, the Council's Auditor must provide to the Council:

- (a). an audit opinion with respect to the financial statements and the Auditor must give due consideration to the adequacy of the Council's policies, practices and procedures of internal control under Section 125 of the Act; and
- (b). an audit opinion as to whether the controls audited under subsection 129(1)(b) are sufficient to provide reasonable assurance that the financial transactions of the council have been conducted properly and in accordance with law. In forming this opinion, the Audit must assess the internal controls of the Council referred to in Section 129(1)(b) of the Act based on the criteria in the *Better Practice Model – Internal Financial Controls*.

All of the above requirements have been met in respect to the External Audit.

OPTIONS

Not Applicable.

The report is presented for information purposes only.

CONCLUSION

Monitoring the responsiveness of the Council to recommendations for improvement based on previous audits, is an important legislated function of the Audit & Risk Committee.

RECOMMENDATION

That the report be received and noted.

Cr Piggott moved:

That the report be received and noted.

Seconded by Mr Kym Holman and carried unanimously.

4.5 AUDIT & RISK COMMITTEE SELF-ASSESSMENT

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

PURPOSE OF THE REPORT

The purpose of this report is to present the outcomes of the Audit & Risk Committee Self-Assessment.

BACKGROUND

The Terms of Reference for the Audit & Risk Committee (the Committee), requires the Committee to evaluate its performance which may include consideration on whether to recommend any updates to the to the Committee's Terms of Reference to ensure that the Committee is operating efficiently and effectively . Any changes to the Committee's Terms of Reference is required to be made by the Council on recommendation from the Committee.

The Self-Assessment template provided to all Committee Members is contained within **Attachment A**.

STRATEGIC DIRECTIONS

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Elected Members receive a report following each Meeting of the Audit & Risk Committee which includes any recommendations that the Committee has made to the Council (where it is not already included in a separate report on the Council Meeting Agenda) and the Minutes of the Meeting.

Community

Not Applicable.

Staff

Not Applicable.

Other Agencies

Not Applicable.

DISCUSSION

On Friday 21 November 2025, all Committee Members were sent the *2025 Self-Assessment of the Audit & Risk Committee template* which is provided as **Attachment A**. Committee Members were also provided with a copy of the Committee's Terms of Reference and Work Plan.

Clause 8.3 of the Committee's Terms of Reference currently aligns the evaluation of the Committee's performance with the preparation of the Committee's Annual Report. Given the current Committee was formed in March 2025 and the Annual Report of the Committee was approved by the Committee at its July 2025 meeting (which is required to align with the Council's Annual Report preparation), it makes sense to separate the Committee's self-assessment process from the Annual Report process and undertake this assessment at the end of the calendar year.

It is therefore recommended that the Terms of Reference be amended to remove '*As part of the preparation of the Annual Report*' from Clause 8.3.

All five (5) Members of the Committee responded to the Self-Assessment and the consolidated summary of all the responses, including comments received is contained within **Attachment B**.

Following a review of the responses that have been received, no other recommendations for changes to the Audit & Risk Committee Terms of Reference are proposed.

OPTIONS

This report is primarily provided for information and to ensure that the Committee meets the requirements of its Terms of Reference. The minor amendment to the Terms of Reference is recommended to reflect the logical timing of the Committee Self-Assessment. The Committee can choose however not to support this recommendation.

Given the timing considerations of the preparation of the Committee's Annual Report which is a ostensibly a summary of the work that is undertaken by the Committee in the preceding financial year, it is recommended that the Self-Assessment process is separated from the Annual Report process.

CONCLUSION

The Self-Assessment evaluation process is an important "check in" for the Committee Members to consider their performance over the previous calendar year and identify any enhancements and/or improvements that should be made to the Committee's Terms of Reference or processes that support the effective and efficient functioning of the Committee.

RECOMMENDATION

1. *That the Audit & Risk Committee notes the consolidated summary of responses received from the Audit & Risk Committee Self-Assessment, as contained within Attachment B.*
2. *That the Audit & Risk Committee recommends to the Council that Clause 8.3 of the Audit & Risk Committee Terms of Reference, be updated to remove the words "As part of the preparation of the Annual Report" and replaced with the following:*

'The Committee will evaluate its performance, which may include consideration of these Terms of Reference, to ensure the Committee is operating at maximum effectiveness with recommendations for any changes presented to the Council for their consideration.'

