

# Special Council Meeting Minutes

**10 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.*

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City of  
Norwood  
Payneham  
& St Peters

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**VENUE** Council Chambers, Norwood Town Hall

**HOUR** 7.00pm

**PRESENT**

**Council Members** Mayor Robert Bria  
Cr Kester Moorhouse  
Cr Garry Knoblauch  
Cr Hugh Holfeld  
Cr Kevin Duke  
Cr Connie Granozio  
Cr Scott Sims  
Cr Grant Piggott  
Cr Sue Whittington  
Cr John Callisto  
Cr Christel Mex

**Staff** Mario Barone (Chief Executive Officer)  
Carlos Buzzetti (General Manager, Urban Planning & Environment)  
Jared Barnes (General Manager, Infrastructure & Major Projects)  
Andrew Hamilton (General Manager, Community Development)  
Lisa Mara (General Manager, Governance & Civic Affairs)  
Natalia Axenova (Chief Financial Officer)  
Allison Kane (Manager, Strategic Communications & Advocacy)  
Lucinda Knight (Executive Assistant, Chief Executive's Office)

**APOLOGIES** Cr Victoria McFarlane  
Cr Josh Robinson

**ABSENT** Nil

**1. CONFIRMATION OF THE MINUTES OF THE COUNCIL MEETING HELD ON 2 JUNE 2025**

*Cr Knoblauch moved that the Minutes of the Council Meeting held on 2 June 2025 be taken as read and confirmed. Seconded by Cr Whittington and carried unanimously.*

**2. DEPUTATIONS**

## 2.1 DEPUTATION – RUNDLE STREET, KENT TOWN

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**REPORT AUTHOR:** General Manager, Infrastructure & Special Projects  
**GENERAL MANAGER:** Chief Executive Officer  
**CONTACT NUMBER:** 8366 4523  
**FILE REFERENCE:** qA1041  
**ATTACHMENTS:** Nil

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### SPEAKER/S

Dr David Baker

### ORGANISATION/GROUP REPRESENTED BY SPEAKER/S

Rundle Street Community Inc.

### COMMENTS

Dr David Baker has written to the Council requesting that he be permitted to address the Council in relation to Rundle Street, Kent Town.

In accordance with the *Local Government (Procedures at Meetings) Regulations 2013*, Dr David Baker has been given approval to address the Council.

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Dr David Baker addressed the Council on this matter.

**3. WRITTEN NOTICES OF MOTION**

**3.1 WRITTEN NOTICE OF MOTION – PAYNEHAM MEMORIAL SWIMMING CENTRE AND LONG-TERM FINANCIAL PLAN – SUBMITTED BY CR GRANT PIGGOTT**

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**NOTICE OF MOTION:** Payneham Memorial Swimming Centre and Long-Term Financial Plan  
**SUBMITTED BY:** Cr Grant Piggott  
**FILE REFERENCE:** qA1039  
**ATTACHMENTS:** Nil

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

**NOTICE OF MOTION**

That the Chief Executive Officer provide the Council at its meeting to be held on 7 July 2025, a plan to provide any strategies available to Council (for their consideration) which would reduce the following elements of the Long-Term Financial Plan:

- (a) the anticipated level of residential rates; and
- (b) the level of Net Financial Liabilities Ratio.

**REASONS IN SUPPORT OF MOTION**

The construction of Payneham Memorial Swimming Centre is well progressed and while some community discontent still exists regarding the process to progress the project, little gain can be made now to re-visit the decision. It will be an outstanding asset of the City.

However, Council needs to show its community that it is addressing the financial consequences in a way that addresses concerns that undue share of the burden is borne by the residents of the City of Norwood Payneham & St Peters.

The impact of the project on Council's Long-Term Financial Plan (included in the 2025/2026 Draft Annual Business Plan from page 84) includes, but not limited to:

- Net Financial Liabilities Ratio over 100% for the entire period, peaking at 166.83% in 2028-29 and remaining at 109.02% at the end of the ten years; and
- Rate increases over the assumed CPI for the entire period with a cumulative increase in rate revenue of 65.5% over the ten year period.

