

Council Meeting Agenda & Reports

2 June 2025

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
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City of
Norwood
Payneham
& St Peters

29 May 2025

To all Members of the Council

NOTICE OF MEETING

I wish to advise that pursuant to Sections 83 and 87 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:

Monday 2 June 2025, commencing at 7.00pm.

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
CHIEF EXECUTIVE OFFICER

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City of
Norwood
Payneham
& St Peters

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VENUE Council Chambers, Norwood Town Hall

HOUR

PRESENT

Council Members

Staff

APOLOGIES

ABSENT

1. **KAURNA ACKNOWLEDGEMENT**
2. **OPENING PRAYER**
3. **CONFIRMATION OF THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON 26 MAY 2025**
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 QUESTIONS WITH NOTICE – PEDESTRIAN CROSSING AND ROAD UPGRADE ON ANN STREET, STEPNEY - SUBMITTED BY CR SCOTT SIMS

QUESTION WITH NOTICE: Pedestrian Crossing and Road Upgrade on Ann Street, Stepney
SUBMITTED BY: Cr Scott Sims
FILE REFERENCE: qA1040
ATTACHMENTS: Nil

BACKGROUND

Cr Sims has submitted the following Questions with Notice:

1. Could staff please confirm the expected completion date for the pedestrian crossing on Ann Street?
2. Additionally, could staff provide details regarding the road upgrade associated with Otto's development side on Ann Street?

REASONS IN SUPPORT OF QUESTION

Nil

**RESPONSE TO QUESTION
PREPARED BY GENERAL MANAGER, INFRASTRUCTURE & MAJOR PROJECTS**

Question 1.

The consultant is currently finalising the detailed design for the Ann Street Crossing, which is expected to be completed within the next two to four (2–4) weeks. Some relevant engineering design standards have required modifications to ensure compliance for stormwater drainage and lighting.

Once the detailed design is complete, a six (6) week procurement process for the construction works will be undertaken.

Subject to weather and contractor availability, the Ann Street crossing is expected to be completed by the end of 2025.

Question 2.

The approved Otto development includes a new public road (Otto Avenue), driveway crossovers, kerbing, footpath paving and street tree planting and other landscaping on Ann Street and Wells Street, Stepney.

The developer of the Otto site is responsible for undertaking these works in accordance with the Council's standards as part of the Development Approval that has been issued for this development.

Once the development has been completed, Council staff will ensure that the new infrastructure has been correctly installed prior to handover to the Council as an asset and assume on-going maintenance of the asset.

The extent of works is highlighted in the image below.

9.2 QUESTIONS WITH NOTICE – THE PARADE MASTERPLAN AND GEORGE STREET REDEVELOPMENT - SUBMITTED BY CR SCOTT SIMS

QUESTION WITH NOTICE: The Parade Masterplan and George Street Redevelopment
SUBMITTED BY: Cr Scott Sims
FILE REFERENCE: qA1040
ATTACHMENTS: Nil

BACKGROUND

Cr Sims has submitted the following Question with Notice:

Could staff provide a brief update on The Parade Masterplan and George Street, including any updated financials?

REASONS IN SUPPORT OF QUESTION

Nil

RESPONSE TO QUESTION

PREPARED BY GENERAL MANAGER, INFRASTRUCTURE & MAJOR PROJECTS

1. Implementation of the Parade Masterplan is currently in the preliminary design phase. Council staff and representatives from the Department for Infrastructure and Transport, formed a working group in 2024, to progress incorporation of the Department's various design requirements for the Project. Now that the Department's design requirements have been confirmed, the preparation of final design documents is now progressing well. Council staff and the consultants are cognisant of the Council's Long-term Financial Plan and ensuring that the scope of the Project meets infrastructure and stakeholder requirements. Further information on the proposed design and scope of works, including staging and updated cost estimates, is planned to be provided to the Council, once design is completed and cost estimates have been developed, which based on current progress is estimated to be scheduled in the last quarter of 2025.
2. As previously advised, the George Street Upgrade Project has been tendered and Council staff are currently assessing the tenders that have been received. A report regarding the tender outcome will be presented to the Council at its July 2025 meeting.

10. DEPUTATIONS
Nil

11. PETITIONS
Nil

12. WRITTEN NOTICES OF MOTION
Nil

13. STAFF REPORTS

Section 1 – Strategy & Policy

Reports

[No Items listed under this Section]

Section 2 – Corporate & Finance
Reports

13.1 PAYNEHAM MEMORIAL SWIMMING CENTRE REDEVELOPMENT PROJECT – LOCAL GOVERNMENT FINANCE AUTHORITY PROGRESS REPORT

REPORT AUTHOR: Chief Financial Officer
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4548
FILE REFERENCE:
ATTACHMENTS: A - B

PURPOSE OF REPORT

The purpose of this report is to present to the Council an update on the *Payneham Memorial Swimming Centre Redevelopment Project* that was presented to the Local Government Finance Authority on 6 May 2025, in accordance with the Special Conditions associated with the terms of the loan for the Project.

BACKGROUND

As Elected Members are aware, the Council has entered into a Loan Arrangement with the Local Government Finance Authority (LGFA) for the *Payneham Memorial Swimming Centre Redevelopment Project* (the Project). As part of the conditions of the loan, the Council is required to provide the LGFA with information regarding the status of the Payneham Memorial Swimming Centre Redevelopment Project.

On 6 May 2025, the *Payneham Memorial Swimming Centre Redevelopment Project* Progress Report (the letter), was forwarded to the LGFA, in accordance with the Special Conditions of the loan.

A copy of the letter dated 6 May 2025 is contained in **Attachment A**.

DISCUSSION

As stated in the letter to the LGFA, the Project is tracking on time and on budget, with all key milestones being met in accordance with the Project Schedule. There have been no unexpected delays or issues to date. Any variations to the scope of works are being closely monitored, however, no changes to the Project Budget are required at this stage. If necessary, any adjustments will be considered closer to the completion of the Project.

All funding milestones have been met. Grant funding from the State Government has been received as planned and costs that have been incurred to date have been in line with budget forecasts.

Overall, the Project is currently in a strong position, maintaining steady momentum in both delivery and financial management. Progress on the *Payneham Memorial Swimming Centre Redevelopment Project* remains aligned with the Council's strategic goals and achievable milestones.

On 13 May 2025, Mr Davin Lambert, Chief Executive Officer of the LGFA forwarded a letter to the Council in response to the *Payneham Memorial Swimming Centre Redevelopment Project* Progress Report. In summary, the LGFA has advised that the LGFA has reviewed the Council's 2023-2024 Audited Financial Statements and the Payneham Memorial Swimming Centre Redevelopment Project Progress Report (as at March 2025).

As set out in the letter, the LGFA has advised that:

We are satisfied that the following conditions, as outlined in Section 2, Annexure A of Debenture No. 5, have been met:

- I. Adjusted Operating Surplus Ratio is greater than 0%;*
- II. Total debt is less than \$110,000,000;*
- III. Asset Renewal Funding Ratio is greater than 75%;*
- IV. Quarterly reports, aligned with NPSP review cycle, PMSC budget versus actuals, includes any material approved variations; and*
- V. On an annual basis illustrating compliance in line with it NPSP's Treasury Management Policy.*

The LGFA appreciate NPSP's continued commitment to meeting the special conditions and look forward to this being maintained in our next review

A copy of the letter dated 13 May 2025 from the LGFA is contained in **Attachment B**.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Not Applicable.

RECOMMENDATION

That the report be received and noted.

Attachments – Item 13.1

Attachment A

Payneham Memorial Swimming Centre Redevelopment Project Local Government Finance Authority Progress Report



File Number: qA1848
 Enquiries To: Natalia Axenova
 Direct Telephone: 8366 4548



City of
 Norwood
 Payneham
 & St Peters

6 May 2025

Davin Lambert
 Chief Executive Officer
 Local Government Finance Authority of South Australia
 147 Pirie Street
 ADELAIDE SA 5000

Via email: davin.lambert@lgfa.com.au

Dear Davin

**PROJECT PROGRESS REPORT
 PAYNEHAM MEMORIAL SWIMMING CENTRE REDEVELOPMENT PROJECT**

As provided for in the Special Conditions imposed by the Local Government Finance Authority (LGFA) on the loan approval for this Project, the purpose of this letter is to provide the Authority with information on the *Payneham Memorial Swimming Centre Redevelopment Project*.

Project Name

Payneham Memorial Swimming Centre Redevelopment Project.

Project Objective

Redevelopment of the Payneham Memorial Swimming Centre to modernise facilities, improve community accessibility and enhance sustainability.

Status

On Track ✓

Key Financial Impact

- State Government Grant provided under the Local Government Infrastructure Partnership Program: \$5,600,000
- Total Budget: \$60,222,958

TABLE1: PROJECT MILESTONES

| Milestone Name | Target Completion Date | Actual Completion Date | Status | Comments |
|------------------------------|------------------------|------------------------|-----------|---|
| Feasibility Study Completion | | | Completed | Nil |
| Final Design | | | Completed | Nil |
| Commencement of Construction | 5 February 2024 | | On Track | Nil |
| Practical Completion | 27 January 2026 | 31 March 2026 | Revised | Approved Extension |
| Expected Opening | March 2026 | July 2026 | Revised | Following extension on Practical Completion |

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 Social Equity
 Cultural Vitality
 Economic Prosperity
 Environmental Sustainability

TABLE 2: DETAILED MILESTONES

| Key Milestone | Completion Date |
|--|-------------------|
| Works Commenced on Site | 5 February 2024 |
| Demolition of Existing Centre | 22 March 2024 |
| Bulk Civil & Remediation Works | 1 August 2024 |
| Structural Piling Mobilisation #1 (Building, Balance Tank & Pool Piling) | 30 September 2024 |
| Pool Balance Tank Substructure | 23 October 2024 |
| Indoor 25m & Learn to Swim Pool Shells | 1 November 2024 |
| Outdoor 50m Pool Shell | 13 December 2024 |
| Erection of Structural Steel Roof Framing for Pool Hall Building | 20 December 2024 |
| Hydrostatic Testing of Indoor Pools | 15 January 2025 |
| Main Pool Hall Building Roof Sheetting | 31 January 2025 |
| Pavilion Building Concrete Slab | 3 March 2025 |

FINANCIAL OVERVIEW**Funding Sources for Expenditure**

- State Government Grant \$5,600,000
- Borrowings \$54,622,958

Financial Status

The Project is currently tracking on time and on budget as scheduled, with all key milestones being met in accordance with the Project Schedule and or revised approved timeframes. Grant funding has been received as planned and costs that have been incurred, are in line with budget forecasts. Overall, the Project remains on track both in terms of timeline and financial performance. Expenditure mainly includes costs from the Construction Supplier, BADGE Construction (S.A.) Pty Ltd (BADGE) and costs associated with Design Consultant fees. All costs are being tracked and maintained on daily basis.

TABLE 3: FINANCIAL POSITION AS AT MARCH 2025

| | Actuals 2023-2024 | Actuals 2024-2025 | Actuals 2025-2026 | Actuals to date | Full Budget | Balance to complete |
|-----------------|----------------------|----------------------|----------------------|--------------------|----------------|------------------------|
| Grants received | \$ 560 | \$ 2,240 | \$ - | \$ 2,800 | \$ 5,600 | \$ 2,800 |
| Expenditure | \$ 4,257 | \$ 18,139 | \$ - | \$ 22,396 | \$ 60,223 | \$ 37,827 |
| | \$ 3,697 | \$ 15,899 | \$ - | \$ 19,596 | \$ 54,623 | \$ 35,027 |

Cost Variations

While there have been a number of identified variations during the construction phase, at this point in the project schedule, no budget adjustments are being requested at this stage. It is more practical and efficient to consider any budget amendments towards the end of the project, at the time when the full scope of variations is clear and all financial impacts can be assessed comprehensively. This approach will ensure a more accurate and streamlined reconciliation of the Project Budget. The current list of variations that have been submitted by BADGE Construction (S.A.) Pty Ltd (BADGE) and as confirmed in the Claim Assessment Report (dated March 2025) prepared by the Council's cost Consultant WT, is summarised in Table 4.

