



COUNCIL

Minutes

for the meeting on

Tuesday, 10 June 2025

in the Council Chamber, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding)

Deputy Lord Mayor, Councillor Martin

Councillors Abrahamzadeh, Couros, Davis, Giles, Dr Siebentritt and Snape

1 Acknowledgement of Country

At the opening of the Council meeting, the Lord Mayor stated:

‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

2 Acknowledgement of Colonel William Light

The Lord Mayor stated:

‘The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia’s planning heritage.’

3 Prayer

The Lord Mayor stated:

‘We pray for wisdom, courage, empathy, understanding and guidance in the decisions that we make, whilst seeking and respecting the opinions of others.’

4 Pledge

The Lord Mayor stated:

‘May we in this meeting speak honestly, listen attentively, think clearly and decide wisely for the good governance of the City of Adelaide and the wellbeing of those we serve.’

5 Memorial Silence

The Lord Mayor asked all present stand in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.

6 Apologies and Leave of Absence

Nil

7 Confirmation of Minutes - 27 May 2025

Moved by Councillor Abrahamzadeh,
Seconded by Councillor Siebentritt -

That the Minutes of the meeting of the Council held on 27 May 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

8 Declaration of Conflict of Interest

Nil

9 Deputations

Nil

10 Petitions

Nil

11 Advice of the Kadaltilla/ Adelaide Park Lands Authority 22 May 2025**11.1 Recommendation 1 - Item 7.1 - Progress of the Tentative List Submission for Adelaide and its Rural Settlement Landscapes World Heritage Bid**

Moved by Councillor Snape,
Seconded by Deputy Lord Mayor, Councillor Martin -

THAT COUNCIL

1. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 22 May 2025, contained in Item 12 on the Agenda for the meeting of the Council held on 10 June 2025 in relation to:
 - 1.1 Progress of the Tentative List Submission for Adelaide and its Rural Settlement Landscapes World Heritage Bid

Carried

12 Recommendations of the CEO Performance Review Panel - 2 June 2025

Michael Sedgman, Chief Executive Officer declared a general conflict of interest in Item 12 [Recommendations of the CEO Performance Review Panel - 2 June 2025], pursuant to Section 74 of the *Local Government Act 1999* (SA) as his KPIs were the subject of the item, however as there is no direct or pecuniary benefit, he would stay in the room and support the meeting.

It was then –

Moved by Councillor Snape,
Seconded by Deputy Lord Mayor, Councillor Martin –

12.1 Recommendation 1 - Item 4.1 - 2024/2025 Q3 KPI Progress Report**THAT COUNCIL**

1. Receives and notes the KPI progress report, Attachment A to Item 4.1 on the agenda for the meeting of the CEO Performance Review Panel held on 2 June 2025, outlining progress against the Chief Executive Officer's endorsed 2024/25 Key Performance Indicators
2. Notes the excellent progress in relation to the 2024/25 KPIs, made in a complex environment.

12.2 Recommendation 2 - Item 4.2 - Draft 2025/26 CEO Performance KPIs**THAT COUNCIL**

1. Notes the report.
2. Approves that the Chief Executive Officer's performance for the 2025/26 financial year will be assessed against:

- 2.1 The achievement of the Draft Key Performance Indicators aligned to the relevant Key Result Areas in the CEO Position Description and contained in Attachment B to Item 4.2 on the Agenda for the meeting of the CEO Performance Review Panel held on 2 June 2025, subject to:
 - 2.1.1. Minor changes for the presentation of information in relation to the Mainstreet Revitalisation Projects and the context of the Asset Renewal Funding Ratio, to be approved by the Lord Mayor in consultation with the Chief Operating Officer.
- 2.2. The outcomes of an appropriate 360-degree survey instrument, including Council Members, senior staff and external stakeholders.

Discussion ensued

The motion was then put and carried

Councillors Davis and Giles entered the Council Chamber at 5.35 pm.

13 Recommendations of the City Community Services and Culture Committee - 3 June 2025

Moved by Councillor Snape,
Seconded by Councillor Siebentritt –

13.1 Recommendation 1 - Item 7.1 - Cultural Policy

THAT COUNCIL

1. Notes the public consultation summary on the draft Cultural Policy as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 3 June 2025.
2. Adopts the Cultural Policy as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 3 June 2025.
3. Authorises the Chief Executive Officer (or delegate) to make minor, typographical, syntactical and technical updates to the Cultural Policy as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 3 June 2025, to finalise the document.