Having approved the construction of the Pool, it is a reasonable expectation of the community that Council proactively manages its affairs to ensure impacts on residents are not unreasonable.

**STAFF COMMENT  
PREPARED BY CHIEF FINANCIAL OFFICER**

A report, as requested in the Motion, can be provided to the Council.

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Cr Piggott moved:

*That the Chief Executive Officer provide the Council at its meeting to be held on 7 July 2025, a plan to provide any strategies available to Council (for their consideration) which would reduce the following elements of the Long-Term Financial Plan:*

- (a) the anticipated level of residential rates; and*
- (b) the level of Net Financial Liabilities Ratio.*

Seconded by Cr Moorhouse.

Amendment

Cr Callisto moved:

*That the Chief Executive Officer provide the Council at its meeting to be held on 4 August 2025, a report providing any strategies available to the Council regarding the following elements of the Long-Term Financial Plan, to be considered after the adoption of the 2025-2026 Budget:*

- (a) reducing the anticipated level of residential rate increases over the next ten years;*
- (b) increasing the differential rate for commercial properties above the existing 20 percent and the impact this would have on residential rates as a percentage of total rate revenue;*
- (c) reducing the level of the Net Financial Liabilities Ratio, taking into account the role that interest rates play in affecting this Ratio; and*
- (d) the impact a reduction of the Budget Surplus Ratio would have on projected revenue increases over the course of the Long-Term Financial Plan.*

Seconded by Cr Mex.

*The amendment was put and carried unanimously and on becoming the motion was again put and carried unanimously.*

**4. STAFF REPORTS**



#### 4.1 DRAFT 2025–2026 ANNUAL BUSINESS PLAN – CONSIDERATION OF PUBLIC SUBMISSIONS

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**REPORT AUTHOR:** Manager, Strategic Communications & Advocacy  
**GENERAL MANAGER:** General Manager, Governance & Civic Affairs  
**CONTACT NUMBER:** 8366 4549  
**FILE REFERENCE:**  
**ATTACHMENTS:** A - B

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##### **PURPOSE OF REPORT**

The purpose of this report is to present for the Council's consideration, the submissions that have been received on the draft 2025–2026 Annual Business Plan and Budget.

##### **BACKGROUND**

Section 123 of the *Local Government Act 1999* (the Act), requires all Councils to have an Annual Business Plan and Budget for each financial year and ensure that citizens are provided with the opportunity to comment on the draft documents.

In accordance with the Act, at the Council Meeting held on 5 May 2025, the Council endorsed the draft 2025–2026 Annual Business Plan and Budget (the draft Plan) for community consultation.

Consultation has been undertaken and a total of forty (40) submissions have been received as part of the consultation process.

##### **RELEVANT STRATEGIC DIRECTIONS & POLICIES**

The Council's long-term strategic directions are outlined in *CityPlan 2030—Shaping Our Future*. The draft Plan and supporting draft Budget 2025–2026 (the draft Budget) set out the proposed services, programs and initiatives for the 2025–2026 financial year and explains how the Council intends to fund them.

The Council's Long-term Financial Plan (LTFP) is a key document in the Council's strategic planning framework. It is the primary financial management tool that links the Council's strategic plan, *CityPlan 2030—Shaping Our Future*, Whole-of-Life Asset Management Plans and the Annual Business Plan and Budget.

The adoption of the draft plan will assist the Council to achieve its goals and objectives as set out in the suite of endorsed strategic planning documents outlined above.

##### **FINANCIAL AND BUDGET IMPLICATIONS**

If the Council resolves to amend the draft plan as a result of its consideration of the submissions which have been received, it should be noted that there may be financial implications that will impact the draft budget. The financial implications on the draft budget will be determined following the Council's consideration of the submissions. As such, should Elected members propose to put forward any amendments, they should contact the Chief Financial Officer before the meeting to discuss possible impacts of any amendments.

