ANNUAL REPORT

2024–2025

CITY OF
TEA TREE GULLY
Naturally Better

The City of Tea Tree Gully's Annual Report 2024–2025 provides details on our performance against our 2024–2025 Annual Business Plan and Budget, as well as the outcomes and objectives of our Strategic Plan 2030.

This publication has been developed in compliance with the *Local Government Act 1999 (SA)* and provides a comprehensive and transparent account of our performance, achievements, challenges and financial management from 1 July 2024 to 30 June 2025.

For more information, visit **cttg.sa.gov.au**

The City of Tea Tree Gully recognises this City's considerable natural and cultural heritage, including thousands of years of Traditional Custodianship by the Kaurna people and the more recent contributions from all who live here.

We build on this heritage today by respecting and listening to each other, being receptive to new ideas and acting wisely for the current and future well-being of our community.



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Cover: Harpers Field Sporting Clubroom

Real results delivered for the community

The past financial year was a time of significant progress. From completing major building projects to improving streetscapes and public spaces, strong results were achieved through clear priorities, careful planning and a commitment to the people and businesses that call the City of Tea Tree Gully home.

The award-winning Harpers Field Community Hub and Sporting Clubroom project was completed, creating popular gathering spaces in the northern part of our City. It offers a modern, flexible space for events, programs and sport, along with an outdoor plaza and playground.

At Tilley Recreation Park, a new sporting clubroom was built – an important project within the broader master plan for the site. More improvements are planned for the coming year, including a new dog park.

Construction also moved ahead on three other community facilities: the Modbury Sporting Clubroom, Tea Tree Gully Gymsports building and Tea Tree Gully Tennis Clubroom. All are on track for completion later this year.

A section of North East Road in the historic Tea Tree Gully township now has underground power lines after works to do this were carried out in 2024–2025. This is part of a broader vision to enhance the character and appeal of the precinct. The next stage of the project will see the planting of new street trees, and installation of public art, signage and better footpaths – helping to create a more inviting and attractive environment.

Wynn Vale Dam Reserve received a broad upgrade, with new playground components, improved paths and landscaping. The improvements were officially opened in May 2025.

All the major projects listed were supported through funding partnerships with the Government of South Australia, helping us to deliver better community spaces, strengthen local sporting clubs and enhance key areas across our City.

A new playground was built at Australia Reserve, while playgrounds were upgraded at Vista and Palomino reserves. Road upgrades, new footpaths, lighting upgrades and open space improvements also took place across the City.

Alongside these major initiatives, Council continued to deliver the high-quality essential services our community relies on, such as waste collection, verge maintenance, library and community centre programs, and animal management.

A key highlight of the year was the adoption of Council's new Strategic Plan 2030, which sets a clear direction for the future. Developed in close consultation with the community, the plan is built around six wellbeing pillars: healthy, safe, prosperous, connected, vibrant and liveable.

A change to Council's elected body occurred during the year, with disability advocate Tammie Sinclair resigning from her role as a Pedare Ward councillor in October 2024. Cr Donna Proleta was appointed to the role following a supplementary election in early 2025.

We thank CEO Ryan McMahon, Mayor Marijka Ryan and our elected members for their strong leadership. We also acknowledge the dedication of our staff and volunteers, whose hard work and expertise helped bring these projects and services to life.

The progress made in the 2024–2025 financial year shows what's possible with strong leadership, good planning, and a shared focus on making the City of Tea Tree Gully a better place to live, work and visit.



City profile

A snapshot of key information about our City, including geographical, economic, demographic and event data.



66%
urban area

33%
rural area

9,521 ha
total land area

1,305 ha
open space

606
parks and reserves

124
playgrounds

100,000
street trees

22.29%
tree canopy cover

579 km
sealed roads

1,234 km
kerbs and gutters

584 km
sealed footpaths

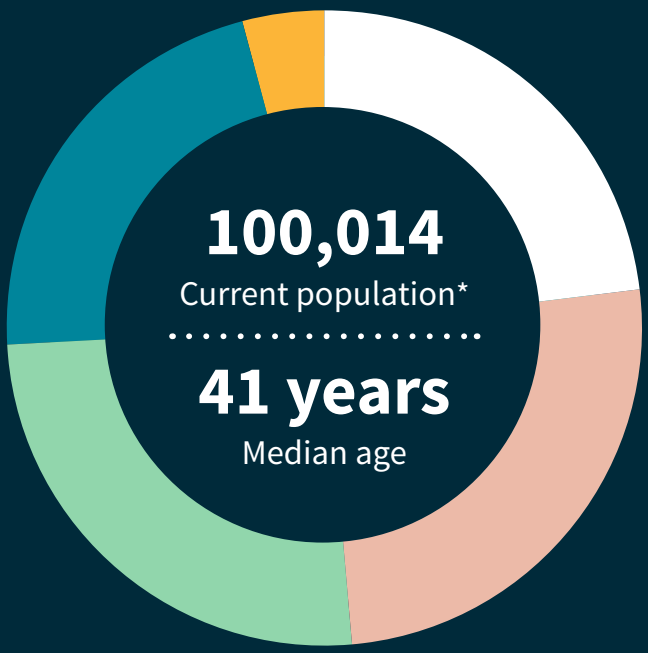
98 km
unsealed footpaths

41,032
dwellings*

2.4
people per household*

6,264
active trading businesses

$4.2b
Gross Regional Product



- 0–19 years (23.1%)
- 20–39 years (30.5%)
- 40–59 years (25.8%)
- 60–79 years (21.3%)
- 80+ (5.1%)

29,188
families

15.11%
undertaking voluntary work

27.3%
of residents born overseas

49.5%
with tertiary qualifications

27
major events held

212,523
Waterworld attendances

12,960
tonnes of food and organic material diverted from landfill and turned into compost

1,125
Mini Muncher kitchen caddies distributed to residents

3.9m
kerbside bin collections

45,327
volunteer hours completed

333,981
total library attendance

2,482
program sessions and events offered

76,109
program and event attendance across the City

36
community engagement activities

** 2021 Census*

Strategic direction and achievements

Council uses a suite of strategic management plans to set its priorities and guide decision making and annual business planning, including budgeting.

The Strategic Plan 2030 is the lead document in Council's strategic planning framework. It articulates our vision and aspirations for the community – that is, everyone who lives in, works in or visits the City of Tea Tree Gully.

Community wellbeing is at the heart of the plan, which aims to build a healthy community that enjoys a quality lifestyle.

To ensure that we have the flexibility to adjust to changing priorities and build our capacity, we have also developed a plan geared towards improving the way we do business.

In working towards this vision, the 2024–2025 Annual Business Plan and Budget identified key projects, programs and services that we anticipated would deliver on the aspirations and objectives identified in these plans.