TABLE 4: VARIATIONS SUMMARY

| Contract Schedule Items | Approved Variations | Pending Variations |
|---|----------------------------|---------------------------|
| Demolition and soil repository works | -297,652.91* | |
| Updates to feature ceiling and Pool wall design | -947,652.53* | 157,730.80 |
| Zero Depth Play (Provisional Scope Item) | 1,094,937.25 | -888,430.00* |
| Electrical Updates | 184,910.62 | |
| Epoxy Grout Treatment | -1,044,715.00* | |
| Roof Safety Updates | 121,412.76 | |
| Misc. Project Scope Change | -135,240.79* | -5,246.95* |
| Misc. Design Updates | 279,613.84 | 403,199.12 |
| Misc. Latent Conditions | 190,765.86 | |
| | \$ -553,620.90 | \$ -332,747.03 |

*(-) indicates cost savings

Approved Variations mainly relate to savings in the Demolition and on-site soil repository activities, sourcing of an alternative supplier for the timber ceiling in the Main Pool Hall and revised epoxy grout pool treatments.

Pending Variations relate mainly to various miscellaneous design amendments and additional structural steel members in the Main Indoor Pool Hall.

TABLE 4: PROJECTED CASHFLOW

| Source | 2024-2025 | 2025-2026 |
|---------------|------------------|------------------|
| Grants | | \$ 2,800 |
| Expenditure | \$ 16,861 | \$ 20,966 |
| | \$ 16,861 | \$ 18,166 |

Risk Management

As with the delivery of any major complex project, a comprehensive risk assessment has been conducted for the Payneham Memorial Swimming Centre Project and a detailed Risk Register is in place. The Risk Register is regularly reviewed and updated by staff to identify, assess and mitigate or eliminate if possible, potential risks that may impact on project timelines, costs or deliverables. Ongoing monitoring of the Risk Register ensures that emerging risks are proactively managed and appropriate mitigation strategies are implemented to minimise disruptions and costs. Regular reviews by the Project Team and key stakeholders, assists in maintaining a structured approach to risk management, ensuring that the Project remains "on track" while addressing any challenges that may arise.

Next Steps and Timeline

The following is a list of major construction components that will be undertaken.

- Electrical & Hydraulic Service Works
- Pool Hall Internal Fit out
- Pavilion Building Framing & Structural Steel
- Tiling in 50m, 25m & LTS Pools
- Slide Tower Preliminary Works
- Zero Depth Splash Pad Preliminary Works

Conclusion

The Payneham Memorial Swimming Centre Redevelopment Project is progressing well, with current works proceeding according to the agreed schedule. There have been no unexpected delays or issues to date and construction is progressed as planned. Any identified variations in the scope of works, are being closely monitored, however, no immediate changes to the project budget are proposed at this stage, with adjustments to be considered closer to project completion if necessary. Funding milestones have been met and all Grant income and expenditure remain in alignment with expectations and conditions. Overall, the project is currently in a strong position, maintaining steady momentum in both delivery and financial management. Progress on the Payneham Memorial Swimming Centre Redevelopment Project remains aligned with strategic goals and achievable milestones.

Should you require any further information, please contact the Council's Chief Financial Officer, Natalia Axenova on 8366 4548 or email naxenova@npsp.sa.gov.au.

Yours sincerely



Robert Bria
MAYOR



Mario Barone PSM
CHIEF EXECUTIVE OFFICER

Attachment B

Payneham Memorial Swimming Centre Redevelopment Project Local Government Finance Authority Progress Report



13 May 2025

Mr. Mario Barone
Chief Executive Officer
City of Norwood Payneham & St Peters

via email: mbarone@npsp.sa.gov.au

Dear Mario

Re: Payneham Memorial Swimming Centre Redevelopment Project (PMSC) Special Conditions Review

The Local Government Finance Authority (LGFA) recently received an email enquiry from the City of Norwood Payneham & St Peters (NPSP) Council regarding the LGFA's assessment outcome on the special conditions applied to PMSC loans.

PMSC Special Conditions Review

The LGFA has reviewed NPSP's audited financial statements for FY23–24, as well as the letter from NPSP's PMSC progress report (as at March 2025). We are satisfied that the following conditions, as outlined in Section 2, Annexure A of Debenture No. 5, have been met:

- I. Adjusted Operating Surplus Ratio is greater than 0%
- II. Total debt is less than \$110,000,000
- III. Asset Renewal Funding Ratio is greater than 75%
- IV. Quarterly reports, aligned with NPSP review cycle, PMSC budget versus actuals, includes any material approved variations
- V. On an annual basis illustrating compliance in line with NPSP's Treasury Management Policy

The LGFA notice that NPSP's Treasury Management Policy has not established a range for the proportion of loans on fixed and floating interest rates due to market volatility in recent years. LGFA understand that this approach will be reconsidered during the next policy review.

The LGFA appreciate NPSP's continued commitment to meeting the special conditions and look forward to this being maintained in our next review.

Should you have any further questions or require additional information, please do not hesitate to reach out.

Yours sincerely



Davin Lambert
CHIEF EXECUTIVE OFFICER

13.2 THE PARADE NORWOOD PRECINCT SEPARATE RATE AND 2025-2026 ANNUAL BUSINESS PLAN

REPORT AUTHOR: Manager, Marketing & Place Activation
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4582
FILE REFERENCE:
ATTACHMENTS: A - B

PURPOSE OF REPORT

The purpose of this report is to present the results of the consultation on the proposed continuation of The Parade Norwood Precinct Separate Rate and to present the *2025-2026 The Parade, Norwood Precinct Annual Business Plan*, to the Council for adoption.

BACKGROUND

At its meeting held on 3 March 2025, the Council considered a report on the Separate Rate and resolved the following:

1. *That the continuation of the Separate Rate for The Parade Precinct for one (1) financial year, be endorsed 'in principle'.*
2. *That the revenue raised by the Separate Rate for The Parade Precinct to be set at \$225,000 for the 2025-2026 financial year.*
3. *That consultation with business and commercial property owners located within The Parade Precinct be undertaken on the proposal to extend the application of a Separate Rate for The Parade Precinct into the 2025-2026 financial year, for a period of twenty-one (21) days.*

Subsequent to this decision, consultation on the Separate Rate and the *Draft 2025-2026 The Parade, Norwood Precinct Annual Business Plan*, was undertaken with all businesses and property owners, located within The Parade, Norwood Precinct, from Tuesday, 8 April to Monday, 5 May 2025.

A copy of the submissions that has been received are contained in **Attachment A**.

At its meeting held Tuesday, 20 May 2025, the Council's Business and Economic Development Committee (BEDAC) considered a report on the submissions that have been received and resolved to recommend the following to the Council:

1. *That the Separate Rate for The Parade Norwood Precinct is to be endorsed for twelve (12) months commencing on 1 July 2025.*
2. *The revenue raised by the Separate Rate for The Parade Norwood Precinct be set at \$225,000 for the 2025-2026 financial year, having considered all submissions that have been received during the consultation period.*
3. *That the 2025-2026 The Parade, Norwood Annual Business Plan be endorsed.*

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Objectives and Strategies contained in the Council's Strategic Management Plan, *CityPlan2030*, are outlined below:

Outcome 3: Economic Prosperity

A dynamic and thriving centre for business and services.

- **Objective 3.1 A diverse range of businesses and services.**
 - *Strategy 3.1.1*
Support and encourage local small, specialty, independent and family-owned businesses.

- **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 3.2.3
Promote the City as a visitor destination.
- **Objective 3.5 A local economy supporting and supported by its community.**
 - Strategy 3.5.1
Support opportunities for people to collaborate and interact in business precincts.
 - Strategy 3.5.2
Retain accessible local shopping and services.

The relevant Strategies contained in the 2021-2026 Economic Development Strategy are outlined below:

Dynamic & Diverse City

A City with thriving and resilient business sectors that drive employment and deliver growth.

- **Objective: Support the growth and viability of the City's business sectors that drive employment and deliver growth.**
 - Strategy 1.3
Identify emerging trends and support opportunities for economic growth.
 - Strategy 1.4
Promote opportunity and collaboration across the sectors.
 - Strategy 1.5
Identify and promote local competitive advantage.

Destination City

A destination with dynamic, cultural, vibrant and attractive precincts.

- **Objective: Increase the number of people who live, work and visit the City and enhance the community well-being of existing residents, workers and visitors.**
 - Strategy 2.1
Showcase and promote the City's attractions and events to facilitate growth and visitation.
 - Strategy 2.3
Facilitate the activation of key spaces and precinct in the City.
 - Strategy 2.4
Work with local business operators to strengthen the viability of precincts and enhance the customer experience.

Innovative City

An innovative City that supports business and attracts investment.

- **Objective: Attract and maintain competitive businesses with the capacity for resilience and ongoing sustainability, innovation and growth.**
 - Strategy 3.2
Recognise businesses and business sectors that make a significant contribution to the City.

Business Friendly City

A City that understands the needs of business.

- **Objective: Remove barriers and make it easy for business owner to start, run and grow a business.**
 - Strategy 1.3
Foster a local evening/night-time economy

FINANCIAL AND BUDGET IMPLICATIONS

Should the Council endorse the Separate Rate for one year, it is recommended that the total revenue that is collected through the Separate Rate be set at \$225,000.

The *2025-2026 The Parade, Norwood Precinct Annual Business Plan* is based on a budget allocation of \$225,000 and a copy of the Plan is contained in **Attachment B**.

The objective of raising the Separate Rate for The Parade, Norwood is based on using the funds to ensure that The Parade remains viable in an increasingly competitive market, whilst bearing in mind the additional cost to the property owners and businesses.

Larger centrally operated shopping centres (i.e. Burnside Village and Westfield Shopping Centres) undertake marketing which is paid for by the individual shop tenants through their respective lease arrangements which is possible because they all have a single landlord, the owner of the shopping centre. The Parade has multiple landlords and therefore the Council acts as the central marketing body and undertakes marketing and promotion for the precinct as a destination and the businesses (i.e. tenants) located within The Parade Norwood Precinct.

RESOURCE ISSUES

The collection of The Parade Precinct Separate Rate will occur as part of the distribution of Council Rates Notices, which is undertaken by the Council's administration. The Separate Rate is allocated in alignment with the *2025-2026 The Parade, Norwood Precinct Annual Business Plan*, which is implemented by the Council's Place Activation & Economy Unit with the involvement from other Council staff and external contractors as required.

CONSULTATION

An information package was released for consultation for a period of twenty-eight (28) days, from Tuesday, 8 April until Monday, 5 May 2025.

An additional week was added to the usual consultation period of twenty-one (21) days due to Easter and Anzac Day long weekends. Letters, a Fact Sheet and Sample Effect Table, were distributed to all businesses and property owners within The Parade Norwood Precinct. In addition to this, posters were placed on The Parade and information was published on the Council and The Parade websites. The *Business on The Parade* Electronic Direct Marketing (EDM) was sent advising The Parade traders of the consultation details.

