

City of Adelaide 2024/25 Annual Report

Strategic Alignment - Our Corporation

Public

Tuesday, 21 October 2025

City Finance and Governance
Committee

Program Contact:

Rebecca Hayes, Associate
Director Governance & Strategy

Approving Officer:

Anthony Spertalis, Chief
Operating Officer

EXECUTIVE SUMMARY

The purpose of this report is to seek adoption of the City of Adelaide's 2024/25 Annual Report, which presents its and its subsidiaries' performance, achievements and planned outcomes as measured in the 2024/25 Business Plan and Budget, in delivering on the City of Adelaide Strategic Plan 2024-2028, to its community and stakeholders.

The Annual Report for the City of Adelaide and subsidiaries, alongside quarterly reporting, drives transparency and accountability to our community and stakeholders on services, functions and projects supporting our city and its people to thrive. Council is committed to seeking feedback and understanding our community, to ensure the services we deliver meet community needs.

An Annual Report is a requirement of the *Local Government Act 1999* (SA) (the Act). It must include any associated Council subsidiary annual reports, including Council and subsidiary Financial Statements, and must be considered and adopted by Council before 30 November each year.

The City of Adelaide 2024/25 Annual Report (**Attachment A**), along with the 2024/25 Annual Report of the Audit and Risk Committee (Presiding Member's Annual Report) (**Attachment B**), and the board approved subsidiary annual reports for; Adelaide Central Market Authority (**Attachment C**), Adelaide Economic Development Agency (**Attachment D**), Kadaltilla / Adelaide Park Lands Authority (**Attachment E**) and Brown Hill and Keswick Creeks Stormwater Board (**Attachment F**), were presented to the Audit and Risk Committee on 17 October 2025 and will be presented to the Council meeting of 28 October 2025 for adoption.

In accordance with the Kadaltilla / Adelaide Park Lands Authority Charter, an annual review of the contents of the Kadaltilla / Adelaide Park Lands Authority Strategic Plan 2023-2028 is undertaken and approved by Council. This review is undertaken in line with the development of the Kadaltilla / Adelaide Park Lands Authority Annual Report.

RECOMMENDATION

The following recommendation will be presented to Council on 28 October 2025 for consideration

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Adopts the City of Adelaide 2024/25 Annual Report as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 21 October 2025.
2. Adopts the 2024/25 Audit and Risk Committee Presiding Member's Annual Report as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 21 October 2025.

3. Adopts the Adelaide Central Market Authority 2024/25 Annual Report as contained in Attachment C to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 21 October 2025.
 4. Adopts the Adelaide Economic Development Agency 2024/25 Annual Report as contained in Attachment D to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 21 October 2025.
 5. Adopts the Kadaltilla / Adelaide Park Lands Authority 2024/25 Annual Report as contained in Attachment E to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 21 October 2025.
 6. Approves that no amendments be made to the Kadaltilla 2023–2028 Strategic Plan.
 7. Adopts the Brown Hill and Keswick Creeks Stormwater Board 2024/25 Annual Report as contained in Attachment F to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 21 October 2025.
 8. Notes the 2024/25 Consolidated Financial Statements of the City of Adelaide, and the Financial Statements of the Adelaide Economic Development Agency, Kadaltilla / Adelaide Park Lands Authority, Adelaide Central Market Authority and Brown Hill and Keswick Creeks Stormwater Board were presented to the Audit and Risk Committee at Agenda Item 8.2 of its meeting of 24 September 2025, and that the Audit and Risk Committee recommended to Council that they be included in the adopted Annual Report.
 9. Authorises the Chief Executive Officer or delegate can make minor or technical amendments to the City of Adelaide 2024/25 Annual Report as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 21 October 2025.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation The Annual Report is the City of Adelaide’s report to the community and stakeholders on its performance, achievements and planned outcomes as measured in the Business Plan and Budget, in delivering on the City of Adelaide Strategic Plan 2024-2028.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Compilation and presentation of the City of Adelaide Annual Report is consistent with the legislative requirements of annual reporting to the community set out in the <i>Local Government Act 1999</i> (SA). Copies of the Annual Report must be submitted to the Parliamentary Librarian of South Australia, the State Library of South Australia, and the National Library of Australia by 30 November 2025, and the SA Local Government Grants Commission by 31 December 2025. There are no expected risks associated with the completion of the legislative process.
Opportunities	The production and promotion of the Annual Report will further enable Council to transparently share its achievements.
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. In accordance with Section 131 of the *Local Government Act 1999* (SA) (the Act), a council must adopt an annual report for the financial year ending on the preceding 30 June, on or before 30 November.
2. The City of Adelaide 2024/25 Annual Report (Annual Report) must include material and information on the matters specified in Section 126, Section 131, Schedule 2 and Schedule 4 of the Act, including financial reporting and statements, legislatively required Council and Corporation practices, an annual report for any subsidiary, an annual report for the Audit and Risk Committee, and achievements against Strategic Management Plans and the Business Plan and Budget.
3. As highlights in the Annual Report (**Attachment A**), the City of Adelaide:
 - 3.1. **Delivered the 2024/25 Business Plan and Budget** within adopted parameters, with a final end of year operating position of \$9.475 million, and a Capital Works program of \$101.115 million – consisting of an Asset Renewal program of \$53.606 million, and a New and Upgrade program of \$47.509 million. The Essential Services Commission of SA (ESCOSA) undertook a review, finding our financial performance to be mostly sustainable. Additionally, all of our nine Key Financial Indicators were on track, showing responsible management of community funds.
 - 3.2. **Advanced revitalisation of Hindley and Gouger Streets, delivered paving works near 88 O’Connell Street**, and undertook community engagement on on-street parking.
 - 3.3. **Strengthened housing growth and affordability** through a submission to the State Planning Commission supporting adaptive reuse reforms, **progressed the Flinders Street Housing project** with State and Federal engagement, **supported adaptive reuse for housing** through ARCHI (achieving 14 new dwellings with further projects in the pipeline), and **advanced the Tapangka redevelopment** with a commitment to deliver 35% affordable housing.
 - 3.4. **Attracted investment and employment opportunities** through the Adelaide Economic Development Agency’s engagement with 86 businesses on relocation and growth, creating potential for 3,850+ new city jobs.
 - 3.5. **Supported belonging through the adoption of the new Cultural Policy** to strengthen Adelaide’s global cultural role, and engaged the Access and Inclusion Advisory Panel to inform projects and policies aligned to the Disability Access and Inclusion Plan 2024–2028.
 - 3.6. Approved 123 Sustainability Incentives applications **reducing over 12,000 tonnes of CO₂ equivalent, planted 273 new street trees**, and worked with the State Government on funding arrangements to enable master planning for Helen Mayo Park, to enhance green space.
 - 3.7. **Celebrated major achievements** including Gold at the Good Design Australia Awards for City Plan – Adelaide 2036; AILA’s Small Project Award for Place of Reflection; the Minister’s Public Health Award for Project Night Light; Planning Institute of Australia, SA Division, Planning Awards for The Integrated Climate Strategy and City Plan; and Adelaide Central Market’s Silver Award at the SA Tourism Awards.
4. The Annual Report (**Attachment A**), along with the 2024/25 Audit and Risk Committee Presiding Member’s Annual Report (**Attachment B**), and the board approved subsidiary annual reports for; Adelaide Central Market Authority (**Attachment C**), Adelaide Economic Development Agency (**Attachment D**), Kadaltilla / Adelaide Park Lands Authority (**Attachment E**) and Brown Hill and Keswick Creeks Stormwater Board (**Attachment F**), were presented to the Audit and Risk Committee on 17 October 2025 and will be presented to the Council meeting of 28 October 2025 for adoption.
5. In accordance with section 6.4 of the Kadaltilla / Adelaide Park Lands Authority Charter, an annual review of the contents of the Kadaltilla / Adelaide Park Lands Authority Strategic Plan 2023-2028 is undertaken and approved by Council. This review is undertaken in line with the development of the Kadaltilla / Adelaide Park Lands Authority Annual Report. The 2024/25 review identified and recommended:
 - 5.1. Messages from the Presiding Member and Deputy Presiding Member remain relevant.
 - 5.2. The role of Kadaltilla / Adelaide Park Lands Authority in the Governance of the Adelaide Park Lands remains unchanged.
 - 5.3. The strategy content remains consistent with the strategic priorities and objectives of Kadaltilla / Adelaide Park Lands Authority.