CEO Key Performance Indicators 2024–2025

1. OUR COMMUNITY

Output and outcome	Measure	Responsibility	Progress update
1.1 Develop consistent standards and expectations for programs and events in Community Services, including ongoing monitoring and review, having considered regular participant feedback and alignment to community needs and wellbeing	Standards presented to Service Review Committee	Manager Community Connections	**Completed** Completed a Program and Events Framework. Presented to Service Review Committee in August 2024.
1.2 The extent to which residents agree or disagree (based on their experience of living in the City of Tea Tree Gully) whether: diversity is welcome and celebrated; the City is a good place to raise a family and grow old; the City is a place of growth and prosperity; and people feel safe in the community	Measurement obtained from community survey results	Manager Community Connections	**Completed** Completed June 2025: • Diversity is welcome and celebrated: 78% agree (up 2%) • The City is a good place to raise a family: 94% agree (down 1%) • The City is a good place to grow old: 86% agree (down 2%) • The City is a place of growth and prosperity: 76% agree (down 2%) • People feel safe in the community: 82% agree (up 4%).

2. OUR ECONOMY

Output and outcome	Measure	Responsibility	Progress update
2.1 Ensure robust financial management by achieving the following (subject to decisions of Council not within the CEO's control): • Operating surplus ratio – between 2.5% and 10% on an annual basis in accordance with the Long-Term Financial Plan • Asset Renewal Funding Ratio (previously known as Asset sustainability ratio) – capital outlays on renewing/replacing assets net of proceeds from the sale of replaced assets, as greater than 90% but less than 110% of depreciation over a rolling 3-year period • Net financial liabilities ratio of between 25% and 35% within a 3- to 5-year period	As per measures in Financial Sustainability Policy	Manager Finance & Rating Services	**On track** The most recent financial forecast for the year ending 30 June 2025 was presented to Council on 22 July 2025. The following forecasts were reported: • Operating surplus ratio: 9.5% – within the target • Asset Renewal Funding Ratio: 108.9% – within the target • Net financial liabilities ratio: 19.3% – below target due to grant funding received in advance for the Strategic Building Program.

3. OUR ENVIRONMENT

Output and outcome	Measure	Responsibility	Progress update
3.1 Delivery of Council's capital renewal works program as set out in Council's Annual Business Plan 2024–2025	Greater than or equal to 90% of delivery of Council's planned capital works program	Manager Project and Contract Delivery	**Completed** The capital renewal program is now complete, with 96% of projects having reached completion in the 2024–2025 financial year. The remaining 4% of projects have been carried over and primarily relate to delivery timeframes for essential infrastructure (eg light poles, SAPN connections). Summary of achievements: • Road program complete • Footpath program (concrete and segmental paved) complete • Playground equipment upgrades complete • DDA kerb ramps complete • Heather Drive stormwater complete • Jubilee secondary building door complete • Roundabout improvements complete • Civic Library sensory space complete • Outdoor park furniture complete • Fencing renewals complete.

4. OUR PLACES

Output and outcome	Measure	Responsibility	Progress update
4.1 Undertake a review of Asset Management Plans (AMPs) in accordance with legislative requirements to ensure they effectively guide the strategic direction of Council	AMPs presented to Council within legislative timeframes	Manager Technical & Engineering Services	**Completed** Outcomes of community engagement for the AMPs were presented to the Audit and Risk Committee on 17 September 2024, and then endorsed by Council on 24 September 2024. AMPs are now finalised and displayed on Council's website: • Buildings Asset Management Plan 2025–2034 • IT (Information Technology) Asset Management Plan 2025–2034 • Open Space Asset Management Plan 2025–2034 • Plant & Fleet Asset Management Plan 2025–2034 • Transport Asset Management Plan 2025–2034 • Water Asset Management Plan 2025–2034.
4.2 Develop a Strategic Asset Management Framework	Framework presented to Council by 30 June 2025	Manager Technical & Engineering Services	**Completed** The Strategic Asset Management Framework was endorsed by the Audit & Risk Committee at its meeting dated 17 June 2025, and following this by Council at its meeting dated 24 June 2025.

Output and outcome	Measure	Responsibility	Progress update
4.3 Commence and progress agreed actions for internal audit on the optimisation of Council owned buildings	Commence and progress agreed actions	Manager Project Management Office	**Completed** The development of Strategic Buildings Plan has commenced and progressed.
4.4 Develop a 10-year program for the delivery of city-wide main roads and gateways upgrades and commence stage 1 of the plan	10-year program to be presented to Council by June 2025, with Stage 1 to commence by June 2025	Manager City Strategy / Manager Project Management Office	**On track** A report has been provided to Council for consideration at its meeting on 22 July 2025. The detailed project planning for the program has identified several challenges, risks and cost increases based on latest tender pricing. This report presents each of these and options for Council to consider for delivering the program.

5. OUR LEADERSHIP

Output and outcome	Measure	Responsibility	Progress update
5.1 Continue the implementation of the CX (Customer Experience) Strategy in order to provide a positive experience for customers based on honesty and transparency	Report presented to Service Review Committee providing status update on implementation	Manager Customer & Communications	**Completed** • CX Strategy – update report delivered to Service Review Committee annually (May/June) • New website delivered • Civic Centre foyer update completed • Salesforce works: – 'Close the loop' staff to customers – Snap Send Solve integration – Eventbrite integration – Customer portal update – Salesforce marketing cloud – Bins portal upgrade – Customer 360 feedback • Customer feedback now used to create a new event in 2025–2026 • Cross department shadowing scheduled to increase knowledge and collaboration • Customer service training delivered to all staff • User Experience sub-team created to oversee digital interface with customer.

Output and outcome	Measure	Responsibility	Progress update
5.2 Undertake a review of Council's Strategic Plan to ensure it effectively guides the strategic direction of Council	Presented to Council within legislative timeframes	Manager City Strategy	**Completed** The Strategic Plan was developed and provided to the Community for feedback. Council considered the feedback and the final Strategic Plan for 2025–2030 was endorsed by Council on 8 October 2024.
5.3 Development of City Masterplan commenced and progressed in line with key milestones as determined by Council	Masterplan to be developed with progress updates provided to the Council	General Manager Strategy & Finance	**On track** Work is underway on the development of the City Masterplan. Staff are investigating software options to reliably host a live plan that can be updated with newly endorsed Council plans and decisions. Staff are planning the background documents and additional investigations required to inform the plan. Regular reporting occurs via the Council Status Report.
5.4 Continue to mature the City maintenance and presentation uplift plan and create a priority matrix to support the delivery of the Plan	Plan developed and priority matrix, with progress updates provided to the Service Review Committee	General Manager City Operations	**Completed** Quarterly reporting of the Uplift Plan occurred to the Service Review Committee on the following dates: • 20 August 2024 • 19 November 2024 • 18 February 2025 • 15 April 2025. Next quarterly report to be provided to Service Review Committee dated 29 July 2025, as part of the 2025–2026 financial year reporting. Individual project plans are now being trialled to provide additional data on the delivery of works. A priority matrix is dependent on the adoption of the Open Space Policy and supporting documentation.