Comments were invited via email and in writing. In total three (3) submissions were received in respect to the consultation on the continuation of the Separate Rate and the draft 2025-2026 The Paade Norwood Annual Business Plan.

A copy of the submissions that have been received are contained in **Attachment A**.

DISCUSSION

Despite releasing the proposed continuation to the Separate Rate and the *Draft 2025-2026 The Parade, Norwood Precinct Annual Business Plan* for consultation at the same time, the three (3) submissions that have been received relate specifically to the Separate Rate. One (1) of the submissions is opposed to the Separate Rate and two (2) are in support of the Separate Rate.

A summary of the issues raised in the submissions are set out below:

- business received no benefit from the promotion and marketing of The Parade;
- some businesses are charged while others are not (neighbouring businesses in side streets); and
- with the completion of Burnside Village Shopping Centre, this is not the time to consider removing the Separate Rate.

The allocation of the revenue from the Separate Rate for The Parade Norwood Precinct, is specifically used for marketing and promotion. The revenue generated from the Separate Rate is not collected for the purposes of providing or maintaining infrastructure.

Other key precincts across metropolitan Adelaide have a Separate Rate for the purpose of marketing and promotion. For comparison, the Separate Rate collected in 2024-2025 for other mainstreet precincts in metropolitan Adelaide are outlined in Table 1 below.

TABLE 1: COMPARISON OF THE SEPARATE RATE COLLECTED FOR SIMILAR MAINSTREET FOR 2024-2025 PRECINCTS IN METROPOLITAN ADELAIDE*

| Year | Mainstreet/Precinct | Separate Rate Revenue |
|-------------|------------------------------|------------------------------|
| 2024-2025 | Village Heart, Prospect Road | \$19,500 |
| 2024-2025 | Goodwood Road, Goodwood | \$60,658 |
| 2024-2025 | Unley Road, Unley | \$146,440 |
| 2024-2025 | King William Road, Hyde Park | \$159,940 |
| 2024-2025 | Fullarton Road | \$16,500 |
| 2024-2025 | The Parade, Norwood | \$215,000 |
| 2024-2025 | Jetty Road, Glenelg | \$707,115 |
| 2024-2025 | Rundle Mall | \$4.066 million |

OPTIONS

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

1. To continue the collection of the Separate Rate for The Parade, Norwood Precinct and endorse the *2025-2026 The Parade, Norwood Precinct Annual Business Plan* as it was presented for community consultation. This would result in the collection of \$225,000 for the 2025-2026 financial year.
2. To not raise the Separate Rate.

Option 1 is recommended for reasons set out in the report.

CONCLUSION

The Separate Rate for The Parade Norwood has been designed to ensure that The Parade continues to remain viable in an ever-increasing competitive retail and commercial market.

RECOMMENDATION

1. That a Separate Rate for The Parade Norwood Precinct be endorsed for the 2025 -2026 financial year.
2. Following consideration of the three (3) submissions that have been received during the consultation period, the revenue that is raised through application of the Separate Rate for The Parade Norwood Precinct be set at \$225,000 for the 2025-2026 financial year.
3. That the *2025-2026 The Parade, Norwood Annual Business Plan* be endorsed.

Attachments – Item 13.2

Attachment A

The Parade Norwood Precinct Separate Rate and 2025-2026 Annual Business Plan



From: [REDACTED]
Sent: Monday, 14 April 2025 9:45 AM
To: Townhall
Subject: Separate Rate for Norwood Parade Precinct

Hi,

Can this email please be passed on to the 'Place Activation & Economy Unit'.

The below points outline my position and recommendations:

1. The rate should be doubled to achieve \$550,000.00 and should increase each year with CPI.
2. The money should be portioned for particular purposes ie. 225k used for street improvements, christmas decorations etc. Capital spent on improving infrastructure. The other portion for events, promotions etc.
3. The NPSP council should portion towards the budget adding either 50% or the whole amount to bring it up to 750k to 1mil.
4. The committee doesn't seem to understand its mandate and is not agile enough.

Happy to discuss further and to also lead the charge to increase the levy.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

Disclaimer: This email and any attachments are confidential and intended solely for the recipient. If you are not the intended recipient, please delete this email and notify the sender immediately. Any unauthorised use, disclosure, or distribution is prohibited. While we take precautions to protect our emails from viruses, we cannot guarantee security and recommend that you scan all attachments. Argo on the Parade is not liable for any damage caused by malware transmitted via email.

From: [REDACTED]
Sent: Monday, 5 May 2025 12:48 PM
To: Townhall
Subject: The Parade Seperate Rate

Hi,

I'm sorry I'm a little late on responding, but it seems I'm just on time.

My wife and I have provided dancing classes at 200 the parade for 20 years and lately 30 years from 56 George Street Norwood. From the time this separate rate was implemented we haven't received any benefit to our business.

Our business brings around 200-250 people per week to The Parade of which none are walk-ins unlike the restaurants or retail stores who do benefit directly.

The plan highlighting the business that are being charged the rate doesn't seem to have our neighbour (Razz Hair), participating but does benefit from passing traffic.

For the past 3 years we have had to look at Betty's Burgers overflowing rubbish bins that have become a fixture on the footpath in front of their shop. These bins often close off the wheelchair access to their business and after many complaints continue to do so. Walking on the west side of George Street, travel west to turn left down the Parade (Betty's Burgers Corner) is generally impossible due to pedestrian numbers waiting at the lights. Trying to walk along the shared footpath with Betty's Burgers tables is also not possible due to over seating. You should try it some time. I understand this area to still be a footpath for the public, not a private seating arrangement?

What I am saying is that our immediate area (George St & The Parade) isn't enticing or user friendly at all. Not to mention the pigeon droppings all along the Parade footpaths. If Council was truly interested in promoting The Parade, there was plenty of opportunity to clean up the area to make it appeal whilst Burnside was undertaking major works. Too little too late as far as I am concerned.

Therefore, as mentioned earlier, we have never received any benefit from this extra rate charge and therefore request we be removed from the revenue collection.

Thank you & kind regards

[REDACTED]

[REDACTED]

From: City of Norwood Payneham & St Peters | Business on The Parade
Reply to: City of Norwood Payneham & St Peters | Business on The Parade
Date: Wednesday, 30 April 2025 at 3:57 pm

From: [REDACTED]
Sent: Wednesday, 16 April 2025 8:22 AM
To: Townhall
Subject: The Parade, Norwood - Separate Rant and Draft Annual Business Plan 2025-2026

Hi

We refer to correspondence dated 8 April 2025 received from Claire Betchley, Manager – Place Activation & Marketing, about continuation of the Separate Rate for The Parade, Norwood. We write as Property Managers on behalf of [REDACTED]

We strongly support the continuation of the Separate Rate. The Parade is a vibrant precinct but has continuing competition from other traditional shopping centres and other precincts. For retailers and other businesses to prosper, The Parade needs to remain front of mind with its clientele. The marketing and promotions implemented and paid for by the Separate Rate are an important initiative in this process. With the Burnside Village SC extension nearing completion, we assert that now is not the time to consider removing the Separate Rate.

Thank you for the opportunity to submit.

Please contact me if you require further information or have any questions.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

Confidentiality Clause: We intend this electronic mail message only for the person or entity named in the addressee field. This message may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the addressee or an employee or agent responsible for delivering this message to the addressee, please notify us immediately by telephone, return this message to us at the email address noted above and permanently destroy any copies you may have. Any dissemination or copying of this message by anyone other than the addressee is strictly prohibited.

Attachment B

The Parade Norwood Precinct Separate Rate and 2025-2026 Annual Business Plan



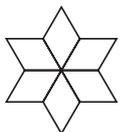
The Parade Norwood Precinct

ANNUAL BUSINESS PLAN

2025—2026



THE PARADE
NORWOOD



City of
Norwood
Payneham
& St Peters



VISION /

TO MAINTAIN THE STATUS OF SOUTH AUSTRALIA'S PREMIER MAINSTREET AS A VIBRANT DESTINATION WHERE RESIDENTS AND VISITORS CAN EXPERIENCE AND ENJOY A PLACE TO DINE, SHOP, PLAY AND DO BUSINESS.

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A Successful
Precinct

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Budget

/ 10

Strategies

/ 16

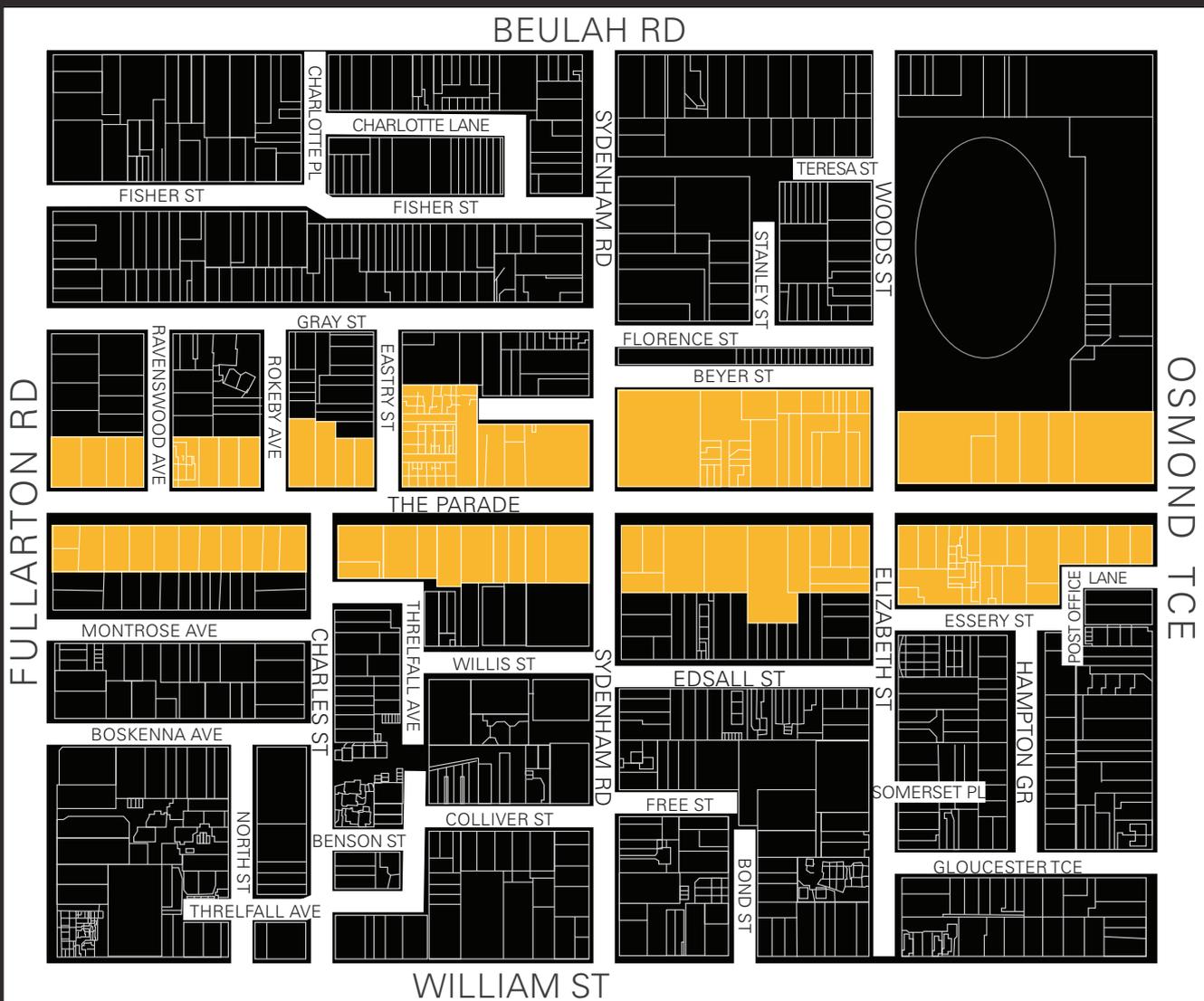
Monitoring
& Reporting

OVERVIEW

The Parade, Norwood, is a dynamic retail and commercial hub that offers a unique blend of shopping, dining and cultural experiences. Just five minutes from the CBD, it has become the vibrant heart of both the City of Norwood Payneham & St Peters and the eastern suburbs.