13.2 Recommendation 2 - Item 7.2 - World Solar Challenge 2025 - South Australian Motor Sport Board Event Consultation

THAT COUNCIL

1. Notes the Declaration of the Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting the World Solar Challenge 2025 event.
2. Notes the advice of Kadaltilla / Adelaide Park Lands Authority at its meeting of 22 May 2025 and that Kadaltilla will be providing a submission to the consultation.
3. Authorises the Lord Mayor to write to the Chief Executive Officer of the South Australian Motor Sport Board on behalf of Council with its feedback to the consultation and provides the following feedback and advice:
 - 3.1. That Council notes the declaration of the Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting the World Solar Challenge 2025 event.
 - 3.2. Asks the South Australian Motorsport Board to keep public pathways, footpaths and bike lanes as open and accessible as is practicable throughout the Prescribed Works Period and Declared Period.
 - 3.3. Asks the South Australian Motor Sport Board to consider the need and impact of temporary fencing in Victoria Square / Tartanyangga and where it is needed, ensure the fencing and overall location is presented with high regard to aesthetics and public presentation.

4. Thanks the South Australian Motor Sport Board for bringing this world class international event to the City of Adelaide and notes the positive sustainable outcomes this event supports.

Carried

14 Recommendations of the City Planning, Development and Business Affairs Committee – 3 June 2025

14.1 Recommendation 1 - Item 7.1 - Deed of Agreement - Royal Adelaide Show Parking

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Snape -

THAT COUNCIL:

1. Notes the current Royal Adelaide Show Parking – Executed Deed of Agreement as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 June 2025.
2. Endorses progressing with negotiations and execution of a Deed of Agreement to be based on the same, or similar terms, to that of the existing Deed and the key terms included in section 19 of this report, and including:
 - 2.1. A minimum 5% reduction to existing car parking on land managed by the City of Adelaide based on the 2022 baseline.
 - 2.2. Maintaining no parking within Biodiversity Areas.
3. Authorises the Chief Executive Officer to be delegated authority to finalise the negotiation and preparation of a Deed (including all plans and attachments) between the City of Adelaide and the Royal Agricultural and Horticultural Society for the provision of Park Land parking for the Royal Adelaide Show post 2026 as contained in Attachment B to the Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 June 2025.
4. Authorises the Chief Executive Officer to sign and affix (if necessary) the common seal with the signature of the Lord Mayor to the Deed and any other documentation contemplated by or otherwise necessary to give effect to the Deed and the recommendations in this report.

Discussion ensued

The motion was then put and carried

Councillor Davis requested that a division be taken on the motion.

Division

For (6):

Deputy Lord Mayor, Councillor Martin and Councillors Abrahamzadeh, Couros, Giles, Siebentritt and Snape

Against (1):

Councillor Davis

The division was declared in favour of the motion

15 Recommendation of the Special City Finance and Governance Committee - 3 June 2025

15.1 Recommendation 1 - Item 5.1 - Discretionary Rate Rebate on Vacant Land

Moved by Councillor Siebentritt,
Seconded by Councillor Snape -

THAT COUNCIL

1. Notes the information provided in this report on the impact of removing the Discretionary Rate Rebate for Vacant Land.

2. Notes that administration will provide recommendations regarding the removal of the Discretionary Rate Rebate for vacant land as part of its presentation of Discretionary Rebates for consideration by Council as part of the 2025/26 Business Plan and Budget process.

Carried

16 Reports for Council (Chief Executive Officer's Reports)

16.1 2025/26 Business Plan & Budget - Receipt of Consultation Submissions

Moved by Councillor Snape,
Seconded by Councillor Siebentritt -

THAT COUNCIL

1. Notes the consultation summary on the Draft 2025/26 Business Plan and Budget, as contained in Attachment A to Item 16.1 on the Agenda for the meeting of Council held on 10 June 2025, and that the outcomes may inform the 2025/26 Business Plan and Budget that will be presented to the City Finance and Governance Committee on 17 June 2025 for recommendation to Council to adopt at its meeting on 24 June 2025.
2. Receives the feedback from the community on the Draft 2025/26 Business Plan and Budget, as contained in Attachments B, C & D to Item 16.1 on the Agenda for the meeting of Council held on 10 June 2025.

Discussion ensued, during which Councillor Davis left and re-entered the Council Chamber at 5.45 pm.

Councillor Davis called a Point of Order against Councillor Martin, in relation to disparaging comments made about another Council Member.

Lord Mayor ruled against the Point of Order.

Undertaking - 2025/26 Business Plan & Budget – Asset Management Plan Funding

In response to a query from Councillor Davis, an undertaking was given to provide Council Members with information on what percentage will the Asset Management Plans be funded at.

The motion was then put and carried

16.2 Lord Mayor Travel to Bonn, Germany, June 2025

Lord Mayor declared a general conflict of interest in Item 16.2 [Lord Mayor Travel to Bonn, Germany, June 2025], pursuant to Section 74 of the *Local Government Act 1999* (SA) as her travel to Bonn, Germany is the subject of the item, but as there is no pecuniary benefit, she would stay in the room, participate in the discussion and vote on the matter if required.