5. OUR LEADERSHIP (continued)

Output and outcome	Measure	Responsibility	Progress update
5.5 Demonstrate value for money and continuous improvement in what we deliver across our services, with 4 service reviews undertaken with regular progress reporting	4 services reviews undertaken with progress reports to Service Review Committee	Manager Corporate Governance	**Completed** Twelve (12) Service Reviews completed: • Library Service Review • Private Parking (12-month trial) • Community Events and Programs Framework • Work Health and Safety – Site Risk Assessment Review • Arts and Culture Plan • Main Roads and Gateways – City Wide • Cemeteries Review • Signage Service Review • Rapid Response Service Review • Works Management • Building Optimisation • Immunisation Services Review.
5.6 Ensure the regular measurement of staff engagement levels, with an achievement of an employee engagement result of at least 65%, with at least 50% employee participation. Ensure that a process is in place to address the feedback provided	Pulse surveys at least once per quarter, with results based on the prior 12-month average	Manager People & Capability	**On track** The pulse survey is run every 10 weeks. **Results**

Month	Response rate	Satisfaction rate
September	61%	74%
February	65%	74%
April	56%	74%
June	63%	74%
Average	**61%**	**74%**

Output and outcome	Measure	Responsibility	Progress update
5.7 Develop emerging leader and development programs for Council's Team Leaders and Supervisors which will also align with some elected member training opportunities and engagement with staff	Program developed by 30 June 2025	Manager People & Capability	**Completed** An Elevate Program, specifically for emerging leaders, has been developed and is launching in July 2025. A draft Learning & Development Framework for the organisation is being developed and planning is underway for the development of a corporate leader training program.
5.8 Develop a plan for engagement with various political parties for a list of projects for the 2026 Elections	Plan presented to Council by 31 March 2025	Chief Executive Officer and all General Managers	**Completed** The previous Council resolutions, where grant funding has been requested to be sought, have been collated. Options for new initiatives as part of the 2025–2026 budget process were presented to Council at its meeting on 25 March 2025 for consideration. This was then referred to an Elected Member Workshop on 22 April 2025 for further consideration. A report was provided to council on 10 June 2025 for consideration and endorsement.



Reporting on strategic plan themes and objectives

THEME 1

OUR COMMUNITY



We create opportunities for people to connect with one another and to their local community.

OBJECTIVES

People feel a sense of belonging, inclusion and connection with places, spaces and the community

Diversity is welcome and celebrated

There are opportunities for people to volunteer, give back and share their skills with others in the community

Our services are accessible to all and respond to changing community needs

People can have a say in decisions that affect them and the key decisions of the Council

ACHIEVEMENT HIGHLIGHTS

- Youth Action Plan design commenced
- DAIP Action Plan completed
- Increased participation in volunteer program
- New resident welcome initiatives
- Sister City initiatives
- Community Wellbeing Survey undertaken
- Various community engagement opportunities
- Program and Events Framework rollout
- Community engagement on cat management
- 12 service reviews completed
- Additional Sunday immunisation clinic rollout
- New Active Ageing service delivery model
- Gave out 20 Community Grants
- Various external partnerships established and grants obtained

THEME 2

OUR ENVIRONMENT



We are leaders in how we manage and care for our environment – we minimise the impacts of climate change, protect our community from public and environmental health risks, and actively promote sustainable and healthy living.

OBJECTIVES

Environmentally valuable places and sites that are flourishing and well cared for

A community that is protected from public and environmental health risks

The carbon footprint of our city is reduced through the collective efforts of community and Council, including business

Our consumption of natural resources is minimised by reducing, reusing and recycling products and materials, and using renewable resources

We are resilient to climate change and equipped to manage the impact of extreme weather events

Our tree canopy is increasing

ACHIEVEMENT HIGHLIGHTS

- Environmental Management Framework endorsed
- Waste Resource and Recovery Strategy second year implementation – 54% diversion rate of household waste away from landfill
- Waste education training program rollout
- Stormwater management plans progressed
- Water security project progressed
- Tree management policy review
- Safety campaign rollout

THEME 3

OUR ECONOMY



We support a thriving local economy where businesses are successful and people have access to a range of employment and education opportunities.

OBJECTIVES

Modbury Precinct is revitalised as the City's key activity centre

A population profile that supports a growing economy

A local economy that is resilient and thrives, where businesses are supported to grow and prosper, provide local jobs and sustain our economy, and visitors can utilise technology to improve the liveability of our City

People are supported to develop their leadership and employment capabilities

Support the efficient use of land for valuable mineral extraction and energy resources

ACHIEVEMENT HIGHLIGHTS

- Shop Local Gift Card pilot
- Small Business Advisory Service panel refresh
- Delivery of major events program – 81% of major event attendees agree that major events create a more positive view of the City of Tea Tree Gully
- Business engagement undertaken to inform new economic development strategy
- 85 unique businesses supported by the Small Business Advisory Service
- Modbury Precinct Committee established
- 1,446 development applications received

THEME 4

OUR PLACES



We create places where people enjoy living and spending time because they are appealing, safe, accessible and interesting.

OBJECTIVES

Streets, paths, open spaces and parks are appealing, safe and accessible

Opportunities exist to express and experience art and culture

Neighbourhoods are easy to move around and are well connected with pedestrian and cycle paths that offer an alternative to cars

Buildings and places are well designed, energy efficient and display a uniqueness of character and identity

Housing is well designed and affordable and responds to the changing needs of existing and future residents

Infrastructure and community facilities are fit for purpose, constructed using sustainable practices and well maintained

ACHIEVEMENT HIGHLIGHTS

- Neighborhood Plan for Holden Hill endorsed
- City Masterplan Framework developed
- Building Optimisation Framework endorsed
- City Design Manual developed
- Capital Renewal Works Program delivered
- Main Roads and Gateways
- Harpers Field Wellbeing Hub delivered
- City Maintenance Uplift Plan ongoing
- Community Land Management Plans reviewed
- First year implementation of Arts and Culture Plan
- Ongoing advocacy to state government regarding Planning and Design Code infill design policy updates
- Asset management plans reviewed and adopted

THEME 5

OUR LEADERSHIP



We are trusted to make good decisions that are in the best interests of our community.

OBJECTIVES

Leadership and advocacy is focused on the long-term interests of the community

Customer service provides a positive experience for people based on honesty and transparency

Planning considers current and future community needs

Delivery of services is sustainable and adaptable

Decision making is informed, based on evidence and is consistent

Major strategic decisions are made after considering the views of our community

ACHIEVEMENT HIGHLIGHTS

- Strategic Plan 2030 endorsed
- Strategic Asset Management Plan Framework developed
- Second-year implementation of CX Strategy
- White Ribbon Accreditation Plan rollout
- Elected Member training program rollout
- Organisation Plan development commenced
- Corporate Performance Plan pilot program
- Salesforce optimisation project
- Phase 1 Works Management System implementation
- Representation Review commenced
- Purple Orange mentoring program rollout
- Rates Portal optimisation

Reporting our progress on 2024–2025 targets

A series of performance indicators have been developed to measure our progress against the strategic objectives in the Strategic Plan 2030. Our wellbeing pillars underpin our Strategic Plan and contribute to a healthy, safe, prosperous, connected, vibrant and liveable community.