Spanning from Fullarton Road to Portrush Road, this section of The Parade is known as the State’s premier main street, drawing locals and visitors alike with its mix of local, national and international businesses, as well as exclusive stores unique to the precinct.

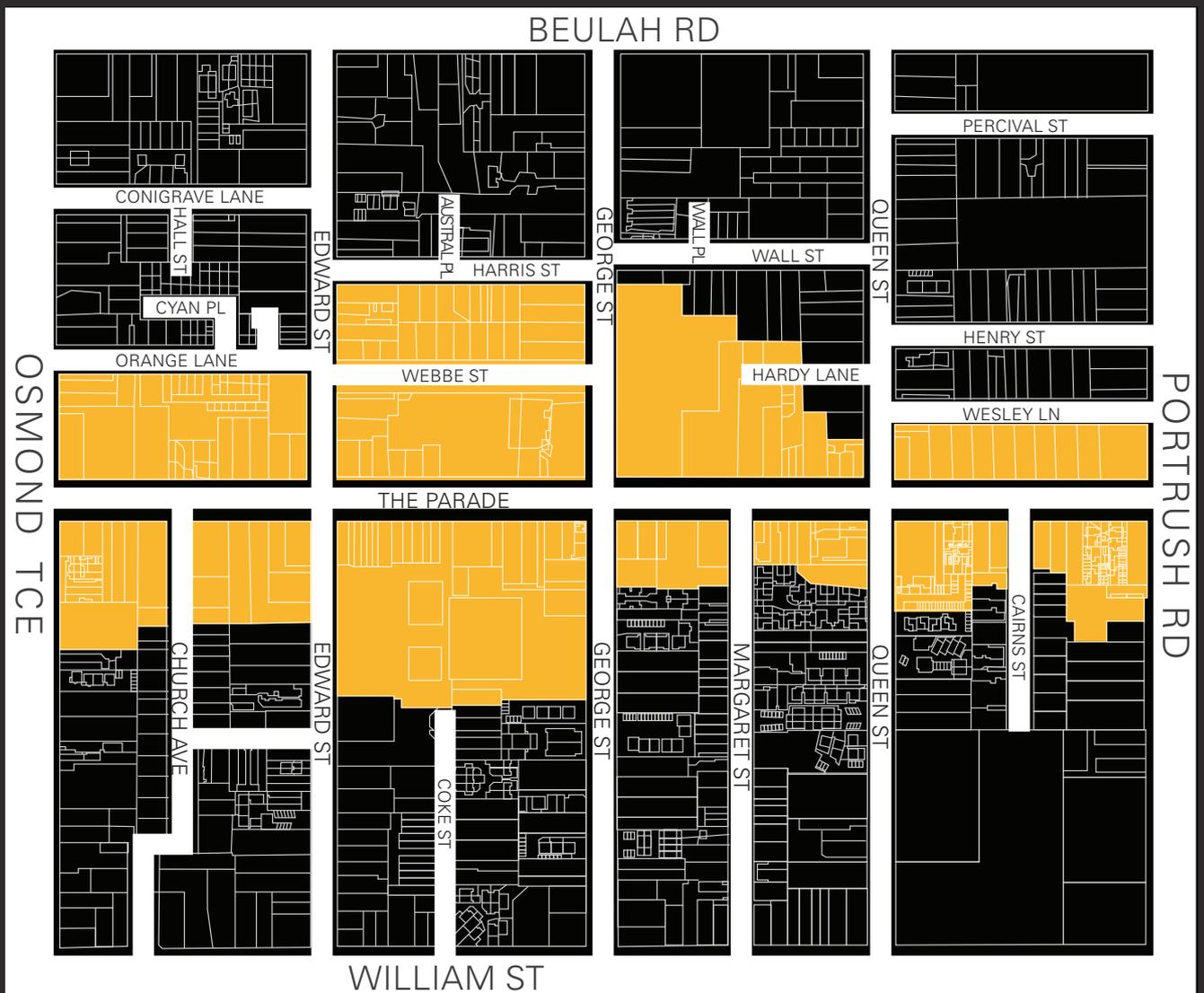
In addition to its vast array of shops and eateries, The Parade is home to two major retail anchors—Norwood Place and Norwood Mall Shopping Centres—and a wealth of non-retail commercial services, office buildings and medical consulting rooms.



For sports enthusiasts, Norwood Oval (Coopers Stadium), the home of the Norwood Football Club, adds to the area's appeal, while the Norwood Concert Hall and Norwood Town Hall cater to a wide range of cultural events.

Popular events such as the Tour Down Under, AFL Gather Round and the beloved Norwood Christmas Pageant further enhance The Parade's status as a must-visit destination.

With more than 250 shops, cafes and restaurants, The Parade offers something for everyone, making it the perfect place to live, work, shop, dine and enjoy life.





PURPOSE

The City of Norwood Payneham & St Peters works to support, educate and facilitate a healthy, vibrant business community with an emphasis on placemaking for the enhancement of The Parade, Norwood. At the heart of it, the Council is tasked with helping to drive the economic prosperity of The Parade, Norwood.

The Parade Norwood Precinct Annual Business Plan 2025–2026 outlines a series of objectives and strategies that will achieve The Parade, Norwood’s overall vision.

OBJECTIVES

The objectives of The Parade Norwood Precinct Annual Business Plan 2025–2026 are to:

- Courageously promote the Precinct and its businesses
- Increase visitation and encourage expenditure
- Increase business engagement and collaboration
- Provide strategic direction on the future growth and development of the Precinct.

A SUCCESSFUL PRECINCT

THERE ARE A NUMBER OF
ELEMENTS THAT WORK
TOGETHER TO CREATE
A SUCCESSFUL PRECINCT.



THE SIX KEY ELEMENTS THAT UNDERPIN THE PARADE'S SUCCESS ARE:



Diversity

A diverse mix of businesses including retail, services, dining and office spaces with a healthy combination of daytime and night-time trade.



Local Economy

A strong connection to the local area, offering residents and visitors quality and convenience.



Identity

A unique character, history and value that is expressed in creative ways including marketing and events.



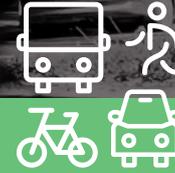
Drawcards

A number of drawcards that regularly attract a large number of people, including sporting facilities, supermarkets, movie complex, restaurants and flagship retail stores.



Placemaking

Built infrastructure and landscaping that enhances appeal, inviting and encouraging visitors to stay and enjoy The Parade and all it offers.



Accessibility

Footpaths, public transport linkages, car parking and clear signage that enables people to easily access the precinct.

BUDGET

The total budget for The Parade Norwood Precinct Annual Business Plan 2025–2026 is \$225,000 which is the amount the Council will collect through the Separate Rate.

The Separate Rate is charged to commercial properties within The Parade Norwood Precinct. The revenue collected is used for the purpose of marketing and promotion and enhancing business viability within The Parade Precinct.



BUDGET ALLOCATION

| | |
|---|------------------|
| STRATEGY 01—EVENTS & PLACEMAKING | \$35,000 |
| <hr/> | |
| STRATEGY 02—MARKETING & COMMUNICATIONS | \$70,000 |
| <hr/> | |
| Website | \$2,500 |
| Social Media | \$20,000 |
| Advertising | \$47,500 |
| <hr/> | |
| STRATEGY 03—IDENTITY & BRAND | \$110,000 |
| <hr/> | |
| Signage & Street Decorations | \$45,000 |
| Merchandise | \$5,000 |
| Competitions | \$60,000 |
| <hr/> | |
| STRATEGY 04—BUSINESS SUPPORT & DEVELOPMENT | \$5,000 |
| <hr/> | |
| Training & Workshops | \$3,000 |
| Other | \$2,000 |
| <hr/> | |
| STRATEGY 05—ADMINISTRATION | \$5,000 |
| <hr/> | |
| TOTAL | \$225,000 |
| <hr/> | |

STRATEGIES

| | |
|--|----|
| Strategy 01 Events & Placemaking | 11 |
| Strategy 02 Marketing & Communications | 12 |
| Strategy 03 Identity & Brand | 13 |
| Strategy 04 Business Support & Development | 14 |
| Strategy 05 Administration | 15 |

STRATEGY 01

EVENTS & PLACEMAKING



DEVELOP, DELIVER AND
SUPPORT MEANINGFUL
EXPERIENCES THAT CREATE
REMARKABLE MEMORIES
ON THE PARADE.

1.1 Major Events

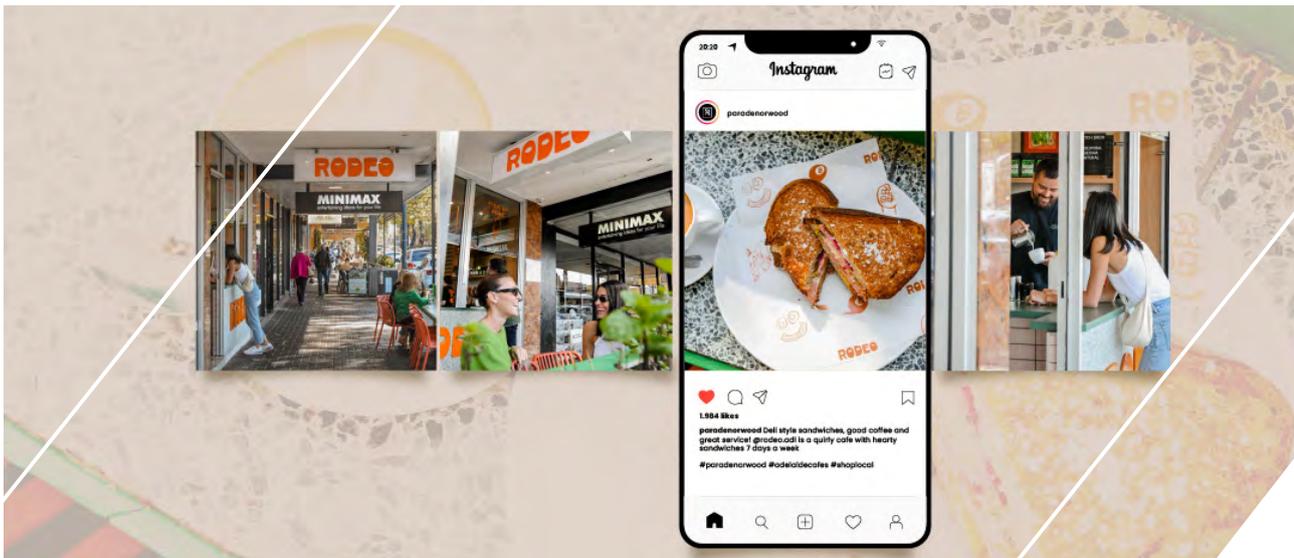
Support the Council's major events held on The Parade, including but not limited to Tour Down Under, Norwood Christmas Pageant, AFL Gather Round and Norwood Food & Wine Festival.