Cr Piggott moved:

- 1. That the Audit & Risk Committee notes the consolidated summary of responses received from the Audit & Risk Committee Self-Assessment, as contained within Attachment B.*
- 2. That the Audit & Risk Committee recommends to the Council that Clause 8.3 of the Audit & Risk Committee Terms of Reference, be updated to remove the words 'As part of the preparation of the Annual Report' and replaced with the following:*

'The Committee will evaluate its performance, which may include consideration of these Terms of Reference, to ensure the Committee is operating at maximum effectiveness with recommendations for any changes presented to the Council for their consideration.'

Seconded by Mr Kym Holman and carried unanimously.

5 CONFIDENTIAL REPORTS

5.1 PAYNEHAM MEMORIAL SWIMMING CENTRE - PROJECT RISKS UPDATE

RECOMMENDATION 1

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

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

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

Mr Kym Holman moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Council staff present (Chief Executive Officer, General Manager Governance & Civic Affairs, General Manager, Community Development, Manager, City Assets & Projects, Manager, Governance, Governance Officer), be excluded from the meeting on the basis that the Council will receive, discuss and consider:

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

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

Seconded by Cr Piggott and carried unanimously.

Cr Piggott moved:

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

Seconded by Mr Kym Holman and carried unanimously.

5.2 PAYNEHAM MEMORIAL SWIMMING CENTRE REDEVELOPMENT PROJECT

RECOMMENDATION 1

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

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

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

Mr Kym Holman moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Audit & Risk Committee orders that the public, with the exception of the Council staff present (Chief Executive Officer, General Manager Governance & Civic Affairs, General Manager, Community Development, Manager, City Assets & Projects, Manager, Governance, Michael Richardson, Director, BRM Advisory and John Jovicevic, Director, Dean Newbery)), be excluded from the meeting on the basis that the Audit & Risk Committee will receive, discuss and consider:

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

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

Seconded by Cr Piggott and carried unanimously.

Mr Kym Holman moved:

Under Section 91(7) and (9) of the Local Government Act 1999 the Audit & Risk Committee:

- 1. orders that the resolution and Attachments C and D (financial indicators modelling with the PMSC Only and the PMSC With Gym respectively) be released;*
- 2. orders that the report, discussion and Attachment A (Forecast Profit and Loss Statements for the PMSC), Attachment B (Prudential Report) and Attachment E (Gym Project Risks) be kept confidential until 30 June 2027; and*
- 3. authorises the Chief Executive Officer to release the above information earlier, if required.*

Seconded by Cr Piggott and carried unanimously.

6 OTHER BUSINESS

Nil

7 NEXT MEETING

Monday, 13 April 2026

8 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 8.26pm.

Ms Cate Hart

Minutes Confirmed on _____
(date)

14 COMMITTEE REPORTS & RECOMMENDATIONS

14.0 COMMITTEE REPORTS & RECOMMENDATIONS

PURPOSE OF THE REPORT

The purpose of the report is to present to the Council the Minutes of the following Committee Meetings for the Council's consideration and adoption of the recommendations contained within the Minutes:

- Business & Economic Development Advisory Committee – 10 February 2026
(A copy of the minutes of the Business & Economic Development Advisory Committee meeting is included as **Attachment A**).

ADOPTION OF COMMITTEE RECOMMENDATIONS

- **Business and Economic Development Advisory Committee**

That the Minutes of the meeting of the Business & Economic Development Advisory Committee held on 10 February 2026, be received and that the resolutions set out therein as recommendations to the Council are adopted as decisions of the Council.

Business & Economic Development Advisory Committee Minutes

10 February 2026

Our Vision

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

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

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
Socials  /cityofnpsp  @cityofnpsp



City of
Norwood
Payneham
& St Peters

1 CONFIRMATION OF MINUTES OF THE BUSINESS & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD ON 30 SEPTEMBER 2025	3
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The Presiding Member declared the meeting open at 6:35pm.

PRESENT

Committee Members	Mayor Robert Bria (Presiding Member) Cr Grant Piggott Cr Hugh Holfeld Cr Garry Knoblauch Amanda Grocock (Committee Member) Amanda Pepe (Committee Member) Joshua Baldwin (Committee Member) Matt Grant (Committee Member)
Staff	Mario Barone (Chief Executive Officer) Claire Betchley (Manager, Marketing & Place Activation) Eve Green (Co-ordinator, Place Activation & Economy)

APOLOGIES Nil

1 CONFIRMATION OF MINUTES OF THE BUSINESS & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD ON 30 SEPTEMBER 2025

Cr Knoblauch moved that the Minutes of the Business & Economic Development Advisory Committee Meeting held on 30 September 2025 be taken as read and confirmed. Seconded by Cr Piggott and carried unanimously.