##### **EXTERNAL ECONOMIC IMPLICATIONS**

Not Applicable.

##### **SOCIAL ISSUES**

Not Applicable.

##### **CULTURAL ISSUES**

Not Applicable.

## ENVIRONMENTAL ISSUES

Not Applicable.

## RESOURCE ISSUES

Not Applicable.

## RISK MANAGEMENT

Not Applicable.

## CONSULTATION

- **Elected Members**

Elected Members have been involved throughout the preparation of the draft Plan and Budget, have considered the various components of the draft Plan and Budget and have made 'in principle' decisions as appropriate.

- **Community**

Citizens have been provided with an opportunity to provide input into and comment on the draft Plan and Budget as part of the consultation process that included the publication of a public notice in The Advertiser on 9 May 2025, inviting citizens to provide their comments on the draft Annual Business Plan and Budget, and on the projects, programs and initiatives that the Council plans to undertake in 2025–2026.

Promotion of the community consultation included:

- News story on the Council's website;
- News item in the Council's e-newsletter, Look East;
- Social media posts on Facebook, LinkedIn and Instagram; and
- A4 Posters at the Norwood Town Hall and the Council's Libraries.

The Advertiser also included aspects of the Council's draft 2025–2026 Annual Business Plan and Budget as a news article published on the Adelaide Now website.

The draft Plan and Budget was available for viewing at the Norwood Town Hall and at each of the Council's Libraries. A copy could also be download from the Council's website.

In addition, in accordance with Section 123 of *the Local Government Act 1999*, a public meeting was held on 26 May 2025, which was attended by 19 citizens.

Citizens were able to provide their comments via an online form on the Council's website, to a dedicated email address or in hard copy at the Norwood Town Hall.

The consultation period closed on Friday 30 May 2025, following a 21-day consultation period.

As previously stated, forty (40) submissions have been received as part of the consultation process.

A summary of the submissions received is set in the Discussion section of this report.

- **Staff**

The review of the operating expenditure, special projects and the draft Annual Business Plan process has been completed with the involvement of the Chief Executive Officer, Executive Leadership Team and the various responsible officers.

- **Other Agencies**

Not Applicable.

## DISCUSSION

At the Council Meeting held on 5 May 2025, the Council endorsed the draft 2025–2026 Annual Business Plan and Budget ‘in principle’ for release for community consultation. As Elected Members will recall, the Draft Budget that was released for community consultation is based on an 8.5% Rate Revenue increase.

A copy of the draft Plan that was released for community consultation is contained in **Attachment A**.

At the time, the draft Plan was released for community consultation, the proposed Rate Revenue increase translated to an increase in the average rates payable for the Average Residential Property of 9.49% (or \$194 per annum), which comprises of a property valuation increase 13.41% and a Rate-in-the-dollar increase of 2.05% and an increase in the Rates payable for the Average Commercial property of 0.91% (or \$31 per annum) comprising of a property valuation increase of 2.04% and a Rate-in-the-dollar increase of 2.05%.

Key aspects of the draft Budget are set out in Table 1 below:

**TABLE 1: DRAFT BUDGET AS RELEASED ON COMMUNITY CONSULTATION**

<b>Rate Revenue Increase</b>	<b>8.5%</b>
Average Residential Rate Revenue Increase	9.49%
Average Commercial Rate Increase	0.91%
Operating Surplus	\$754,356
Expenditure on continuing services and programs (excluding Regional Landscape Levy)	\$58.345 million
Expenditure on new initiatives and strategic operating projects (excluding 2024–2025 carry-forward projects)	\$1.319 million
Total Capital Works Program	\$26 million
Non-Rate Operating Revenue	\$12.507 million
Net General Rate Revenue (excluding Regional Landscape Levy)	\$49.518 million
Regional Landscape Levy**	\$1.61 million
Capital Grant Funding	\$5.924 million

*\*\* The Council is acting as a revenue collector for Green Adelaide in this regard and does not retain this revenue – it is passed directly to Green Adelaide.*

## Comments received on the draft 2025–2026 Annual Business Plan and Budget

Nineteen (19) citizens attended the public meeting held on 26 May 2025 and forty (40) written submissions have been received in respect to the draft Plan and Budget.