1.2 Event Collaborations

Support events and activations underpinned by collaboration between the Council, businesses and the local community.

STRATEGY 02

MARKETING & COMMUNICATIONS



BACKED BY RESEARCH AND ANALYTICS, IMPLEMENT A RANGE OF MARKETING CAMPAIGNS AND COMMUNICATION STRATEGIES THAT PROMOTE THE STRENGTHS OF THE PARADE TO TARGET MARKETS.

2.1 Website

Continuously improve The Parade Norwood website and its functionality to maintain relevancy and engagement.

2.2 Social Media

Develop and deliver a social media strategy to maximise effectiveness of current channels, increase engagement with existing followers and attract new audiences.

2.3 Advertising

Develop and deliver advertising campaigns to promote The Parade Norwood across a wide variety of mediums to increase visitation and spending from Adelaide, intra and interstate.

STRATEGY 03

IDENTITY & BRAND



ENSURE THE PARADE,
NORWOOD REMAINS
ADELAIDE'S PREMIER
MAINSTREET THROUGH
DELIVERING INITIATIVES
THAT CREATE CONNECTIONS,
IMPROVE LOYALTY, AND
DRIVE BRAND AWARENESS
AND VISITATION.

3.1 Signage & Street Decorations

Install signage and street decorations to promote specific campaigns and events that are held within the Precinct.

3.2 Merchandise

Purchase environmentally friendly The Parade Norwood branded merchandise and distribute to businesses and to community event attendees.

3.3 Competitions

Develop and deliver competitions for The Parade that engage businesses and encourage additional expenditure within The Parade Norwood Precinct.

STRATEGY 04

BUSINESS SUPPORT & DEVELOPMENT



CREATE A CONDUCIVE
BUSINESS ENVIRONMENT
WHERE PEOPLE ARE ABLE
TO FLOURISH THROUGH
EDUCATION, TRAINING
AND NETWORKING.

4.1 Training & Workshops

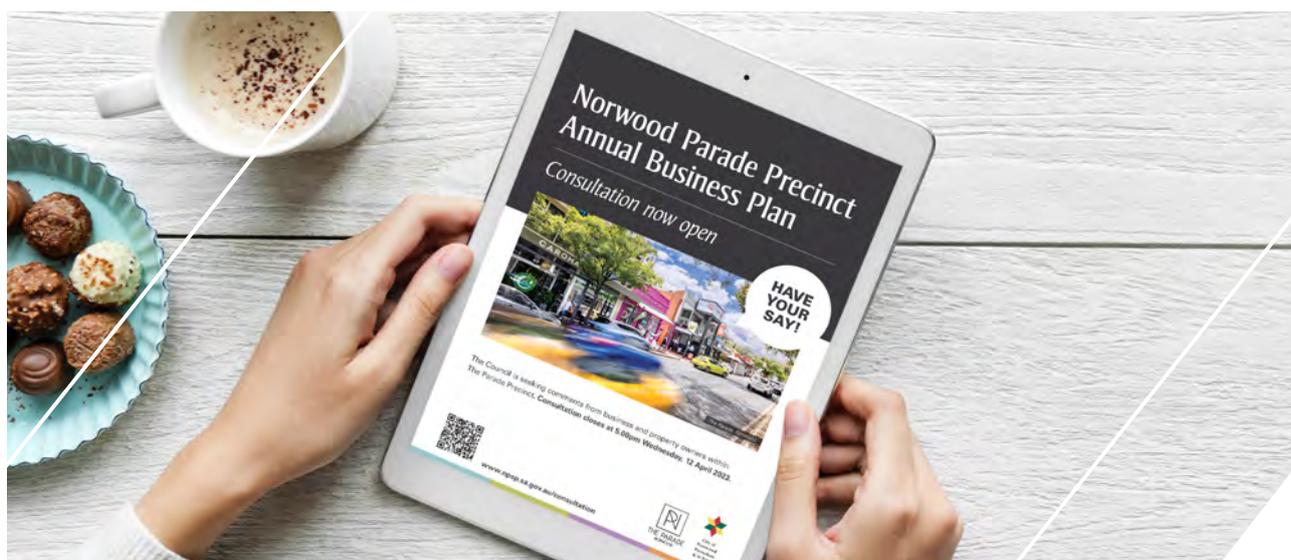
Host business training and workshops, to educate the business community on a range of topics such as marketing, finance, business planning, wellbeing and leadership in business.

4.2 Adhoc Support

Provide additional support to businesses within the Precinct as necessary.

STRATEGY 05

ADMINISTRATION



THE ONGOING
AND EFFECTIVE
ADMINISTRATION OF
THE PRECINCT.

5.1 Trader Forums

Host (at least three) trader forums with property and business owners to keep them informed of decision pertaining to this Annual Business Plan.

MONITORING & REPORTING

The Parade Norwood Precinct Annual Business Plan will be monitored and evaluated by the Council.

Methods of measurement may include:

- Website and social media reports
- Visitation and attendance numbers at events
- Business participation in events and initiatives
- Analysis data from competition entries
- Level of spending within the Precinct
- Occupancy rates
- Written and verbal feedback received from businesses and the community.



Visit Us

City of Norwood Payneham & St Peters

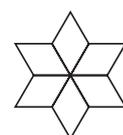
175 The Parade, Norwood
theparadenorwood.com

Get Social With Us

#ParadeNorwood
@ParadeNorwood
/TheParadeNorwood

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

13.3 Highbury Landfill Authority Draft 2025-2026 Budget

REPORT AUTHOR: General Manager, Governance & Civic Affairs
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4549
FILE REFERENCE: fA22034
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to present to the Council, the Highbury Landfill Authority Draft 2025-2026 Budget for endorsement.

BACKGROUND

The Highbury Landfill Authority (the Authority) is a Regional Subsidiary established pursuant to Section 43 of the *Local Government Act 1999*, for the purpose of facilitating the closure and post closure management of the former Highbury Landfill site. The City of Norwood Payneham & St Peters, together with the City of Burnside and the Town of Walkerville, make up the Constituent Councils of the Authority.

The Highbury Landfill was previously operated by East Waste. At the time when the Highbury Landfill Authority was being operated by East Waste, the Constituent Councils were the City of Norwood Payneham & St Peters, City of Burnside and the Town of Walkerville.

As such, these Councils have continued ownership of the landfill and established the Highbury Landfill Authority to manage the closure on behalf of the Constituent Councils and the “new” East Waste to manage the collection of waste from the Constituent Councils that now make up East Waste.

Pursuant to Clause 4.5 of the Authority’s Charter (the Charter), the Authority must prepare an Annual Budget.

Pursuant to Schedule 2 Clause 25 (3) of the *Local Government Act 1999*, a Subsidiary, may with the approval of the Constituent Councils, amend its adopted budget at any time prior to the completion of the financial year.

The Draft Budget must be adopted by the Authority’s Board by 30 June of each year.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

The financial implications for this Council associated with the Draft 2025-2026 Budget relate to the cash which is required to fund the required post-closure works and management of the former landfill and the recognition of the Authority’s Operating Result within the Council’s Statement of Comprehensive Income.

Based on the Authority’s projected expenditure for 2025-2026, this Council’s contribution will be \$100,893, which includes monitoring and site maintenance costs. This represents a slight decrease in terms of the contribution which was provided in 2024-2025 (\$108, 964).

Upon approval by the Council and adoption by the Authority’s Board, the Council’s Draft 2025-2026 Budget will be updated accordingly.

EXTERNAL ECONOMIC IMPLICATIONS

Not Applicable.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

Not Applicable.

RISK MANAGEMENT

As an owner, this Council and each of the Constituent Councils are responsible for meeting the liabilities of the Authority, should the Authority not be in a position to meet those liabilities. The extent of this Council's exposure is however limited to its ownership share, which is currently 40.4%.

The Authority is fifteen (15) years into the post-closure period which is managed in accordance with the approved Risk Management Plan which has been formulated as part of a Closure Plan that has been approved by the Environment Protection Agency (EPA).

CONSULTATION

- **Elected Members**
Cr Piggott is this Council's appointee on the Highbury Landfill Authority Board.
- **Community**
Not Applicable.
- **Staff**
Not Applicable.
- **Other Agencies**
Not Applicable.

DISCUSSION

The Authority is required to oversee the management of the landfill until a 'steady state of conditions' in respect to the gas emissions is achieved and maintained. This date is unknown.

The Authority's 2025-2026 Draft Budget includes expenditure items associated with the post-closure requirements which include:

- monthly monitoring of landfill gas and annual monitoring of ground water across the landfill site;
- site maintenance, which includes ongoing maintenance for fire control, fencing and access track maintenance; and
- administration costs such as insurance, utilities, Council rates (the Landfill is located in the City of Tea Tree Gully) and costs associated with the general administration of the Authority.

The Authority is required to oversee the management of the landfill until a "steady state of conditions" in respect to the gas emissions is maintained, which could be more than 25 years. In accordance with the Risk Management Plan, the methane flare on the landfill has been modified to operate at much lower concentrations of methane gas and lower flow rates.

The Draft 2025-2026 Budget also includes the following additional activities which will be undertaken during 2025-2026:

- Re-zoning of Adjacent Land

A recent application to rezone land (the 10-12 Halls Road Highbury Code Amendment), adjacent to the Highbury landfill site, seeks to allow medium density housing directly adjacent to the adjoining landfill area, immediately north of the Highbury landfill. The Authority has objected to this rezoning on the basis that it would significantly increase the risk from landfill gas migration to the proposed residential community. Funds have been included in the budget to continue to represent the risks involved in allowing residential development on the boundary of unlined closed landfills.

- Management and Administration

The existing management and administration model will end later this year. The Board of the Authority is currently considering a new management model.

A copy of the Draft 2025-2026 Budget is contained in **Attachment A**.

OPTIONS

The Council can choose to endorse or not to endorse the Authority's Draft 2025-2026 Budget. There are no specific issues or activities which present a financial or risk management issue for this Council, and as such it is recommended that the Council endorse the Authority's Draft 2025-2026 Budget.

CONCLUSION

Nil

COMMENTS

Nil

RECOMMENDATION

That the Highbury Landfill Authority be advised that pursuant to Clause 4.5 of the Charter, the Council has considered and hereby approves the Authority's Draft 2025-2026 Budget.

Attachments – Item 13.3

Attachment A

Highbury Landfill Authority Draft 2025-2026 Budget



HIGHBURY LANDFILL AUTHORITY

Member Councils: • City of Burnside • City of Norwood, Payneham & St Peters • Corporation of the Town of Walkerville

Memorandum

To: CEOs of HLA Member Councils
Julia Grant
Mario Barone
Andrew Johnson

CC: Board and Audit Committee of HLA
Cr Grant Piggott
James Kelly
Corinne Garrett

From: Trevor Hockley, Manager

Date: 29th April 2025

RE: Draft Budget 2025/ 2026

The Board of the Highbury Landfill Authority (HLA) has reviewed the draft Budget 2025/2026 and agreed to refer it to Member Councils for their approval pursuant to Clause 4.5.2 of the HLA Charter.

Member Councils are required to approve the draft Budget prior to the Board formally adopting the Budget by the 30th of June 2025. The draft Budget is attached at Appendix 1 and for your information I provide a brief outline of the expenditure included in the budget and annual plan.