It was then –

Moved by Councillor Giles,
Seconded by Councillor Abrahamzadeh -

THAT COUNCIL

1. Notes the invitation to the Lord Mayor to attend the United Nations Framework Convention on Climate Change Subsidiary Bodies' 62nd Session (UNFCCC SB62) Climate Meetings as contained in Attachment A to Item 7.2 on the Agenda for the meeting of Council held on 10 June 2025.
2. Notes that the cost of registration, travel and accommodation for attendance at the UNFCCC SB62 will be funded by Bloomberg Philanthropies through ICLEI - Local Governments for Sustainability, Global Covenant of Mayors for Climate & Energy.
3. Approves the Lord Mayor's travel to Bonn, Germany, in June 2025 to represent the City of Adelaide and to advocate for Australia and Adelaide to host COP31 in 2026.

Carried

17 Lord Mayor's Reports

The Lord Mayor addressed the meeting on the following activities:

- Civic Reception, outgoing Adelaide Festival Centre Chief Executive Douglas Gautier
- Civic Reception, 135th Anniversary of the Shop, Distributive and Allied Employees' Association
- Keys to the City awarded to Keith Conlon
- Wreath laying at the Bomber Command Commemorative Service
- Opening of the Adelaide Cabaret Festival
- King's Birthday Honours List

It was then –

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Snape –

That the report be received and noted.

Carried

18 Councillors' Reports

Councillor Davis addressed the meeting on the upcoming Mayor's Summit on the Gold Coast and the removal of a parklet at Jack and Jill's.

It was then -

Moved by Councillor Giles,
Seconded by Councillor Abrahamzadeh –

That the report be received and noted.

Carried

19 Motions on Notice**19.1 Councillor Martin - MoN - AEDA Future Funding Formula**

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Snape -

That Council;

Asks the Administration to schedule a workshop for August 2025 as the first step in a process to formulate a proposal to provide annually a percentage of rates to the Adelaide Economic Development Agency, incorporating.

1. The quantum of the percentage of rates and the business case for determining that quantum
2. If agreed, whether the initiative it is to be introduced in a staged manner or otherwise
3. The case for and against the inclusion of Rundle Mall, other Precincts or any aspect of the Agency's remit in the proposal
4. The means by which the initiative is to be funded, including an assessment of the organisation's capacity for a reduction in expenditure in other areas or consideration of alternative and equitable funding mechanisms including a separate/additional rate and any other options and
5. Any recommendations to provide greater transparency to Council on the proposed expenditure by the Agency of increased funding.

Discussion ensued

Amendment –

Moved by Councillor Couros,
Seconded by Councillor Davis –

That the motion be amended to read as follows:

That Council;

Asks the Administration to schedule a workshop, together with the Chair of AEDA, for August 2025 as the first step in a process to formulate a proposal to provide annually a percentage of rates to the Adelaide Economic Development Agency, incorporating.

1. The quantum of the percentage of rates and the business case for determining that quantum
2. If agreed, whether the initiative it is to be introduced in a staged manner or otherwise
3. The case for and against the inclusion of Rundle Mall, other Precincts or any aspect of the Agency's remit in the proposal
4. The means by which the initiative is to be funded
5. Any recommendations to provide greater transparency to Council on the proposed expenditure by the Agency of increased funding.

Discussion ensued

The amendment was then put and lost

Deputy Lord Mayor, Councillor Martin requested that a division be taken on the amendment.

Division

For (3):

Councillors Abrahamzadeh, Couros and Davis

Against (4):

Deputy Lord Mayor, Councillor Martin and Councillors Giles, Siebentritt and Snape

The division was declared against the amendment

Discussion ensued, during which leave of the meeting was sought to grant Councillor Couros extra time to speak.

Leave was not granted

Lord Mayor sought leave of the meeting to adjourn for a period of 5 minutes at 6.39 pm.

Leave was granted

The meeting resumed at 6.43 pm with all Council Members present.

Councillor Davis requested that a division be taken on the request for leave to be granted

Division

For (4):

Councillors Abrahamzadeh, Couros, Davis and Siebentritt

Against (3):

Deputy Lord Mayor, Councillor Martin and Councillors Giles and Snape

The division was declared in favour of leave being granted

Councillor Snape called a Point of Order in relation to Councillor Davis breaching regulation 29 of the *Local Government (Procedures at Meetings) Regulations 2013*, due to Councillor Davis behaving in an improper and disorderly manner.

Councillor Davis made a personal explanation in relation to the Point of Order called by Councillor Snape in accordance with Regulation 29 of the *Local Government (Procedures at Meetings) Regulations 2013*.

Councillor Abrahamzadeh left the Council Chamber at 6.47 pm and re-entered at 6.49 pm.

Councillor Davis left the meeting at 6.49 pm.