2 PRESIDING MEMBER'S COMMUNICATION

Nil

3 COMMITTEE MEMBER DECLARATION OF INTEREST

Nil

4 PRESENTATIONS

4.1 SENTIMENT REPORT

PRESENTER/S

Manager, Marketing & Place Activation

ORGANISATION REPRESENTED BY PRESENTER/S

Not Applicable.

COMMENTS

A presentation of the Sentiment Report by Communicate Et Al, will be provided by the Manager, Marketing & Place Activation.

A presentation of the Sentiment Report by Communicate Et Al, was provided by the Manager, Marketing & Place Activation.

4.2 DRAFT ACTIONS FOR ECONOMIC PROSPERITY ACTION PLAN 2026-2031

PRESENTER/S

Manager, Marketing & Place Activation

ORGANISATION REPRESENTED BY PRESENTER/S

Not Applicable.

COMMENTS

A presentation of the Draft Actions for Economic Prosperity Action Plan 2026-2031, will be provided by the Manager, Marketing & Place Activation.

A presentation of the Draft Actions for Economic Prosperity Action Plan 2026-2031, was provided by the Manager, Marketing & Place Activation.

5 STAFF REPORTS

5.1 2026 BUSINESS & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING DATES

REPORT AUTHOR: Manager, Marketing & Place Activation
APPROVED BY: Chief Executive Officer
ATTACHMENTS: Nil

PURPOSE OF THE REPORT

The purpose of this report is to for the Business & Economic Development Advisory Committee (the Committee) to approve the 2026 Committee Meeting dates.

BACKGROUND

In respect to meetings, the Committee Terms of Reference state that:

7.1 Ordinary Meetings of the Committee will be held every two (2) months.

7.2 The Committee will approve a schedule of Meetings for each year and Special Meetings will be convened as needed for urgent matters.

7.3 Meetings will be held in the Mayor's Parlour, Norwood Town Hall, unless otherwise notified.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 3: Economic Prosperity

A dynamic and thriving centre for business and services.

FINANCIAL AND BUDGET IMPLICATIONS

Nil

RISK MANAGEMENT

Nil

CONSULTATION

Elected Members

Nil

Community

Nil

Staff

Nil

Other Agencies

Nil

DISCUSSION

In accordance with the Terms of Reference, Meetings of the Committee will be held in the Mayor's Parlour, located in the Norwood Town Hall at 175 The Parade, Norwood.

In respect to the time and date of the meetings, it is recommended that the Meetings of the Committee for 2026 take place on a Tuesday evening and commence at 6.30pm on the dates outlined in **Table 1** below.

TABLE 1: 2026 BUSINESS & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE SCHEDULE OF MEETINGS

Meeting	Date	Start Time
1	Tuesday 14 April	6.30pm
2	Tuesday 9 June	6.30pm
3	Tuesday 18 August	6.30pm

In accordance with the Committee Terms of Reference, if there is no business for the Committee to consider prior to the Notice of a Committee Meeting being issued, the Chief Executive Officer may cancel a scheduled meeting of the Committee, in consultation with the Presiding Member, and advise all Committee Members via email.

OPTIONS

Nil

CONCLUSION

Nil

RECOMMENDATION

That the Business & Economic Development Advisory approve the following Meeting dates and times for 2026:

- 1. Tuesday 14 April at 6.30pm;*
- 2. Tuesday 9 June at 6.30pm; and*
- 3. Tuesday 18 August at 6.30pm.*

Cr Holfeld moved:

That the Business & Economic Development Advisory approve the following Meeting dates and times for 2026:

- 1. Tuesday 14 April at 6.30pm;*
- 2. Tuesday 9 June at 6.30pm; and*
- 3. Tuesday 18 August at 6.30pm.*

Seconded by Ms Amanda Pepe and carried unanimously.

6 CONFIDENTIAL REPORTS

Nil

7 OTHER BUSINESS

Nil

8 NEXT MEETING

Tuesday, 14 April 2026.

9 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 8:22pm.

Mayor Robert Bria
PRESIDING MEMBER

Minutes Confirmed on _____
(date)

15 OTHER BUSINESS

16 CONFIDENTIAL REPORTS

16.1 NORWOOD PAYNEHAM ST PETERS FOOTPATH AND STREET SWEEPING CONTRACT

RECOMMENDATION 1

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

(k) tenders for the supply of goods, the provision of services or the carrying out of works.

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

16.2 STAFF RELATED MATTER

[This Item will be distributed to all Elected Members on Friday 27 February 2026]

17 CLOSURE