Measures of success

Community wellbeing indicators	2024–2025 Results	2025–2026 Targets
Diversity is welcomed and celebrated in the City of Tea Tree Gully	78%	78%
The City of Tea Tree Gully is a good place to raise a family	94%	95%
The City of Tea Tree Gully is a good place to grow old	86%	85%
The City of Tea Tree Gully is a place of growth and prosperity	76%	78%
I feel safe being out in parks and public spaces in my local community	82%	84%

Capital works indicators	2024–2025 Results	2025–2026 Targets
Capital works projects completed by 30 June 2025	91%	85%

Customer service indicators	2024–2025 Results	2025–2026 Targets
Overall resident satisfaction with Council communications	72%	66%
Enquiry resolution at the first point of contact	87%	86%





OUR COUNCIL

The City of Tea Tree Gully is divided into six wards and represented by the Mayor and 12 Elected Members, elected by the local community every four years.

The roles of the Mayor and Elected Members are specified within the *Local Government Act 1999*, the legislation that provides the framework for councils to operate in South Australia.

Elected Members play a vital leadership role in representing the interests of the community and setting the vision and strategic direction of Council.

Mayor and Elected Members

(as at 30 June 2025)

Mayor



Marijka Ryan
marijka.ryan@cttg.sa.gov.au
0408 656 362

Balmoral Ward



Cr Irena Zagladov
irena.zagladov@cttg.sa.gov.au
0493 376 325



Cr Rob Unger
rob.unger@cttg.sa.gov.au
0416 116 654

Drumminor Ward



Cr Kimberley Drozdoff
kimberley.drozdoff@cttg.sa.gov.au
0413 830 392



Cr Lyn Petrie
lyn.petrie@cttg.sa.gov.au
0401 031 542

Pedare Ward



Cr Bernie Keane
bernie.keane@cttg.sa.gov.au
0407 560 215



Cr Donna Proleta
donna.proleta@cttg.sa.gov.au
0433 750 832

Hillcott Ward



Cr Kristianne Foreman
kristianne.foreman@cttg.sa.gov.au
0419 608 661



Cr Sandy Keane
sandy.keane@cttg.sa.gov.au
0419 850 779

Steventon Ward



Cr Lucas Jones JP
lucas.jones@cttg.sa.gov.au
0425 411 618



Cr Jessica Hawkvelt
jessica.hawkvelt@cttg.sa.gov.au
0432 170 364

Water Gully Ward



Cr Marina Champion
marina.champion@cttg.sa.gov.au
0402 741 897



Cr Blake Lawrenson
blake.lawrenson@cttg.sa.gov.au
0493 283 615

Note: Cr Proleta was elected on 11 March 2025, due to a vacancy created from the resignation of Cr Tammie Sinclair on 8 October 2024.

Elector representation

Periodic review of elector representation

Under Section 12 of the *Local Government Act 1999*, councils in South Australia are required to conduct a comprehensive review of their elector representation arrangements. The purpose of this review is to determine whether changes to the council's composition or ward structure would benefit the community.

This review must be undertaken at least once during each prescribed period, as set out in the Local Government (General) Regulations 2013 and published by notice in the South Australian Government Gazette. On 1 August 2019, notice was given that the City of Tea Tree Gully would be required to complete its next review between October 2024 and October 2025.

Review process

The review process is governed by sections 12, 26, and 33 of the *Local Government Act 1999*, which outline the steps councils must follow.

- In August 2024, Council appointed a qualified person to commence the review.
- A series of Elected Member workshops were held to explore the advantages and disadvantages of various representation structures.
- These discussions informed the development of an options paper, endorsed by Council on 25 March 2025.
- A preferred proposal (Representation Review Report) was subsequently endorsed on 8 April 2025.

Public consultation

As required, Council issued a public notice to inform the community about the Representation Review Report and invited written submissions.

- The report was made available for public inspection.
- Individuals who submitted written feedback were given the opportunity to present their views in person or through a representative.

Following the consultation period:

- The Public Consultation Submissions Report and Community Engagement Outcomes Report were noted by Council on 24 June 2025.
- Council then resolved to finalise the Representation Review Report and submit it to the Electoral Commissioner, along with all received submissions, for certification.

Certification and implementation

The Electoral Commissioner will assess whether the review meets all legislative requirements. If not satisfied, the Commissioner will return the report to Council with a written explanation, requiring further action before resubmission.

Once certified, the approved representation arrangements will take effect from polling day at the next periodic election in November 2027.

Council representation

The City of Tea Tree Gully is represented by 13 Elected Members:

- 1 Mayor, elected by the entire community
- 12 Councillors, with two Councillors representing each of the six wards

Councillor vacancy and replacement

A vacancy occurred in the Pedare Ward following the resignation of a Councillor, effective 8 October 2024. A supplementary election was held in March 2025, resulting in the election of a new Councillor to fill the position.