The Highbury Landfill

The Highbury landfill is in its 15th year of a 25-year post closure period and continues to be managed in accordance with the approved risk management plan formulated as part of an approved closure plan by the SA EPA.

The upgrade to the flare has been extremely successful with a 90% utilisation of the gas extraction system being maintained on the landfill. The budget includes an allocation for the maintenance and servicing of the flare and associated infrastructure on the landfill.

The landfill gas monitoring upgrade is also complete and provides real-time gas monitoring of boundary monitoring wells providing feedback on the performance of the gas extraction system. This system is managed by an external contractor DBD Environmental Pty Ltd trading as Ennovo. This contracted cost and expenditure for the servicing and calibration of the system is in the budget.

Normal site maintenance costs such as fire control, grass cutting, noxious weed spraying, maintenance of the security system and access tracks, fences etc. is also included.

HIGHBURY LANDFILL AUTHORITY

Member Councils: • City of Burnside • City of Norwood, Payneham & St Peters • Corporation of the Town of Walkerville

Provision

The 25 year forward projections that make up the calculation for the provision in the Balance Sheet for HLA is provided with the draft Budget. The provision for the 25/26 financial year has been calculated with the same assumptions for future interest rates and inflation as the provision calculation spreadsheet used for the 23/24 Financial Statements. These financial assumptions will be reviewed at the end of this financial year and interest rates and inflation projections may change, which can have a material impact on the NPV calculation.

The audit committee of HLA has recommended that the assumptions on the amount and timing of outgoings to manage the landfill over the initial 25-year period contained in the provision spreadsheet should be independently reviewed every three years. This work was undertaken in the preparation of the 23/24 financial statements for the Highbury Landfill Authority. Recommendations from the WSP (formerly Golders) report were included in the final 23/24 provision spreadsheet used to finalise the HLA Financial Statements.

Member Councils currently fund that provision each year in their equity proportions. The Authority has been able to reduce Member Councils contributions from last year. Based on the projected expenditure for 25/26 the HLA contributions are as follows:

| | |
|-------------------------------|-----------|
| Burnside: | \$126,015 |
| Norwood, Payneham & St Peters | \$100,893 |
| Walkerville | \$23,092 |

To allow the Authority to manage its cash flow Member Councils will be invoiced each quarter in advance.

Additional Expenditure allowed for in the Budget

Risk Management

The current housing crisis throughout Australia and in South Australia continues to put pressure on Planning Authorities to rezone the land adjacent to the Highbury landfill from Extractive Industry to Residential. The latest application to rezone land involves the 10-12 Halls Road Highbury Code Amendment. This proposal seeks to put medium density housing directly adjacent the adjoining landfill immediately north of the Highbury landfill. HLA has objected to this application on the basis that it would significantly increase the risk from landfill gas migration to the proposed residential community.

Resources have been included in the budget to continue to represent the risks involved in allowing residential development on the boundary of unlined closed landfills.

Management and Administration

The existing management and administration model will end later this year. The Board of HLA is considering a new management model at the May 25 board meeting. The cost structure for this change is assumed to be cost neutral. Costs such as insurance, Council rates, SA Water, Power etc. are also budgeted.

HIGHBURY LANDFILL AUTHORITY

Member Councils: • City of Burnside • City of Norwood, Payneham & St Peters • Corporation of the Town of Walkerville

Should you require any further information then do not hesitate to contact the undersigned. I look forward to your Council approving the draft budget in time for the Board to adopt it before the 30th June 2025 as required by the charter.

Regards,

Trevor Hockley
Manager

Appendix 1

UNIFORM PRESENTATION OF FINANCE JULY - MARCH 2025

| | July - March 25 | Projected June 2025 | Budget 2025 | Variance | Comments | Budget 2026 |
|---|-----------------|------------------------|-------------|-----------|----------|-------------|
| OPERATING ACTIVITIES: | \$ | \$ | \$ | \$ | | \$ |
| Operating Income | 31 | 20,050 | 20,050 | - | | 20,050 |
| less Operating Expenses | 214,294 | 5,360 | 103,496 | 108,857 | | 198,493 |
| Operating Surplus / (Deficit) | - 214,263 | 14,690 | 123,546 | 108,857 | | 218,543 |
| CAPITAL ACTIVITIES: | | | | | | |
| Net Outlay on Existing Assets | | | | | | |
| Capital Expenditure on renewal & replacement of Existing Assets | | | | | | |
| less Depreciation, Amortisation & Impairment | 64,691 | 71,598 | 71,598 | - | | 71,598 |
| less Proceeds from Sale of Replaced Assets | | | | | | |
| Net Outlay on Existing Assets | 64,691 | 71,598 | 71,598 | - | | 71,598 |
| Net Outlay on New & Upgraded Assets | | | | | | |
| Capital Expenditure on New & Upgraded Assets | 65,000 | 65,000 | - | 65,000 | | - |
| less Amounts received specifically for New & Upgraded Assets | - | - | - | - | | - |
| less Proceeds from Sale of Surplus Assets | - | - | - | - | | - |
| Net Outlay on New & Upgraded Assets | 65,000 | 65,000 | - | - | | - |
| | | | | | | |
| Net Lending / (Borrowing) | - 343,954 | - 121,908 | 51,948 | - 173,857 | | 146,945 |

STATEMENT OF CHANGES IN EQUITY BUDGET REVIEW July - March 2025

| | July - March 25 | Projected June 2025 | Variance | Comments | Budget 2025 | Budget 2026 |
|--|--------------------|---------------------|------------------|--|--------------------|--------------------|
| | \$ | \$ | \$ | | | |
| ACCUMULATED SURPLUS | | | | | | |
| Balance at beginning of the year | (2,398,641) | (2,398,641) | - | Opening & Projected balance as per Financial Statements FY24. Budget 2025 is based on the projected closing balance 2024. | (2,235,983) | (2,113,951) |
| Change in financial position resulting from operations | (214,263) | 14,690 | (228,953) | | 123,546 | 218,543 |
| Funds from Member Councils | 270,000 | 270,000 | - | | 270,000 | 250,000 |
| TOTAL EQUITY | (2,342,904) | (2,113,951) | (228,953) | | (1,842,437) | (1,645,408) |

INCOME STATEMENT BUDGET REVIEW July - March 2025

| | July - March 25 | Projected June 2025 | Budget 2025 | Variance | Comments | Budget 2026 |
|--------------------------------|--------------------|------------------------|------------------|------------------|---|------------------|
| | \$ | \$ | \$ | \$ | | \$ |
| INCOME | | | | | | |
| Sundry Income | 31 | 20,000 | 20,000 | - | | 20,000 |
| LGFA Bonus Received | | | | - | | |
| Interest Received | - | 50 | 50 | - | | 50 |
| Total Revenues | 31 | 20,050 | 20,050 | - | | 20,050 |
| EXPENSES | | | | | | |
| Depreciation | 64,691 | 71,598 | 71,598 | - | | 71,598 |
| Administration Expenses | 62,615 | 90,000 | 90,000 | - | | 90,000 |
| Accounting & Audit | 5,317 | 8,500 | 4,000 | 4,500 | | 6,000 |
| Consulting | 5,750 | - | - | - | | 20,000 |
| Admin Other | 2,911 | 3,500 | 3,500 | - | | 3,500 |
| Bank Guarantee Fee | - | - | - | - | | - |
| Landfill Gas Monitoring | 37,586 | 45,000 | 45,000 | - | | 55,000 |
| Groundwater Monitoring | - | - | - | - | | - |
| Electricity for Flare | 4,472 | 15,000 | 15,000 | - | | 20,000 |
| Rates/Council/Water/ESL | 2,077 | 3,500 | 3,500 | - | | 3,500 |
| Insurance | 10,919 | 12,000 | 12,000 | - | | 12,000 |
| Interest | 1,431 | 2,586 | 2,586 | - | | 1,463 |
| Legal Fees | 8,190 | 10,000 | 1,800 | 8,200 | | 10,000 |
| Maintenance | 7,134 | 15,000 | 40,000 | (25,000) | | 20,000 |
| Employment Expenses_Board fees | 1,200 | 1,800 | 1,600 | 200 | | 1,600 |
| | | | | | Movements to the provision are recorded at year-end only. The movement as at 31.12.2024 accounts for expenditure to date with no provision adjustment made. | |
| Movement in Provision | - | 273,124 | 394,081 | 120,957 | | 513,154 |
| Total Expenses | 214,294 | 5,360 | (103,496) | 108,857 | | (198,493) |
| | | | | | | |
| NET SURPLUS/(DEFICIT) | (214,263) | 14,690 | 123,546 | (108,857) | | 218,543 |

FY 2025 provision was calculated using a "projected closing FY2024 provision" as the opening figure and adjusted for budgeted expenditure using the RBA rates available at the time.

The projected FY2025 provision is calculated with RBA rates remaining unchanged as at 30.06.2024.

BALANCE SHEET BUDGET REVIEW July - March 2025

| | July - March 25 | Projected June 2025 | Budget 2025 | Variance | Comments | Budget 2026 |
|--------------------------------------|--------------------|------------------------|--------------------|------------------|--|--------------------|
| | \$ | \$ | \$ | \$ | | \$ |
| ASSETS | | | | | | |
| Current Assets | | | | | | |
| Cash and Cash Equivalents | 76,848 | 42,770 | - 11,833 | 54,603 | | 43,955 |
| Trade and Other Receivables | 6,423 | 5,000 | 5,000 | - | | 5,000 |
| Total Current Assets | 83,272 | 47,770 | - 6,833 | 54,603 | | 48,955 |
| Non-Current Assets | | | | | | |
| Monitoring Stations & Flare | 121,288 | 110,939 | 110,939 | - | | 39,341 |
| Total Non-Current Assets | 121,288 | 110,939 | 110,939 | - | | 39,341 |
| Total Assets | 204,560 | 158,709 | 104,106 | 54,603 | | 88,295 |
| LIABILITIES | | | | | | |
| Current Liabilities | | | | | | |
| Trade and other payables | (3,296) | 10,000 | 15,000 | (5,000) | | 15,000 |
| LGFA Loan | 14,977 | 30,802 | 30,802 | - | | 15,836 |
| Provision for Closure Costs | 278,391 | 226,142 | 199,934 | 26,208 | Provision as at 31.03.2025 is kept inline with financial statement 30.06.24 as no adjustment is made until year end. | 198,664 |
| Total Current Liabilities | 290,073 | 266,945 | 245,736 | 21,208 | | 229,499 |
| Non-Current Liabilities | | | | | | |
| LGFA Loan | 46,638 | 15,836 | 15,836 | - | | - |
| Provision for Closure Costs | 2,210,755 | 1,989,879 | 1,684,970 | 304,909 | | 1,504,204 |
| Total Non-Current Liabilities | 2,257,393 | 2,005,715 | 1,700,806 | 304,909 | | 1,504,204 |
| Total Liabilities | 2,547,466 | 2,272,660 | 1,946,542 | 326,118 | | 1,733,703 |
| NET ASSETS | (2,342,906) | (2,113,951) | (1,842,437) | (271,515) | | (1,645,408) |
| EQUITY | | | | | | |
| Accumulated surplus | (2,342,906) | (2,113,951) | (1,842,437) | (271,514) | | (1,645,408) |
| Total Equity | (2,342,906) | (2,113,951) | (1,842,437) | (271,514) | | (1,645,408) |