A full copy of all of the written submissions that have been received is contained in **Attachment B**.

A review of the submissions has been undertaken, and a summary of the submissions is set out below.

## Submissions regarding the Payneham Memorial Swimming Centre Redevelopment

Of the forty submissions which have been received, ten (10) submissions have raised concerns regarding the Payneham Memorial Swimming Centre Redevelopment, in particular the cost of the project and the community need for the facility.

**A summary of all comments received** (in alphabetical order)

**1. Comments submitted by Ms Emma Adamo**

Ms Adamo's submission raises concerns with the Rate Revenue increase specifically in light of the current cost-of-living pressures, especially in comparison to neighbouring Councils.

**2. Comments submitted by Mr Peter Adamp**

Mr Adamp's submission raises concerns with the Rate Revenue increase particularly when compared with neighbouring Councils. While he understands the need to invest in infrastructure, he feels that the Payneham Memorial Swimming Centre is excessive in the current climate.

**3. Comments submitted by Mr Thanasis Avramis**

Mr Avramis' submission focuses on initiatives to achieve and report on carbon emissions.

**4. Comments submitted by Ms Andrea Brown**

Ms Brown's submission seeks further investment in designated dog off-leash areas, street lighting and traffic management strategies.

**5. Comments submitted by Mr Roger Bryson, on behalf of the Kensington Residents Association**

Mr Bryson's submission seeks further support for initiatives to address illegal dumping, heritage buildings, on-street parking, the implementation of a 40kmh speed limit in Kensington, playground equipment and a toilet at Borthwick Park.

**6. Comments submitted by Ms Alana Catley**

Ms Catley's submission raises concerns with the Residential Rate increase and suggests that the Payneham Memorial Swimming Centre was not wanted or needed and that more investment in parks is required.

**7. Comments submitted by Mr Mark Catley**

Mr Catley's submission raises concerns with the Residential Rate increase and suggests that the cost of the Payneham Memorial Swimming Centre should be passed on to the users of the pool rather than ratepayers.

**8. Comments submitted by Ms Sophie Christian**

Ms Christian's submission raises concerns with the Residential Rate increase.

**9. Comments submitted by Mr Liam Connolly**

My Connolly's submission focuses on funding for traffic management initiatives and road infrastructure.

**10. Comments submitted by Mr Gerald Covino**

Mr Covino's submission seeks more investment to address traffic management issues, parking and street maintenance.

**11. Comments submitted by Ms Rhiannon Denison**

Ms Dennison's submission raises concerns with the Residential Rate increase particularly in the context of cost of living pressures. The submission also questions investment in the Payneham Memorial Swimming Centre and its need within the community.

**12. Comments submitted by Ms Margaret Dingle**

Ms Dingle's submission acknowledges a number of environmental sustainability initiatives which she supports but notes concern at the lack of initiatives that aim to reduce greenhouse gas emissions and opportunities for footpath improvements.

**13. Comments submitted by Ms Kate Eatts**

Ms Eatts' submission supports the public realm upgrades in Kent Town that are proposed in the draft Plan and Budget.

**14. Comments submitted by Ms Brittany Edwards**

Ms Edwards' submission raises concerns with the Residential Rate increase.

**15. Comments submitted by Mr Paul Flynn**

Mr Flynn's submission seeks a decrease to the Rates increase and reconsideration of the capital works that are not necessary. Mr Flynn suggests that the Payneham Memorial Swimming Centre is surplus to needs and should be permanently closed.