The Lord Mayor ruled in favour of the point of order.

It was then –

Moved by Councillor Snape,
Seconded by Deputy Lord Mayor, Councillor Martin –

That Councillor Davis has contravened regulation 29 of the *Local Government (Procedures at Meetings) Regulations 2013*, by behaving in an improper and disorderly manner.

Carried

Councillor Abrahamzadeh left the meeting at 6.50 pm.

Councillor Snape requested that a division be taken on the motion

Division

For (4):

Deputy Lord Mayor, Councillor Martin and Councillors Giles, Snape and Siebentritt

Against (1):

Councillors Couros

The division was declared in favour of the motion

It was then –

Moved by Councillor Snape,
Seconded by Councillor Giles –

That Councillor Davis be suspended for the remainder of the Council meeting in accordance with regulation 29(5)(b) of the *Local Government (Procedures at Meetings) Regulations 2013*.

Discussion ensued

The motion was then put and carried

Councillor Davis was unable to be found to be advised of the meeting's decision to suspend him for the remainder of the meeting.

Discussion continued in relation to Item 19.1, AEDA Future Funding Formula.

The motion was then put and carried

Councillor Couros requested that a division be taken on the motion

Division

For (4):

Deputy Lord Mayor, Councillor Martin and Councillors Giles, Snape and Siebentritt

Against (1):

Councillors Couros

The division was declared in favour of the motion

20 Motions without Notice

Nil

21 Questions on Notice

21.1 Councillor Martin - QoN - On Street Parking Availability

21.2 Councillor Martin - QoN - Cost of Basic Services

The Questions and Replies having been distributed and published prior to the meeting were taken as read.

The replies for Items 21.1 and 21.2, are attached for reference at the end of the Minutes of the meeting.

22 Questions without Notice

Discussion ensued

23 Exclusion of the Public

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Siebentritt -

ORDER TO EXCLUDE FOR ITEM 24

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 10 June 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 24 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 3 June 2025] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item contains certain confidential information (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person which whom the council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the council and the person forming part of this strategic property matter with respect to future commercial dealings given that the report contains legal matters, financial information and 'commercial in confidence' material.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information in the report, including certain commercial in confidence, financial information and legal matters, may prejudice future commercial dealings with respect to its strategic land holding. On this basis, the disclosure of financial and commercial in confidence information may severely prejudice the Council's ability to influence the proposal for the benefit of the Council and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 10 June 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 24 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 3 June 2025] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

Carried

It was then –

Moved by Councillor Couros,
Seconded by Councillor Giles -

ORDER TO EXCLUDE FOR ITEM 25.1

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (j) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 10 June 2025 resolves that it is necessary and appropriate to act in a meeting

closed to the public as the consideration of Item 25.1 [Capital City Committee Update] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

The disclosure of information in this report would breach 'Cabinet in confidence' information presented to the Capital City Committee (CCC) established under the *City of Adelaide Act 1998* which has provided for a State/Capital City inter-governmental forum (the CCC) to operate and the associated duty of confidence and duty as a member of the inter-governmental forum.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information would divulge information provided on a confidential basis, and would be acting contrary to the CCC operational provisions, and could undermine the CCC operations and prejudice the position of the State Government and/or Council in relation to current/future proposals prior to State Government and/or City of Adelaide evaluation and deliberation.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 10 June 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 25.1 [Capital City Committee Update] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (j) of the Act.

Carried

Members of the public and corporation staff not involved with Items 24 and 25 left the Council Chamber at 7.10 pm.

- 24 Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 3 June 2025 [S90(3) (b), (d)]**
- 24.1 Recommendation 1 – Item 10.1 – Leasing Matter [S90(3) (b), (d)]**
- 25 Confidential Reports for Council (Chief Executive Officer's Reports)**
- 25.1 Capital City Committee Update [s 90(3) (j)]**

The meeting reopened to the public at 7.11 pm.

Item 24 – Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 3 June 2025 [s 90(3) (b), (d)]

Minute, Resolution and Confidentiality Order

Recommendation 1 - Item 10.1 - Leasing Matter [S90(3) (b), (d)]

Moved by Councillor Giles,
Seconded by Councillor Snape -

THAT COUNCIL:

1. Notes that Council approved the ongoing leasing of the 20 apartments owned by the City of Adelaide at the Ergo Apartments at 23, 31 and 33 Frew Street as affordable rental housing on 11 July 2023, and that the proposed leasing model for the Sydney Place Apartments matches the model approved for the Ergo Apartments to bring uniformity to the management of both complexes as affordable rental housing.
2. Approves the Proposed Tenant Eligibility Criteria contained in Attachment A to Item 11.1 on the Agenda of the City Planning, Development and Business Affairs Committee meeting held on 3 June 2025 to apply to the leasing of the 12 apartments owned by The Corporation of the City of Adelaide located at 12 Sydney Place, Adelaide as affordable rental housing.
3. Approves the Proposed Rental Charges and Methodology contained in Attachment B to Item 11.1 on the Agenda of the City Planning, Development and Business Affairs Committee meeting held on 3 June 2025 to apply to the leasing of the 12 apartments owned by The Corporation of the City of Adelaide located at 12 Sydney Place, Adelaide as affordable rental housing.
4. In accordance with Section 91 (7) & (9) of the *Local Government Act 1999* (SA) and on the grounds that Item 24 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 3 June 2025] listed on the Agenda for the meeting of the Council held on 10 June 2025 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) of the *Local Government Act 1999* (SA), the meeting of the Council do order that:
 - 4.1. The report, Attachment B and the discussion in relation to the matter remain confidential and not available for public inspection until 31 December 2030.
 - 4.2. The resolution, Attachment A and the Minutes of this meeting in relation to the matter be made public to enable communication of the decision and new eligibility criteria to affected tenants.
 - 4.3. The confidentiality of the matter be reviewed in December 2026.
 - 4.4. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Carried

Attachment A, released to the public can be found for information at the conclusion of these Minutes.

Item 25.1 – Capital City Committee Update [s 90(3) (j)]

Resolution and Confidentiality Order

THAT COUNCIL

1. Notes the report on the Capital City Committee meeting held on 28 May 2025.
2. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* (SA) and because Item 25.1 [Capital City Committee Update] listed on the Agenda for the meeting of Council held on 10 June 2025 was received, discussed and considered in confidence pursuant to Sections 90(3) (j) of the *Local Government Act 1999* (SA), this meeting of the Council orders that:
 - 2.1. The resolution become public information and included in the Minutes of the Council Meeting.
 - 2.2. The report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2030.
 - 2.3. The confidentiality of the matter be reviewed in December 2025.

- 2.4. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Closure

The meeting closed at 7.11 pm

Dr Jane Lomax-Smith
Lord Mayor

Date of confirmation:

Documents Attached:

Item 21.1 and 21.2 – Question on Notice Replies, Distributed Separately

Item 24.1 – Attachment A - Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 3 June 2025 - Recommendation 1 - Item 10.1 - Leasing Matter, Released to the public

Councillor Martin - QoN - On Street Parking Availability

Tuesday, 10 June 2025
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Mike Philippou, Acting Director City Infrastructure

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Noting recent claims that there has been a reduction in the availability of on street parking in the City of Adelaide, could the Administration advise;

1. The number of on street parking spaces in the City and North Adelaide as at January 1st, 2023
2. The number of on street parking spaces in the City and North Adelaide on the most recent date for which information is available
3. The instances and reasons for any variation in the numbers at 1 and 2 above
4. The amount of parking provided by Council in support of events and activities on Park Lands bordering the CBD
5. The number of off street parking spaces in the City and North Adelaide as at January 1st, 2023
6. The number of off street parking spaces in the City and North Adelaide on the most recent date for which information is available
7. The instances and reasons for any variation in the numbers at 5 and 6
8. The number and location of any planned increase to on street and off street parking in the City and North Adelaide in financial year 25/26
9. The ranking by per capita or per vehicle availability of parking and the cost of parking in the City of Adelaide against other capital cities?'

REPLY

1. There were approximately 18,548 on-street parking spaces (excluding bicycle, bus and no-stopping areas, etc) in the City and North Adelaide as of 1 January 2023.
2. There are approximately 18,758 on-street parking spaces (excluding bicycle, bus and no-stopping areas) in the City and North Adelaide as of 27 May 2025.

11th April 2023**Parking Numbers**

Control Type	Number of Zones	Number of Spaces
Area Parking	54	2117
Area Ticket	2	39
Disabled	111	173
Loading	595	1086
Motorcycle	185	1123
Parking	1906	8712
Permit	110	488
Residential	82	166
Taxi	30	94
Ticket	305	2653
Unrestricted	280	1894
Visitor	2	3
Totals	3662	18548