STATEMENT OF CASH FLOWS BUDGET REVIEW July - March 2025

| | July - March 25 | Projected June 2025 | Budget 2025 | Variance | Comments | Budget 2026 |
|---|------------------|---------------------|------------------|-----------------|--|------------------|
| | \$ | \$ | \$ | \$ | | \$ |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | | |
| <u>Receipts</u> | | | | | | |
| Bank Interest & Sundry | 20,603 | 22,000 | 20,050 | 1,950 | Bank Interest & Suez | 20,050 |
| Other Revenue | 13,405 | 15,000 | 15,000 | - | ATO reimbursements | 15,000 |
| <u>Payments</u> | | | | | | |
| Finance payments | (16,133) | (32,265) | (32,265) | - | | (32,265) |
| Net Cash provided by (or used in) Operating Activities | 17,875 | 4,735 | 2,785 | 1,950 | | 2,785 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | |
| Flare & 4g Upgrade | (65,000) | (65,000) | - | (65,000) | Accrued in Prior Year | - |
| Payments from Provision | (182,527) | (203,465) | (197,529) | (5,936) | | (251,600) |
| Net Cash paid for Investing Activities | (247,527) | (268,465) | (197,529) | (70,936) | | (251,600) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | | | |
| LGFA Loan | | - | | | | |
| Funds paid by Member Councils | 270,000 | 270,000 | 270,000 | - | | 250,000 |
| Net Cash provided by (or used in) Financing Activities | 270,000 | 270,000 | 270,000 | - | | 250,000 |
| Net Increase (Decrease) in cash held | 40,349 | 6,270 | 75,256 | (68,986) | | 1,185 |
| Cash and cash equivalents at beginning of period | 36,500 | 36,500 | (87,090) | 123,590 | The opening balance for the Budget 2025 was based on the Projected closing balance FY2024. | 42,770 |
| Cash and cash equivalents at end of period | 76,848 | 42,770 | (11,834) | 54,604 | | 43,955 |
| Total Cash and cash equivalents at end of period | 76,848 | 42,770 | (11,834) | 54,604 | | 43,955 |

**Section 3 – Governance & General
Reports**

13.4 SUPPLEMENTARY ELECTION FOR THE ST PETERS WARD

REPORT AUTHOR: General Manager, Governance & Civic Affairs
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4549
FILE REFERENCE: qA177959
ATTACHMENTS: Nil

PURPOSE OF REPORT

The purpose of this report is to advise the Council of the vacancy in the St Peters Ward as a result of Cr Claire Clutterham's election to the Australian Parliament as the Federal Member for Sturt.

BACKGROUND

As Elected Members are aware, on 31 March 2025, Cr Clutterham took a Leave of Absence from her position as a Councillor for the St Peters Ward, as a result of her candidacy in the Federal Government Election which was held on 3 May 2025.

On Wednesday, 21 May 2025, the Australian Electoral Commissioner officially declared the Poll for the recent Federal Government Election.

In terms of Cr Clutterham's position as an Elected Member, now that she has been elected as the Federal Member for Sturt, Section 54 (1) (e) of the *Local Government Act 1999* (the Act), stipulates the following:

- (1) *Subject to this section, the office of a member of a council becomes vacant if the member*
(e) becomes a member of an Australian Parliament;

This means that Cr Clutterham's position automatically became vacant at the time the Australian Electoral Commissioner officially declared the Poll.

This report is presented to the Council in accordance with the requirements of Section 54 of the Act which requires the Council to be advised of the vacancy "*at the next meeting of the Council*".

RELEVANT POLICIES & STRATEGIC DIRECTIONS

Not Applicable.

FINANCIAL IMPLICATIONS

Funds have not been allocated as part of the 2024-2025 or 2025-2026 Budgets for the conduct of a Supplementary Election.

As the costs associated with Supplementary Elections are not known at this stage and the funds will be expended as part of the 2025-2026 Budget, an adjustment will be made to 2025-2026 Budget as part of the First Quarter Budget review.

EXTERNAL ECONOMIC IMPLICATIONS

Not Applicable.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

The Supplementary Election will be managed by the General Manager, Governance & Civic Affairs in conjunction with the Electoral Commission of South Australia (ECSA).

RISK MANAGEMENT

A Supplementary Election must be held to ensure the Council meets its legislative responsibilities.

CONSULTATION

- **Elected Members**
At the Council Meeting held on 5 May 2025, Elected Members were advised of the process which is now required to be undertaken following the official declaration of the Poll by the Australian Electoral Commissioner.
- **Community**
Not Applicable.
- **Staff**
Not Applicable.
- **Other Agencies**
Not Applicable.

DISCUSSION

In addition to the requirements of the Act in respect to casual vacancies, Section 6 of the *Local Government (Elections) Act 1999* (the Act), stipulates the following:

“(5) *Subject to this Act, a supplementary election must be held as soon as practicable after the occasion for the election arises.*”

In accordance with the Act, a letter was forwarded to the Electoral Commissioner of South Australia on 22 May 2025, to advise of Cr Clutterham’s election to the Australian Parliament and to request that the Electoral Commissioner SA commence the process for the Supplementary Election for the St Peters Ward.

A Notice of the Vacancy has been placed in the Government Gazette.

OPTIONS

Not Applicable.

CONCLUSION

The Supplementary Election will ensure the casual vacancy for the St Peters Ward will be filled for the remainder of the current term of the Council (ie until November 2026).

COMMENTS

Nil.

RECOMMENDATION

That the report be received and noted.

13.5 APPOINTMENT TO THE EASTERN WASTE MANAGEMENT AUTHORITY INCORPORATED BOARD (EAST WASTE) – BOARD MEMBER

REPORT AUTHOR: General Manager, Governance & Civic Affairs
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4549
FILE REFERENCE: qA111240
ATTACHMENTS: Nil

PURPOSE OF REPORT

The purpose of the report is to seek the Council's appointment of a Board Member to the Eastern Waste Management Authority (East Waste) Board of Management.

BACKGROUND

The Eastern Waste Management Authority Incorporated (East Waste) is a Regional Subsidiary, established under Section 43 of the *Local Government Act 1999*, to provide at-cost kerbside waste collection services to its Constituent Councils. The membership base of East Waste comprises the Corporation of the Town of Walkerville, the City of Burnside, the City of Norwood Payneham & St Peters, the Campbelltown City Council, the City of Mitcham, the City of Prospect, the Adelaide Hills Council and the City of Unley.

East Waste is governed by a Board of Management made up of one (1) appointee from each of the Constituent Councils and an Independent Chair.

Clause 21 of the Eastern Waste Management Authority Inc Charter (the Charter), sets out that the Board shall consist of nine (9) Members appointed as follows:

21.1.1 one person appointed by each Constituent Council which person may be an officer, employee, elected member of a Constituent Council or an independent person who will be appointed for a three-year term; and

21.1.2 one independent person (who shall be the Chair) appointed jointly by Absolute Majority of the Constituent Councils for a three-year term (and at the expiration of the term is eligible for re-appointment) who is not an officer, employee or elected member of a Constituent Council, but who has expertise in:

- (a) corporate financial management and/or*
- (b) general management and/or*
- (c) waste management and/or*
- (d) transport fleet management and/or (e) public sector governance and/or*
- (f) marketing and/or*
- (g) economics and/or*
- (h) environmental management.*

At its meeting held on 16 January 2023, the Council appointed Cr Claire Clutterham as the Board Member of East Waste. The Council's Chief Executive Officer is the Council's Deputy Board Member of East Waste.

As advised previously, at the time the Australian Electoral Commissioner officially declared the Poll, Cr Clutterham's position as an Elected Member and by implication her position as a Board Member of East Waste, became vacant.

Therefore, in accordance with the Charter, the Council is required to appoint a new Board Member.

As the Deputy Board Member, the Council's Chief Executive Officer has been attending meetings during Cr Clutterham's Leave of Absence.

As set out above, the person appointed by the Council can be an Elected Member, staff member or an independent person.

The East Waste Board comprises the following Members:

- Mr Fraser Bell, Independent Chairperson;
- Cr Lucy Huxter, Adelaide Hills Council;
- Cr Ted Jennings, City of Burnside;
- Cr Pia George, City of Mitcham;
- Mayor Melissa Jones, Corporation of the Town of Walkerville;
- Mr Paul Di Iulio, Chief Executive Officer, Campbelltown City Council;
- Mr Sam Dilena, Director, City Works and Presentation, City of Prospect; and
- Mr Claude Malak, General Manager, City Development, City of Unley.

There are five (5) ordinary Board Meetings scheduled each year. Board Meetings are currently held at the Norwood Townhall on a Thursday, commencing at 5.30pm.

The next meeting of the Board will be held on Thursday, 26 June 2025, 5:30pm.

If there is no interest from Elected Members, the Council's Chief Executive Officer has advised that he is happy to be appointed as this Council's delegate.

RELEVANT POLICIES & STRATEGIC DIRECTIONS

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

As no sitting fees are payable to Board Members (other than the Independent Chairperson of the Board), there are no financial implications associated with this matter.

RECOMMENDATION

That _____ be appointed as the Board Member of the East Waste Management Authority Inc Board of Management for a three (3) year term.

14. ADOPTION OF COMMITTEE RECOMMENDATIONS

REPORT AUTHOR: General Manager, Governance & Civic Affairs
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4549
FILE REFERENCE: Not Applicable
ATTACHMENTS: A

PURPOSE OF REPORT

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

- Business & Economic Development Advisory Committee – (20 May 2025)
(A copy of the Minutes of the Business & Economic Development Advisory Committee meeting is contained within **Attachment A**)

ADOPTION OF COMMITTEE RECOMMENDATIONS

- **Business & Economic Development Advisory Committee**

That the Minutes of the meeting of the Business & Economic Development Advisory Committee held on 20 May 2025, be received and that the resolutions set out therein as recommendations to the Council are adopted as decisions of the Council.

Attachment A

Adoption of Committee Recommendations

Business & Economic Development Advisory Committee



Business & Economic Development Advisory Committee

Minutes

20 May 2025

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

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City of
Norwood
Payneham
& St Peters

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| | | |
|-----|--|---|
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| 2. | PRESIDING MEMBER'S COMMUNICATION | 1 |
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| 4.1 | THE PARADE NORWOOD PRECINCT SEPARATE RATE AND 2025-2026 ANNUAL BUSINESS PLAN | 2 |
| 5. | PRESENTATIONS / MATTERS FOR DISCUSSION | 7 |
| 5.1 | PRESENTATION – AUKUS – MR DYLAN JONES | 7 |
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VENUE Mayors Parlour, Norwood Town Hall

HOUR 6.30pm

PRESENT

Committee Members Mayor Robert Bria (Presiding Member)
Cr Grant Piggott
Cr Hugh Holfeld (entered the meeting at 6.38pm)
Ms Amanda Grocock
Ms Amanda Pepe
Mr Ben Pudney
Mr Joshua Baldwin
Ms Trish Hansen

Staff Mario Barone (Chief Executive Officer)
Claire Betchley (Manager, Marketing & Place Activation)
Eve Green (Co-ordinator, Place Activation & Economy.)
Akarra Klingberg (Co-ordinator, Place Activation & Economy)

APOLOGIES Cr Garry Knoblauch
Mr Matt Grant

ABSENT Nil

1. CONFIRMATION OF MINUTES OF THE BUSINESS & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD ON 8 APRIL 2025

Ms Amanda Grocock moved that the Minutes of the Business & Economic Development Advisory Committee meeting held on 8 April 2025 be taken as read and confirmed. Seconded by Ms Amanda Pepe and carried unanimously.