**16. Comments submitted by Mr Paul Garner**

Mr Garner's submission seeks more investment for greening around Kent Town and inner Norwood.

**17. Comments submitted by Ms Sarah Hazelager**

Ms Hazelager's submission raises concerns with the Residential Rate increase and suggests that ratepayers who do not use the Payneham Memorial Swimming Centre should not pay for it.

**18. Comments submitted by Mr Peter Holmes**

Mr Holmes' submission raises concerns with the Residential Rate increase and requests that the Council consider amortising the project costs of the Payneham Memorial Swimming Centre over a longer term.

**19. Comments submitted by S Hopton**

Ms Hopton's submission opposes the Rate increase as unnecessarily high and in light of cost-of-living pressures, capital expenditure is excessive.

**20. Comments submitted by Ms Isabela Kotz**

Ms Kotz's submission raises concerns with the Residential Rate increase.

**21. Comments submitted by Mr Sarry Kouskoumbekakis**

Mr Kouskoumbekakis' submission raises concerns with the Residential Rate increase and suggests that rate increases should be capped at CPI.

**22. Comments submitted by Ms Sierra Lever**

Ms Lever's submission seeks more investment in upgrades for Linde Reserve playground and Norwood Library.

**23. Comments submitted by Ms Steph Lipapis**

Ms Lipapis' submission raises concerns with the Residential Rate increase and asks the Council to reconsider priorities.

**24. Comments submitted by Ms Emma Marro**

Ms Marro does not support the Rate increase.

**25. Comments submitted by Mr Toby Mellor**

Mr Mellor's submission raises concerns with the Residential Rate increase in comparison to other metropolitan Councils.

**26. Comments submitted by Mr Angelo Minucci**

Mr Minucci's submission expresses concern at the Residential Rate increase and cites the cost of the Payneham Memorial Swimming Centre having a long-term impact on ratepayers through ongoing debt.

**27. Comments submitted by Ms Renata Pilijic**

Ms Pilijic's submission raises concerns with the Residential Rate increase and employee costs.

**28. Comments submitted by Ms Kyla Poyner**

Ms Poyner's submission raises concerns with the Residential Rate increase.

**29. Comments submitted by Mr Carlo Rinna**

Mr Rinna's submission raises concerns with the Residential Rate increase particularly in relation to the current economic climate and financial pressures on households. He also raises concerns about debt servicing in light of the funding for the Payneham Memorial Swimming Centre.

**30. Comments submitted by Mr Alan Rumsby**

Mr Rumsby's submission raises concerns about the future rates burden and debt servicing.

**31. Comments submitted by Ms Elizabeth Russell**

Ms Russell's submission indicates her support for reduced city-wide speed limits and environmental initiatives while seeking funding for street lighting and playground improvements.

**32. Comments submitted by Ms Catherine Sarre**

Ms Sarre's submission expresses concern at the lack of innovative greening initiatives and seeks further investment in sustainability, traffic calming and greening measures.

**33. Comments submitted by Mr Derek Seret**

Mr Seret's submission raises concern about the two (2) swimming centre model, specifically the ongoing financial and operational feasibility, and questions the scope and scale of the Payneham Memorial Swimming Centre. Overall, he is interested in cost containment measures.

**34. Comments submitted by Mr Murali Thanabal**

Mr Thanabal's submission expresses concern regarding the Residential Rate increase.

**35. Comments submitted by Mr Andy Tong**

Mr Tong's submission raises concerns with the Residential rate increase specifically when compared with neighbouring Councils.

**36. Comments submitted by Mr Beau Ushay**

Mr Ushay's submission shares his support for the Council's vision, planning and programming. Mr Ushay also advises that he believes that rate rises are necessary to fund all of the things which make our community one of the greatest places to live in South Australia and that his family has enjoyed the activities and events the Council provides.