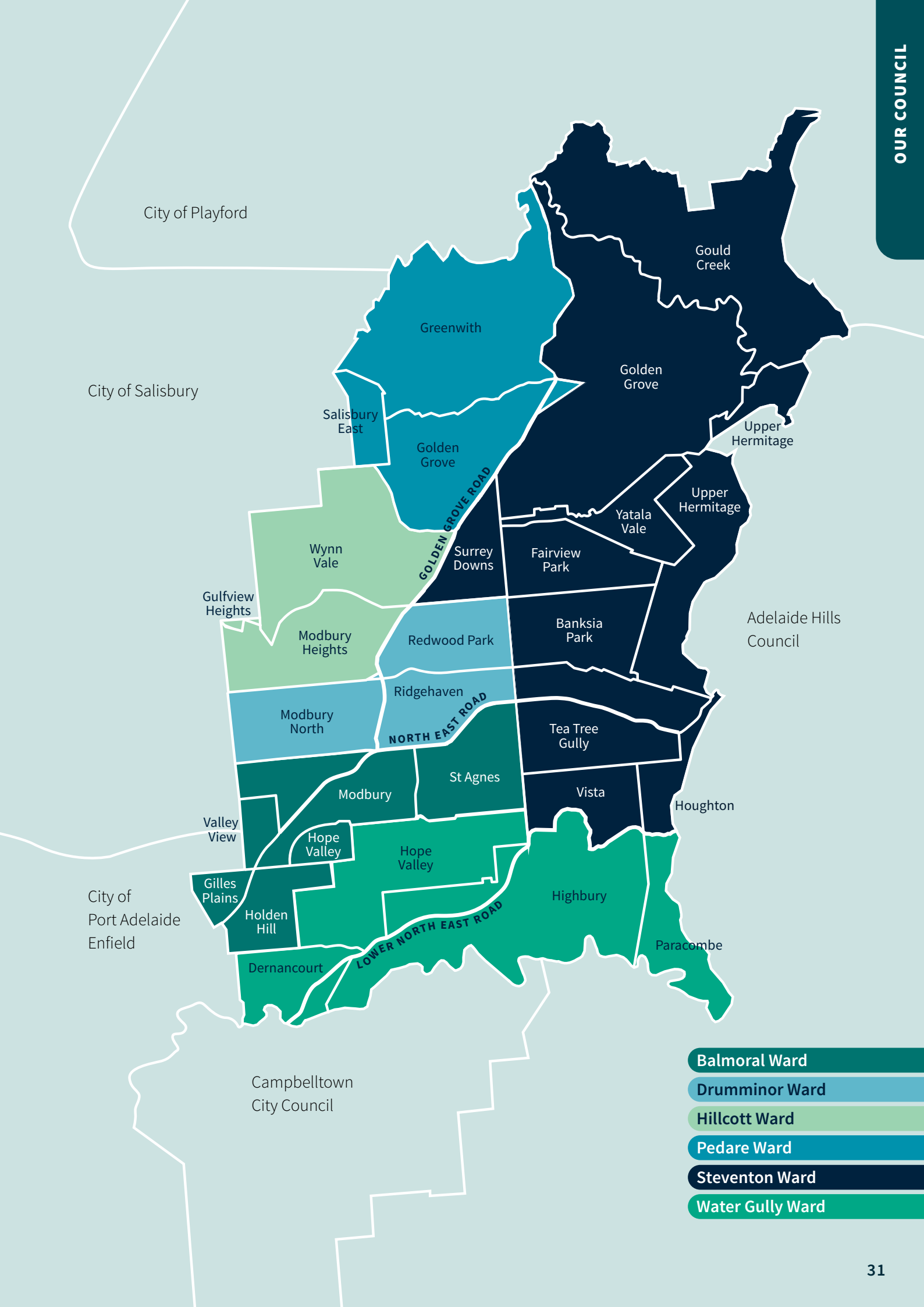
Representation quota

The Elected Members collectively represent 75,143 electors across the City. This equates to approximately 5,780 electors per Elected Member – one of the highest representation ratios among the 68 councils in South Australia.

Comparative representation

The chart below compares the representation quota (number of electors per elected member) of the City of Tea Tree Gully with other relevant councils. The quota is calculated by dividing the total number of electors by the number of elected members for each council.

Council name	Number of Elected Members	Number of electors	Representation quota
Onkaparinga	13	133,861	10,297
Salisbury	15	98,637	6,575
Tea Tree Gully	13	74,774	5,751
Charles Sturt	17	90,687	5,334
Marion	13	68,346	5,257
Port Adelaide Enfield	18	90,246	5,013
Playford	16	72,103	4,506
Campbelltown	11	37,148	3,377
Adelaide Hills	13	30,881	2,375


City of Playford
City of Salisbury
City of Port Adelaide Enfield
Campbelltown City Council
Adelaide Hills Council
Gould Creek
Greenwith
Golden Grove
Salisbury East
Golden Grove
Upper Hermitage
Upper Hermitage
Yatala Vale
GOLDEN GROVE ROAD
Wynn Vale
Surrey Downs
Fairview Park
Gulfview Heights
Modbury Heights
Redwood Park
Banksia Park
Ridgehaven
Modbury North
NORTH EAST ROAD
Tea Tree Gully
St Agnes
Modbury
Vista
Houghton
Valley View
Hope Valley
Hope Valley
Gilles Plains
Holden Hill
Highbury
LOWER NORTH EAST ROAD
Paracombe
Dernancourt
Balmoral Ward
Drumminor Ward
Hillcott Ward
Pedare Ward
Steventon Ward
Water Gully Ward

Decision-making structure

Council's formal decision-making structure is made up of the Council and five committees established under Section 41 of the *Local Government Act 1999*, in addition to two other committees established under other legislation. All Section 41 committees report directly to Council.

Decisions made at these meetings provide direction for the ongoing operation of Council.

These meetings are open to the public and the documentation for each meeting (notice of meeting, agenda with reports, attachments and minutes) is published on our website (where appropriate).

A summary of the committees is given here. More information about their membership and relevant roles and functions can be found in the City of Tea Tree Gully Committee Structure – Terms of Reference and Membership document on our website.

Council also maintains a Delegations Register on our website to support efficient and effective decision making.

Council

Membership	Mayor and 12 Elected Members
Time	Meets twice monthly on the second and fourth Tuesday of the month (no meetings between 15 December and 15 January)
Focus	• Committee recommendations, management reports and information reports • Deputations, public forums and petitions · • Motions with/without notice and questions with/without notice

Audit Committee

Membership	Two Elected Members (including Presiding Member) and three independent members
Time	Meets on the last Wednesday of every second month beginning in January
Focus	• Internal and external audit • Risk management and internal controls • Financial and business reporting

Governance and Policy Committee

Membership	Six Elected Members (including Presiding Member)
Time	Meets on the third Wednesday of every second month, beginning in February
Focus	Development and review of key Council documents including policies and codes

CEO Performance Review Committee

Membership	Five Elected Members (including Presiding Member)
Time	Meets as required each year
Focus	• Review and management of CEO's performance and remuneration • Assisting in recruitment of a CEO (where required)