27th May 2025**Parking Numbers**

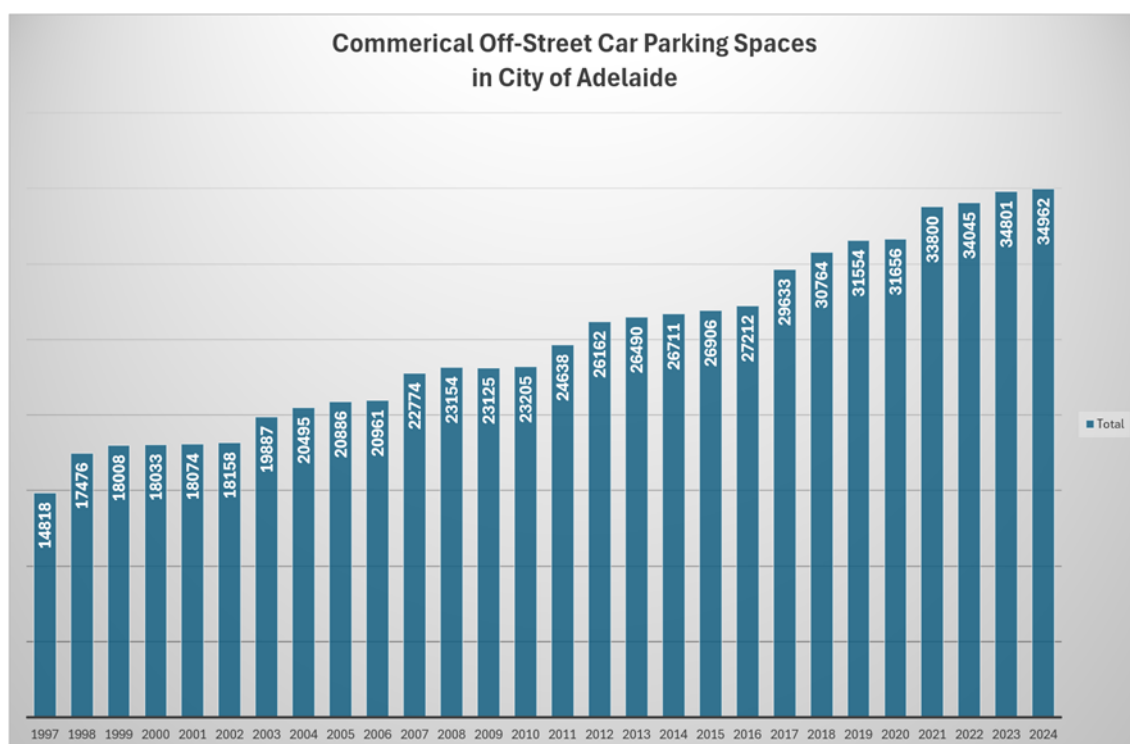
Control Type	Number of Zones	Number of Spaces
Area Parking	57	2277
Area Ticket	2	39
Disabled	116	184
Loading	594	1076
Motorcycle	187	1135
Parking	1915	8730
Permit	110	504
Residential	86	174
Taxi	29	92
Ticket	307	2649
Unrestricted	281	1895
Visitor	2	3
Totals	3686	18758

27th May 2025**Parking Numbers Changes Since 2023**

Control Type	Number of Zones	Number of Spaces
Area Parking	3	160
Area Ticket	0	0
Disabled	5	11
Loading	-1	-10
Motorcycle	2	12
Parking	9	18
Permit	0	16
Residential	4	8
Taxi	-1	-2
Ticket	2	-4
Unrestricted	1	1
Visitor	0	0
Totals	24	210

Note: Where multiple parking controls apply to a parking space, the tables show the space under only the primary parking control that applies

3. The increase is primarily related to the new City of Adelaide UParks at Sturt Street, Flinders Street and Russell Street, all of which are open lot and are managed as on-street parking zones with ticket machine technology. On-street car parking spaces change for a myriad of other reasons, namely:
 - 3.1. Change in control zones (loading zones, etc, to accommodate business needs).
 - 3.2. Construction works causing the temporary removal of parking spaces.
 - 3.3. Increased demand for residential parking permits.
 - 3.4. Changes to parking conditions subject to works associated with street upgrades and greening.
 - 3.5. Changes to driveway locations for new developments.
4. There are approximately 2,300 car parks in the Park Lands which support activities including sports eg netball, cricket, soccer, Adelaide Bowling Club and Adelaide Pavillion on a year round basis many of which have timed parking controls. Apart from providing annual parking for approximately 2,270 vehicles to support the Royal Adelaide Show, further Park Lands parking to support specific events is subject to the number of events that may apply for and be granted associated parking and weather conditions at the time of the event.
5. There were approximately 34,801 commercial off-street car parks within the City and North Adelaide as of 1 January 2023.
6. There are approximately 34,962 commercial off-street car parking spaces within the City and North Adelaide as of 3 June 2025. This includes commercial car parks and car parks associated with development and office buildings. The City of Adelaide owns and operates UPark off-street car parks representing approximately 6,000 plus off-street paid car parking spaces, with an approximate 22,000 spaces provided by other car parking operators.
7. The change in commercial off-street parking numbers between 1997 to 2024 is shown below.



The change in the number of off-street car parking spaces is based on new development, residential dwellings and changes to land use, generally resulting in additional parking spaces or the existing number of parking spaces being maintained.