**37. Comments submitted by Ms Jodie Wasserberg**

Ms Wasserberg's submission raises concerns with the Residential rate increase and questions the need for the Payneham Memorial Swimming Centre and cost of the project.

**38. Comments submitted by Ms Jingfen Wang**

Ms Wang's submission raises concern about the Residential Rate increase when compared to neighbouring Councils. Ms Wang requests that the Council considers reducing non-essential staffing costs and non-urgent capital works.

**39. Comments submitted by Mr Peter and Mrs Helen Williams**

Mr and Mrs Williams' submission expresses their concern for the Residential Rate increase, especially in light of current cost-of-living pressures, and requests that the council undertake a review of expenditure.

**40. Comments submitted by Mr David Baker**

Mr Baker's submission was received following the conclusion of the consultation period, however the submission has been accepted and included as part of the consultation process.

Mr Baker's submission raises concerns regarding the conditions of roads in Kent Town and footpath on Rundle Street, Kent Town.

**Summary**

The majority of submissions have raised concerns regarding the proposed Rate Revenue increase and its subsequent impact on Residential Rates.

As Members are aware, the final 2025–2026 Annual Business Plan and Budget will be considered by the Council at its meeting to be held on 7 July 2025. At that time, further information will be provided to the Council regarding the Valuer-General's valuations for the City.

On this basis, staff will prepare updated Rates information based on the latest Valuer-General's valuations (as at 16 June 2025) and the Rate Revenue that the Council is seeking to raise. This will allow the Council to make its final decision in respect to the 2025-2026 Rate Revenue based on that information.

In addition, the Council will be provided with a comparison of rating information which benchmarks this Council with the Eastern Region Alliance (ERA) Councils - City of Burnside, Campbelltown City Council, City of Prospect, City of Unley and the Town of Walkerville.

Following the Council's consideration of the submissions and final adoption of the Budget, a response will be provided to all citizens who provided a submission as part of the consultation process. In addition, a number of submissions contain specific questions and these will be addressed as part of the responses to the submissions.

**OPTIONS**

On the basis of the submissions that have been received, there is no recommended action in respect to the submissions in terms of the draft 2025–2026 Annual Business Plan and Budget as this is a decision for the Council to make.

To this end, the Council can determine to amend its position as it sees fit.

## CONCLUSION

Pursuant to Section 123(6a) of the Act, should the Council propose to make amendments to the draft 2025–2026 Annual Business Plan and Budget, the adopted Annual Business Plan must include a statement which sets out the significant amendments from the draft Plan and provide the reason for those amendments.

## COMMENTS

If Elected Members have any questions or require clarification in relation to specific budget items and/or any issues raised in this report, do not hesitate to contact the Chief Financial Officer on 8366 4548, prior to the meeting.

## RECOMMENDATION

1. That the submissions which have been received in respect to the draft 2025–2026 Annual Business Plan be received and noted.
  2. That the citizens and organisations who made written submissions in respect to the Draft 2025–2026 Annual Business Plan be thanked and advised of the Council's decision in respect to their submissions.
  3. The Council notes that a further report in respect to the adoption of the draft 2025–2026 Annual Business Plan and Budget will be prepared for the Council's consideration at its meeting to be held on 7 July 2025.
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*Cr Duke moved:*

1. *That the submissions which have been received in respect to the draft 2025–2026 Annual Business Plan be received and noted.*
2. *That the citizens and organisations who made written submissions in respect to the Draft 2025–2026 Annual Business Plan be thanked and advised of the Council's decision in respect to their submissions.*
3. *The Council notes that a further report in respect to the adoption of the draft 2025–2026 Annual Business Plan and Budget will be prepared for the Council's consideration at its meeting to be held on 7 July 2025.*

*Seconded by Cr Callisto and carried unanimously.*



**5. CLOSURE**

There being no further business, the Mayor declared the meeting closed at 7.25pm.

\_\_\_\_\_  
**Mayor Robert Bria**

**Minutes Confirmed on** \_\_\_\_\_  
(date)