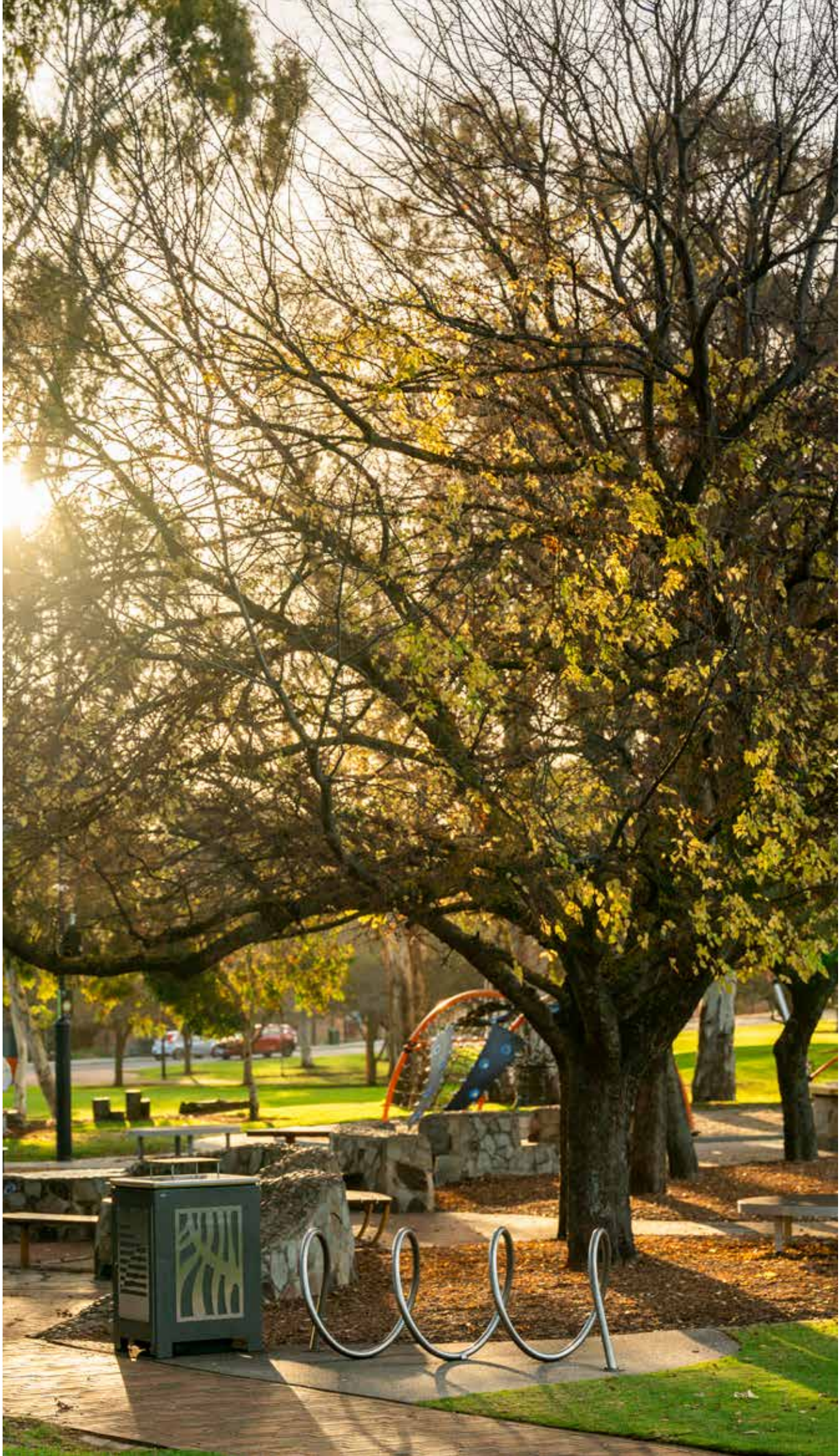
Service Reviews Committee

Membership	Six Elected Members (including Presiding Member)
Time	Meets on the first Wednesday of every second month, beginning in February
Focus	Review of all services and operational delivery



	Council meetings *Inclusive of 25 meetings*	**Governance and Policy Committee meetings** *Inclusive of 5 meetings*	**Service Review Committee meetings** *Inclusive of 4 meetings*	**CEO Performance Review Committee meetings** *Inclusive of 5 meetings*	**Audit and Risk Committee meetings** *Inclusive of 8 meetings*	**Council Assessment Panel meetings** *Inclusive of 9 meetings*
Mayor Ryan	*Presiding Member* 22 of 25	N/A	4 of 4	N/A	N/A	N/A
Cr Jones	25 of 25	*Presiding Member* 5 of 5	N/A	*Presiding Member* 5 of 5	N/A	N/A
Cr Unger	24 of 25	5 of 5	*Presiding Member* 4 of 4	N/A	6 of 8	N/A
Cr Zagladov	20 of 25	4 of 5	N/A	N/A	*Presiding Member* 7 of 8	N/A
Cr Champion	20 of 25	N/A	4 of 4	N/A	N/A	N/A
Cr Drozdoff	24 of 25	3 of 3[3]	2 of 2[5]	N/A	N/A	N/A
Cr Foreman	20 of 25	1 of 2[4]	4 of 4	4 of 5	N/A	6 of 9
Cr Hawkvelt	24 of 25	4 of 5	N/A	5 of 5	N/A	N/A
Cr B Keane	24 of 25	N/A	N/A	5 of 5	N/A	N/A
Cr S Keane	24 of 25	N/A	N/A	5 of 5	N/A	N/A
Cr Lawrenson	18 of 25	4 of 5	0 of 4	N/A	N/A	3 of 3[7]
Cr Petrie	23 of 25	N/A	N/A	N/A	N/A	N/A
Cr Proleta	9 of 9[1]	N/A	1 of 1[6]	N/A	N/A	N/A
Cr Sinclair	5 of 9[2]	N/A	N/A	N/A	N/A	N/A

1. *Cr Proleta's Council term commenced on 5 March 2025 (her term included 9 meetings)*
2. *Cr Sinclair resigned from Council on 8 October 2024 (her term included 9 meetings)*
3. *Cr Drozdoff resigned from GPC on 31 January 2025 (her term included 3 meeting)*
4. *Cr Foreman's GPC term commenced on 11 February 2025 (her term included 2 meetings)*
5. *Cr Drozdoff resigned from SRC on 31 January 2025 (her term included 2 meetings)*
6. *Cr Proleta's SRC term commenced on 8 April 2025 (her term included 2 meetings)*
7. *Cr Lawrenson attended all three meetings where the Lead Elected Member was absent, achieving 100% attendance in his capacity as Deputy Elected Member for CAP.*



Allowances, training, gifts and benefits

Allowances

Elected Members receive an annual allowance to assist them in undertaking their functions and duties.

These allowances are set by the independent Remuneration Tribunal of South Australia in accordance with the provisions of section 76 of the *Local Government Act 1999*.

Elected Members may also receive support in performing their duties as prescribed in the *Local Government Act 1999* and Council's Elected Member Support and Training Policy. The Policy, as well as a register that records all Elected Members' allowances and support, is available to view on our website.

Other allowances

External independent members of two of Council's committees are paid a sitting fee to attend meetings.

Audit and Risk Committee	**Allowance paid (per meeting)**
Independent members	$500

Council Assessment Panel	**Allowance paid (per meeting)**
Presiding Member	$641.24
Independent Member	$524.67
Elected Member	$291.46

Elected Member	**Allowances paid July 2024 – June 2025**
Mayor Marijka Ryan	$98,666.84
Cr Jessica Hawkvelt *(Deputy Mayor and Presiding Member of Modbury Precinct Committee)*	$30,833.40
Cr Lucas Jones *(Presiding Member of Governance and Policy Committee & CEO Performance Review Committee)*	$30,833.40
Cr Rob Unger *(Presiding Member of Service Review Committee)*	$30,833.40
Cr Irena Zagladov *(Presiding Member of Audit and Risk Committee)*	$25,300.58
Cr Marina Champion	$24,666.70
Cr Kimberley Drozdoff	$24,666.70
Cr Kristianne Foreman	$24,666.70
Cr Bernie Keane	$24,666.70
Cr Sandy Keane	$24,666.70
Cr Blake Lawrenson	$24,666.70
Cr Lyn Petrie	$24,666.70
Cr Donna Proleta *(elected on 5 March 2025)*	$7,578.29
Previous Elected Members	
Cr Tammie Sinclair *(resigned from Council on 8 October 2024)*	$6,563.63