8. The following increases are an example of planned increases to on-street and off-street parking in the City and North Adelaide in the financial year 2025/26.
 - 8.1. As part of the Central Market Redevelopment 260 off-street car parks have been temporarily relocated and substituted by a new open-lot car park, UPark Andrews at the Old Bus Station site. The 260 parking spaces will be reinstated once the market redevelopment is complete. On-street parking spaces are subject to increased demand for residential parking permits and changes to parking conditions subject to works associated with street upgrades and greening.

- 8.2. An additional 1,300 space car park to service the new Women's and Children's hospital site is currently under construction.
- 8.3. 116 publicly available car park spaces within the 88 O'Connell Street development.
- 8.4. There has also been a number of temporary non-ancillary car parking developments to provide public parking that have been recently approved or are currently under assessment for additional off-street car parking such as 32 spaces at 51-57 Hutt Street.
9. Adelaide has a significantly higher availability of parking spaces compared to other Australian capital cities.
 - 9.1. Capital City Parking Comparison:
 - 9.1.1. Adelaide - 25 Spaces per 100 workers
 - 9.1.2. Perth - 21.5 spaces per 100 workers
 - 9.1.3. Hobart - 20 spaces per 100 workers
 - 9.1.4. Melbourne - 14.2 spaces per 100 workers
 - 9.1.5. Sydney - 12 spaces per 100 workers.
 - 9.2. The average cost of on-street parking in Australian capital cities varies. Adelaide in comparison has cheaper on-street parking fees (2 hours), than Sydney, Melbourne, Brisbane and Perth with only Hobart charging lower on-street parking rates.
 - 9.3. The average cost of off-street parking in Australian capital cities varies. Adelaide in comparison has cheaper off-street parking fees (2 hours), than Sydney, Melbourne and Brisbane with only Perth and Hobart charging lower off-street parking rates.

Typical Parking Costs – Weekday – Peak Times (AUD)

Capital City	On-street (2 hours)	Off-street (2 hours)	Daily (min-max)
Sydney	\$15.20	\$56.84	\$36-\$85
Melbourne	\$14	\$36.30	\$18-\$79
Brisbane	\$12.30	\$36.91	\$35-\$97
Perth	\$12	\$13	\$12-\$57
Adelaide	\$8.60	\$13.16	\$14-\$48
Hobart	\$8	\$6	\$14-\$24

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5 hours.
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- END OF REPORT -

Councillor Martin - QoN - Cost of Basic Services

Tuesday, 10 June 2025
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Anthony Spartalis, Chief Operating Officer

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

‘In the context of the inclusion of a proposed minimum rate in the 25/26 Budget and Business Plan, could the Administration advise what is its best estimate of the average cost of providing basic services, including services such as waste management and maintaining transport assets, as an average across all ratepayers?’

REPLY

The following expenditure (net) is based on the [Draft 2025/26 Business Plan and Budget](#) that was adopted by Council for the purposes of consultation on 29 April 2025:

City Operations Program – Waste Activity	\$3.441m	(see page 39 of the Draft 2025/26 BP&B)
Asset Renewals – Transport category	\$24.489m	(see page 60 of the Draft 2025/26 BP&B)
Total cost for the provision of these services	\$27.930m	

Rateable Assessments (2025/26 estimate)	27,129
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Approximate cost per Rateable Assessment	\$1,030
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Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours
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Attachment A

Proposed Tenant Eligibility Criteria for Retention of the Sydney Place Apartments as Affordable Rental Accommodation

Each year, household income¹ limits are indexed according to percentage changes in the All Groups component of the Consumer Price Index so that the income limits effectively maintain the same target group of tenants.

Income levels are assessed against gross income limits according to the household composition². A household is considered to be all persons who are tenants of the dwelling. All persons who ordinarily reside in the household must have their income included as a member of the household.

A household's gross income for the 12 months prior to commencement of tenancy must be equal to or less than the relevant income limit for the household's composition. Household income may increase above the income limit in subsequent years. However, a dwelling ceases to be eligible for an incentive if the tenants' household income exceeds the applicable household income limit by 25 per cent or more in two consecutive eligibility years.

Initial Household Income Limits for the 2025-26 rental year

The initial household income limits for the 2025-26 rental year (i.e. the period 1 May 2025 to 30 April 2026 in keeping with National Rental Affordability Scheme (NRAS) year dates) are:

2025-26 Rental Year	Initial Income Limit
First Adult	\$62,794
First Sole Parent	\$66,046
Each Additional Adult	\$24,024
Each Child*	\$20,832

*Child means a person under 18 years of age who is financially dependent on an eligible tenant. If a person under 18 years of age is financially independent, they are considered an adult.

For example, if a household consists of a sole parent with two children, regardless of whether the parent has sole or shared custody, the gross household income for the 12 month period prior to entering the dwelling must be equal to or less than \$107,710 (i.e. \$66,046+ \$20,832+ \$20,832).