2. PRESIDING MEMBER'S COMMUNICATION

Nil

3. COMMITTEE MEMBER DECLARATION OF INTEREST

Nil

4. MATTERS FOR DECISION

4.1 THE PARADE NORWOOD PRECINCT SEPARATE RATE AND 2025-2026 ANNUAL BUSINESS PLAN

REPORT AUTHOR: Manager, Marketing & Place Activation
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4582
FILE REFERENCE: qA100657
ATTACHMENTS: A - B

PURPOSE OF REPORT

The purpose of this report is to present the results of the consultation on the proposed continuation of The Parade Norwood Precinct Separate Rate and to present the *2025-2026 The Parade, Norwood Precinct Annual Business Plan*, to the Business and Economic Development Advisory Committee for the purpose of providing advice to the Council.

BACKGROUND

At its meeting held on 3 March 2025, the Council considered a report and resolved the following:

1. *That the continuation of the Separate Rate for The Parade Precinct for one (1) financial year, be endorsed 'in principle'.*
2. *That the revenue raised by the Separate Rate for The Parade Precinct to be set at \$225,000 for the 2025-2026 financial year.*
3. *That consultation with business and commercial property owners located within The Parade Precinct be undertaken on the proposal to extend the application of a Separate Rate for The Parade Precinct into the 2025-2026 financial year, for a period of twenty-one (21) days.*

Following the Council's endorsement of the draft documents, consultation on the Separate Rate and the *Draft 2025-2026 The Parade, Norwood Precinct Annual Business Plan*, was undertaken with all businesses and property owners, located within The Parade, Norwood Precinct, from Tuesday 8 April to Monday, 5 May 2025.

A copy of the submissions that have been received are contained in **Attachment A**.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Objectives and Strategies contained in *CityPlan2030* are outlined below:

Outcome 3: Economic Prosperity

A dynamic and thriving centre for business and services.

- **Objective 3.1 A diverse range of businesses and services.**
 - Strategy 3.1.1
Support and encourage local small, specialty, independent and family-owned businesses.
- **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 3.2.3
Promote the City as a visitor destination.
- **Objective 3.5 A local economy supporting and supported by its community.**
 - Strategy 3.5.1
Support opportunities for people to collaborate and interact in business precincts.
 - Strategy 3.5.2
Retain accessible local shopping and services.

The relevant Strategies contained in the *2021-2026 Economic Development Strategy* are outlined below:

Dynamic & Diverse City

A City with thriving and resilient business sectors that drive employment and deliver growth.

- **Objective: Support the growth and viability of the City's business sectors that drive employment and deliver growth.**
 - Strategy 1.3
Identify emerging trends and support opportunities for economic growth.
 - Strategy 1.4
Promote opportunity and collaboration across the sectors.
 - Strategy 1.5
Identify and promote local competitive advantage.

Destination City

A destination with dynamic, cultural, vibrant and attractive precincts.

- **Objective: Increase the number of people who live, work and visit the City and enhance the community well-being of existing residents, workers and visitors.**
 - Strategy 2.1
Showcase and promote the City's attractions and events to facilitate growth and visitation.
 - Strategy 2.3
Facilitate the activation of key spaces and precinct in the City.
 - Strategy 2.4
Work with local business operators to strengthen the viability of precincts and enhance the customer experience.

Innovative City

An innovative City that supports business and attracts investment.

- **Objective: Attract and maintain competitive businesses with the capacity for resilience and ongoing sustainability, innovation and growth.**
 - Strategy 3.2
Recognise businesses and business sectors that make a significant contribution to the City.

Business Friendly City

A City that understands the needs of business.

- **Objective: Remove barriers and make it easy for business owner to start, run and grow a business.**
 - Strategy 1.3
Foster a local evening/night-time economy

FINANCIAL AND BUDGET IMPLICATIONS

Should the Committee resolve to recommend to the Council to continue the Separate Rate for a further year, it is recommended that the total revenue collected through the Separate Rate be set at \$225,000.

The 2025-2026 The Parade Norwood Annual Business Plan is based on this budget allocation and a copy of the Plan is contained in **Attachment B**.

The proposed Separate Rate model for The Parade, Norwood has been designed to ensure that the funds are used to ensure that The Parade remains viable in an increasingly competitive market, whilst bearing in mind the additional cost to the property owners and businesses.

Larger centrally operated shopping centres (i.e. Burnside Village and Westfields) undertake marketing which is paid for by the individual shop tenants through the respective lease arrangements and this is possible because they all have a single landlord. The Parade has multiple landlords and therefore the Council acts as the 'centre management' and undertakes the marketing and promotion for all of the businesses (i.e. tenants) located within The Parade Precinct.

RESOURCE ISSUES

The collection of The Parade Precinct Separate Rate will occur as part of the distribution of Council Rates Notices, which is undertaken by the Council's administration. The Separate Rate is then allocated in alignment with the *2025-2026 The Parade, Norwood Precinct Annual Business Plan*, which is implemented by the Council's Place Activation & Economy Unit with the involvement from other Council staff and external contractors as required.

CONSULTATION

An information package was released for consultation for a period of twenty-eight (28) days, from Tuesday 8 April until Monday, 5 May 2025.

An additional week was added to the usual consultation period of twenty-one (21) days due to Easter and Anzac Day long weekends. Letters, a Fact Sheet and Sample Effect Table, were distributed to all businesses and property owners within The Parade Norwood Precinct. In addition to this, posters were placed on The Parade and information was published on the Council and The Parade websites. The *Business on The Parade* Electronic Direct Marketing (EDM) was sent advising The Parade traders of the consultation details.

Comments were invited via email and in writing. In total three (3) submissions were received in respect to the consultation on the continuation of the Separate Rate and the draft 2025-2026 The Paade Norwood Annual Business Plan.

A copy of the submissions received are contained in **Attachment A**.

DISCUSSION

Despite releasing the proposed continuation to the Separate Rate and the *Draft 2025-2026 The Parade, Norwood Precinct Annual Business Plan* for consultation at the same time, the three (3) submissions received during the consultation period related specifically to the Separate Rate. One (1) of the submissions was opposed to the Separate Rate and two (2) were in support of the Separate Rate.

A summary of the issues raised in the submissions are set out below:

- business received no benefit from the promotion and marketing of The Parade;
- businesses are charged while others are not (neighbouring businesses in side streets); and
- with the completion of Burnside Village Shopping Centre, this is not the time to consider removing the Separate Rate.

As the Committee is aware, the allocation of the revenue from the Separate Rate for The Parade Precinct, is specifically used for marketing and promotion. The revenue generated from the Separate Rate, is not collected for the purposes of providing or maintaining infrastructure.

For the purposes of comparison, the Separate Rate collected in 2024-2025 for other mainstreet precincts in metropolitan Adelaide are outlined in Table 1 below.

TABLE 1: COMPARISON OF THE SEPARATE RATE COLLECTED FOR SIMILAR MAINSTREET FOR 2024-2025 PRECINCTS IN METROPOLITAN ADELAIDE*

| Year | Mainstreet/Precinct | Separate Rate Revenue |
|-----------|------------------------------|-----------------------|
| 2024-2025 | Village Heart, Prospect Road | \$19,500 |
| 2024-2025 | Goodwood Road, Goodwood | \$60,658 |
| 2024-2025 | Unley Road, Unley | \$146,440 |
| 2024-2025 | King William Road, Hyde Park | \$159,940 |
| 2024-2025 | Fullarton Road | \$16,500 |
| 2024-2025 | The Parade, Norwood | \$215,000 |
| 2024-2025 | Jetty Road, Glenelg | \$707,115 |

OPTIONS

The Committee has the following options:

1. To recommend to Council to continue the collection of the Separate Rate for The Parade, Norwood Precinct and endorse the *2025-2026 The Parade, Norwood Precinct Annual Business Plan* as it was presented for community consultation. This would result in the collection of \$225,000 for the 2025-2026 financial year.
2. To recommend to Council to not collect the Separate Rate in 2025-2026.

Option 2 would result in no budget being available to fund the activities outlined in the 2025-2026 The Parade Norwood Precinct Annual Business Plan.

CONCLUSION

The Separate Rate model for The Parade has been designed to ensure that The Parade continues to remain viable in an ever increasing competitive market.

COMMENTS

By extending the Separate Rate for only one (1) year, enables the Council to once again review and evaluate the Separate Rate and the benefits that it delivers in twelve (12) months time. It also provides the Council with the opportunity to consult once again with the businesses and property owners and identify areas for improvement.

RECOMMENDATION

1. The Committee recommends to the Council that the Separate Rate for The Parade Norwood Precinct is to be endorsed for twelve (12) months commencing on 1 July 2025.
2. The Committee recommends to the Council that the revenue raised by the Separate Rate for The Parade Norwood Precinct be set at \$225,000 for the 2025-2026 financial year, having considered all submissions that have been received during the consultation period.
3. The Committee recommends to the Council that the *2025-2026 The Parade, Norwood Annual Business Plan* be endorsed.

Cr Holfeld entered the meeting at 6.38pm.

Cr Piggott moved:

1. *The Committee recommends to the Council that the Separate Rate for The Parade Norwood Precinct is to be endorsed for twelve (12) months commencing on 1 July 2025.*
2. *The Committee recommends to the Council that the revenue raised by the Separate Rate for The Parade Norwood Precinct be set at \$225,000 for the 2025-2026 financial year, having considered all submissions that have been received during the consultation period.*
3. *The Committee recommends to the Council that the 2025-2026 The Parade, Norwood Annual Business Plan be endorsed.*

Seconded by Ms Amanda Grocock and carried unanimously.

5. PRESENTATIONS / MATTERS FOR DISCUSSION**5.1 Presentation – AUKUS – Mr Dylan Jones**

A presentation on what AUKUS means for South Australia was provided by Mr Dylan Jones of AUKUS.

5.2 Presentation – Where Main Street meets Sesame Street

A presentation titled “*Where Main Street meets Sesame Street*” was provided by the Presiding Member.

5.3 Presentation – Business Grants Program Proposal

A presentation on the Business Grants Program Proposal was provided by the Coordinator, Place Activation & Economy.

5.4 Presentation - AFL Gather Round

A presentation on the AFL Gather Round was provided by the Manager, Marketing & Place Activation.

5.5 Presentation - Eastside Business Awards

A presentation on the Eastside Business Awards was provided by the Coordinator, Place Activation & Economy

6. OTHER BUSINESS

Nil

7. NEXT MEETING

Tuesday 8 July 2025

8. CLOSURE

There being no further business the Presiding Member declared the meeting closed at 8.58pm.

Mayor Robert Bria
PRESIDING MEMBER

Minutes Confirmed on _____
(date)

15. OTHER BUSINESS
(Of an urgent nature only)

16. CONFIDENTIAL REPORTS

16.1 TRINITY VALLEY STORMWATER DRAINAGE UPGRADE – STAGE 1 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 prejudice the commercial position of the Council; and
 - (ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information 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.

RECOMMENDATION 2

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 this matter is finalised.

16.2 COUNCIL SWIMMING CENTRES

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 prejudice the commercial position of the Council; and
 - (ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information of the Council's Swimming Centres 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.

RECOMMENDATION 2

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 the matter is finalised.

16.3 STAFF RELATED MATTER

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:

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

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.

RECOMMENDATION 2

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential for a period not exceeding 12 months, after which time the order will be reviewed.

16.4 CHIEF EXECUTIVE OFFICER'S KEY PERFORMANCE INDICATORS

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

- (a) Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

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 matter confidential.

RECOMMENDATION 2

That the update of the Chief Executive Officer's Key Performance Indicator - *Deliver all of the key objectives in the Annual Business Plan* be noted.

17. CLOSURE