Gifts and benefits

There were 19 gifts above the value of $50 declared as provided to members of the Council during the relevant financial year:

Name of person	From whom (name and organisation)	Reason for offer and acceptance	Description of gift of benefit	Estimated value	Declined or accepted (If accepted, what was done with the gift)
Cr Jessica Hawkvelt	Tea Tree Gully Soccer Club	Tea Tree Gully Soccer Club Sponsor's Day TTGSC Clubrooms, Tilley Reserve Attended as Steventon Ward representative	Tea Tree Gully Soccer Club Sponsor's Day Catering provided by the club, as well as a sponsor's gift, including TTGSC branded glass and chocolates	Approx $50	Accepted
Cr Bernie Keane	Golden Grove Lions Club	Networking and relationship building with community groups and members	Invitation to Golden Grove Lions handover dinner – meal included on 23 June 2025	Approx $40	Accepted invitation to attend handover dinner – declined meal included
Cr Sandy Keane	Golden Grove Lions Club	Networking and relationship building with community groups and members	Invitation to Golden Grove Lions handover dinner – meal included on 23 June 2025	Approx $40	Accepted invitation to attend handover dinner – declined meal included

Name of person	From whom (name and organisation)	Reason for offer and acceptance	Description of gift of benefit	Estimated value	Declined or accepted (If accepted, what was done with the gift)
Cr Rob Unger	Nepali Pathsala Adelaide	Attended as Council's representative: Nepali Pathsala Annual Day (School awards, presentation and graduation evening, which included a dinner)	3-course Nepali Dinner	Approx $50	Accepted
Cr Rob Unger	City of Playford	Networking and relationship building with City of Playford Mayor and community members	1 ticket to SANFL ANZAC Day Match, and president's luncheon	Approx $75	Accepted
Cr Kristianne Foreman	Sfera's Park Suites & Convention Centre	Sfera's handover and thank you event – Drinks and Canapes – Last Spaghetti Spritz Soiree	Invitation to Sfera's handover and thank you event, followed by Spaghetti Spritz Soiree	$70	Declined both events
Cr Bernie Keane	Sfera's Park Suites & Convention Centre	To promote business opportunities for customers	Sfera's handover and thank you event – Drinks and Canapes	Approx $32	Accepted – attended event
Cr Bernie Keane	Sfera's Park Suites & Convention Centre	To promote business opportunities for customers	Sfera's Spaghetti Spritz Soiree	$49	Declined

Name of person	From whom (name and organisation)	Reason for offer and acceptance	Description of gift of benefit	Estimated value	Declined or accepted (If accepted, what was done with the gift)
Cr Sandy Keane	Sfera's Park Suites & Convention Centre	To promote business opportunities for customers	Sfera's handover and thank you event – Drinks and Canapes	Approx $26	Accepted – attended event
Cr Sandy Keane	Sfera's Park Suites & Convention Centre	To promote business opportunities for customers	Sfera's Spaghetti Spritz Soiree	$49	Declined
Cr Blake Lawrenson	Michael Sfera, Sfera's Park Suites & Convention Centre	Invited to attend a private thank you event, and last public event by the Sfera family following the sale, but prior to settlement occurring, of Sfera's Park Suites and Convention Centre	Invitation to attend a VIP thank you event, followed by Spaghetti Spritz Soiree (Sfera's last public event) Events held 28 February 2025	$70	Declined
Cr Jessica Hawkvelt	Sfera's Park Suites & Convention Centre	Thank you event inclusive of food and drink. Did not attend due to perceived conflict of interest	Sfera's Spaghetti Spritz Soiree VIP event	$100	Declined
Cr Rob Unger	Sfera's Park Suites & Convention Centre	Invited to attend a private thank you event, and last public event by the Sfera family prior to the sale of Sfera's Park Suites and Convention Centre	Invitation to attend a VIP thank you event, followed by Spaghetti Spritz Soiree (Sfera's last public event) Events held 28 February 2025	$70	Declined (unable to attend)

Name of person	From whom (name and organisation)	Reason for offer and acceptance	Description of gift of benefit	Estimated value	Declined or accepted (If accepted, what was done with the gift)
Cr Lucas Jones	Sfera's Park Suites & Convention Centre	Sfera's handover and thank you event – Drinks and Canapes	Sfera's handover and thank you event – Drinks and Canapes	$20	Declined
Cr Lucas Jones	Sfera's Park Suites & Convention Centre	Sfera's last Spaghetti Spritz on 28 February 2025	Sfera's last Spaghetti Spritz on 28 February 2025 1 ticket	$49	Declined
Mayor Marijka Ryan	Sfera's Park Suites & Convention Centre	To promote business opportunities for customers	Sfera's handover and thank you event – Drinks and Canapes	$20	Accepted – attended event
Mayor Marijka Ryan	Sfera's Park Suites & Convention Centre	To promote business opportunities for customers	Sfera's Spaghetti Spritz Soiree	$49	Declined
Cr Jessica Hawkvelt	Tea Tree Gully Gymsports	Attended in capacity as Deputy Mayor and Ward Councillor, assisted with presentation of certificates at the event. Dinner provided	Tea Tree Gully Gymsports Annual Awards Night	Approx $100	Accepted – attended event
Mayor Marika Ryan	Premier's Office	Networking and relationship building with other Mayors MLCs, MPs and community groups in the State Suite	Adelaide Convention Centre, Saturday 7 December 2024	Approx $230	Accepted

Development and training

The City of Tea Tree Gully is committed to providing training and development activities for Elected Members in accordance with the Elected Member Support and Training Policy.

During 2024–2025, the training and development program for Elected Members included the following professional learning opportunities, along with some relevant workshop discussion topics:

- Mandatory training and induction (in accordance with LGA Training Standards) which contained the following modules:
  - Meeting procedures
  - Leadership
  - Values, Ethics, Behaviour, Bullying and Harassment
- Council specific induction
- State Government Housing Road Map
- Tree management Policy
- Waste and Resource Recovery and Management
- Sister City
- Community Grants
- Representation Review
- Major Events
- Budget and Financial Sustainability
- Modbury Central project
- Youth Action Plan
- Cat Management and By-Laws
- Strategic Planning
- Main Roads and Gateways

Council invested approximately $23,654.12 to provide this training and development.



The following table provides a summary of the details of any interstate and international travel (excluding prescribed interstate travel) undertaken by members of the Council during the relevant financial year funded in whole or in part by the Council. The costings are as at 30 June 2025.