For ease of application, the initial and existing household income limits for various household compositions are shown in the table below.

2025-26 Rental Year		
Household Composition	Initial Income Limit	Existing Tenant Income Limit*
One adult	\$62,794	\$78,493
Two adults	\$86,818	\$108,523
Three adults	\$110,842	\$138,553
Four adults	\$134,866	\$168,583
Sole parent with one child	\$86,878	\$108,598
Sole parent with two children	\$107,710	\$134,638
Sole parent with three children	\$128,542	\$160,678
Couple with one child	\$107,650	\$134,563
Couple with two children	\$128,482	\$160,603
Couple with three children	\$149,314	\$186,643

*This column shows figures which are 25 per cent more than the initial household income limits. If the combined gross household income of existing tenants exceeds the initial income limit by 25 per cent or more (i.e. is at or is more than the existing tenant income limit) in two consecutive years, the tenants will cease to be eligible tenants).

¹ Income Definition

The definition of income is separate but broadly consistent with the definition in the *Social Security Act 1991* in that it takes into account a tenant's income that is earned, derived or received including a periodical payment, benefit received or allowance. Examples of income and exempt income are set out below.

The tenant's income is not limited to taxable income but refers to the 'gross income' of the household that is living in the approved rental dwelling.

Income Limits

Each year, tenant income limits are cumulatively indexed according to movements in the rents component of the Housing Group of the Consumer Price Index, December quarter to December quarter published by the Australian Statistician on 1 March of the immediately preceding rental year.

Examples of income

In line with the Department of Social Services, the following are considered examples of tenant income (this is not an exhaustive list):

- gross income from earnings, including fringe benefits (note that the non-grossed up amount of a fringe benefit will be calculated as income)
- deemed income from financial investments

- employment income salary sacrificed into superannuation (reportable superannuation contributions which include amounts voluntarily salary sacrificed to superannuation is included in gross income)
- net income from businesses or sole traders, including farms
- family trust distributions or dividends from private company shares
- net income from rental property
- income from boarders and lodgers
- redundancy payments
- non-Australian pensions and income
- any income from sources outside Australia
- a periodic payment from an immediate relative, that is father, mother, son, daughter, brother or sister
- income from income stream products, such as annuities and allocated products
- scholarship or tuition payments paid into the student's account
- a rent subsidy paid by the Commonwealth, or a State or Territory Government
- child support payments
- income support payments; and
- loans received for personal use (e.g. assist with bills, buy a car).

Examples of exempt income

Examples of exempt income include but are not limited to:

- superannuation will not be considered income until the tenant reaches pension age or starts to receive a pension or annuity out of that fund
 - However, if someone is transitioning to retirement, and receiving even a part payment out of their superannuation account, it would be considered income under the *Social Security Act 1991*
- compensation for loss of, or damage to, building, plant effects
- inheritance (however, any interest earned from an inheritance, for example by placing in a trust, or leaving in a bank account where it is earning interest would be assessed as income, that is, income from interest or dividends)
- supported disability accommodation under a National Disability Insurance Scheme (NDIS) plan
- lump sum compensation payments
- scholarship or tuition payments paid directly to educational institutions
- state foster care allowance or benefit
- emergency relief or similar assistance
- costs of running a business e.g. staff wages, supplies
- receipt of periodic or lump sum payments of a previous loan made by the tenant
- a payment under the NDIS as part of a tenant's NDIS package; and
- loan repayments from a pre-existing loan made to family/friend by the tenant.*

* NB: When assessing tenant income according to the gross income limits, amounts received by the applicant (potential tenant and/or eligible tenant) that are repayments of a loan they have previously made (e.g. to a family member or friend) are generally not considered income for eligibility purposes.

Calculating gross household income

In order to rent a rental dwelling, tenants must meet certain eligibility criteria, including gross household income limits. When assessing whether a household will be eligible to rent an approved dwelling, approved participants must determine the gross household income for the **12 months prior to the day on which the household would become tenants**. For example, if a tenancy lease agreement for the dwelling commences on 1 April 2020, the tenant eligibility would be assessed by calculating the gross household income for the period 1 April 2019 to 31 March 2020.

A household consists of all persons who are tenants of the dwelling. All persons who ordinarily live in the dwelling must have their income included as a member of the household.

Examples of documentation evidencing gross household income

To provide some guidance the following documents may be used in assessing gross household income (not an exhaustive list):

- copies of pay slips
- copies of bank statements
- notice of assessment of annual tax returns
- annual income statement or payment summary
- letters from employers – current and/or past
- statements from Centrelink
- written evidence of overseas income, such as pensions or dividend statements; or
- statements that provide information about other sources of income.

As a last resort, in the event an approved participant is unable to provide evidence of the gross income of a tenant from the last 12 months, approved participants may consider a statutory declaration from the tenant as acceptable evidence.