- 5.4. Noting the Adelaide Park Lands Management Strategy – Towards 2036 was finalised in August 2025, it is proposed that the Strategic Plan 2023-2028 priority projects are revisited as part of the annual review for 2025/26.
- 5.5. Accordingly, no amendments are recommended as a consequence of the 2024/25 annual review process.
6. Audited 2024/25 financial statements for the City of Adelaide and those for Adelaide Central Market Authority, Adelaide Economic Development Agency, Kadaltilla / Adelaide Park Lands Authority, and Brown Hill and Keswick Creeks Stormwater Board were presented to the Audit and Risk Committee on 24 September 2025. The Audit and Risk Committee recommended that the Consolidated Financial Statements of the City of Adelaide, and the Financial Statements of City of Adelaide subsidiaries and the Brown Hill and Keswick Creeks Stormwater Board be included in the adopted Annual Report. This recommendation was noted by Council at its meeting on 14 October 2025.
7. Audited financial statements for the City of Adelaide and each of the subsidiaries, and that of Brown Hill Keswick Creeks Stormwater Board was received by Council at its meeting on 14 October 2025 (Links 1 - 6). The audited financial statements will be included in these respective annual reports after adoption of this report.
8. A copy of the finalised Annual Report documents will be submitted to the Parliamentary Librarian of South Australia, the State Library of South Australia, and the National Library of Australia by 30 November 2025. A copy will be provided to the South Australian Local Government Grants Commission by 31 December 2025.
9. Once adopted, the Annual Report will be available on Council's website, with copies available at Council's Customer Centre and Libraries.

DATA AND SUPPORTING INFORMATION

Link 1 – [Agenda for Council 14 October 2025](#)

Link 2 – [Council 14 October 2025 – Item 15.1 – Audited Financial Statements & Report on Financial Results – Attachment A](#)

Link 3 – [Council 14 October 2025 – Item 15.1 – Audited Financial Statements & Report on Financial Results – Attachment B](#)

Link 4 – [Council 14 October 2025 – Item 15.1 – Audited Financial Statements & Report on Financial Results – Attachment C](#)

Link 5 – [Council 14 October 2025 – Item 15.1 – Audited Financial Statements & Report on Financial Results – Attachment D](#)

Link 6 – [Council 14 October 2025 – Item 15.1 – Audited Financial Statements & Report on Financial Results – Attachment E](#)

ATTACHMENTS

Attachment A – City of Adelaide 2024/25 Annual Report

Attachment B – 2024/25 Audit and Risk Committee Presiding Member's Annual Report

Attachment C – Adelaide Central Market Authority 2024/25 Annual Report

Attachment D – Adelaide Economic Development Agency 2024/25 Annual Report

Attachment E – Kadaltilla / Adelaide Park Lands Authority 2024/25 Annual Report

Attachment F – Brown Hill and Keswick Creeks Stormwater Board 2024/25 Annual Report

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