Name	Training	Cost
Mayor Marijka Ryan	Australian Local Government Association (ALGA) National General Assembly (including registration flights and accommodation)	$3,010.79
Cr Lucas Jones	Elected Member Perth Study Tour (including flights, accommodation and airport transfers)	$823.65
Cr Kimberley Drozdoff	Elected Member Perth Study Tour (including flights, accommodation and airport transfers)	$802.27
Cr Jessica Hawkvelt	Elected Member Perth Study Tour (including flights, accommodation and airport transfers)	$779.40
Cr Bernie Keane	Elected Member Perth Study Tour (including flights, accommodation and airport transfers)	$764.68
Cr Sandy Keane	Elected Member Perth Study Tour (including flights, accommodation and airport transfers)	$764.68
Cr Rob Unger	Elected Member Perth Study Tour (including flights, accommodation and airport transfers)	$655.18
Cr Blake Lawrenson	Elected Member Perth Study Tour (including flights, accommodation and airport transfers)	$517.28
Cr Marina Champion	Elected Member Perth Study Tour (flights only due to cancellation)	$512.53

Behavioural management

Elected Member Behavioural Standards

The following table provides a summary of complaints about Elected Member behaviour:

Complaint about	Number of alleged contraventions	Costs incurred by Council for dealing with complaint
Member behaviour	1	$7,382.00
Health and safety	0	0



Confidentiality provisions

While Council and committee meetings are generally conducted in public, in the interest of the broader community it may be necessary to restrict public access to discussion and/or documents.

During 2024–2025, 33 items were considered in accordance with section 90(3) of the *Local Government Act 1999*, where it was necessary to exclude the public from the discussion of a particular matter.

The following table summarises the number of occasions that the provisions listed in section 90(2) (excluding the public during debate) or section 91(7) (documents to be kept confidential for a period of time) were used during the 2024–2025 financial year. The confidential status was current at 30 June 2025.

Date of meeting	Council / committee	Subject matter	Section 90(2)	Section 90(3)	Section 91(7)	Confidentiality status
24 June 2025	Council Meeting	Status update – RFT C242505: Council waste and recycling services	1	2	1	Order remains
24 June 2025	Council Meeting	Major Event Program 2025–2026 – Investigation of New Event	1	1	1	Order remains
10 June 2025	Council	City Masterplan Framework and City-Wide Community Conversation	1	1	0	No retention order
10 June 2025	Council	Review of Confidential Order	1	1	0	No retention order
10 June 2025	Council	Motion on Notice – Proposed Establishment of Section 41 Committee – Modbury Precinct Committee (Cr Jones)	1	1	0	No retention order
10 June 2025	Council Meeting	Tea Tree Gully Sporting Clubroom Redevelopment Funding Commitment	1	1	1	Order remains
10 June 2025	Council Meeting	Contract extension – Processing co-mingled recyclables	1	2	1	Order remains

Date of meeting	Council / committee	Subject matter	Section 90(2)	Section 90(3)	Section 91(7)	Confidentiality status
27 May 2025	Council Meeting	Sale of Land for Non-Payment of Council Rates	1	1	1	Order remains
27 May 2025	Council Meeting	City Masterplan Framework and City-Wide Community Conversation	1	1	1	Order remains
27 May 2025	Council Meeting	Strategic Land Acquisition Update	1	1	1	Order remains
13 May 2025	Council	Major Event Program Financial Year 2025–2026	1	1	0	No retention order
14 April 2025	CEO Performance Review Committee	Culture and Engagement Survey	1	1	1	Order remains
3 March 2025	CEO Performance Review Committee	Culture and Engagement Survey	1	1	1	Order remains
25 February 2025	Council	Request to Rename Hyde Park Reserve, Wynn Vale	1	1	1	Order released on 2 April 2025
6 February 2025	Special Meeting of Council	Strategic Land	1	1	1	Order remains
10 December 2024	Council	Appointment of Independent Members of the Audit & Risk Committee 2025–2028	1	1	1	Order released on 19 December 2024
10 December 2024	Council	2025 City of Tea Tree Gully Australia Day Awards	1	1	1	Order released on 10 February 2025

Date of meeting	Council / committee	Subject matter	Section 90(2)	Section 90(3)	Section 91(7)	Confidentiality status
10 December 2024	Council	Grant Funding for the Construction of a Right Turn Lane into Friendship Crescent from Wynn Vale Drive	1	1	1	Order remains
12 November 2024	Council	Request to Rename Hyde Park Reserve, Wynn Vale	1	1	1	Order released on 2 April 2025
12 November 2024	Council	Notice of Motion – Strategic Land	1	1	1	Order remains with partial order released on 7 February 2025
12 November 2024	Council	SACAT Complaint 2023/ SA001373 – Update	1	1	1	Order remains
22 October 2024	Council	Recommendations from the CEO Performance and Remuneration Review Committee Meeting held on 16 October 2024 – CEO Performance and Remuneration Review Outcomes 2023–2024	1	1	1	Order released on 5 November 2024
16 October 2024	CEO Performance Review Committee	CEO Performance and Remuneration Review Outcomes 2023–2024	1	1	1	Order released on 5 November 2024
24 September 2024	Council	Strategic Land, Modbury	1	1	1	Order remains with partial order released on 19 December 2024
27 August 2024	Council	Performance of the CEO Key Performance Indicators 2023–2024	1	1	0	No retention order

Date of meeting	Council / committee	Subject matter	Section 90(2)	Section 90(3)	Section 91(7)	Confidentiality status
27 August 2024	Council	Tea Tree Gully Tennis Clubroom and Gymsports Building Redevelopment Tender Recommendation	1	1	1	Order released on 30 September 2024
13 August 2024	Council	Elector Representation Review 2024–2025	1	1	1	Order released on 16 August 2024
13 August 2024	Council	Grant Funding Application – One Tree Hill Road Upgrade, Golden Grove	1	1	1	Order remains
1 August 2024	Special Meeting of Council	Strategic Land Acquisition	1	1	1	Order remains with partial order released on 5 June 2025
1 August 2024	Special Meeting of Council	Modbury Central Phase 1 Prudential Report	1	1	1	Order remains with partial order released on 19 February 2025
1 August 2024	Special Audit & Risk Committee	Modbury Central Phase 1 Prudential Report	1	1	1	Order remains with partial order released on 5 June 2025
Total orders			**31**	**33**	**26**	

A total of 25 confidential retention orders expired, ceased to apply or were revoked (or partly revoked) during 2024–2025 (including 8 orders and 5 partial orders which were made in 2024–2025).

There were 47 confidential retention orders under section 91(7) that remained operative as at 30 June 2025 (made after 15 November 2010). Of these, 18 are listed in the above table, with the remaining 29 operative as at 30 June 2025 listed below:

Date of meeting	Council / committee	Subject matter	Section 90(3)
25 June 2024	Council	Civic Park Precinct (Modbury Central) Vision	(b)
28 May 2024	Council	SACAT Complaint 2023/SA001373 Outcome – former Mayor Kevin	(i)
28 May 2024	Council	Sale of Land for Non-Payment of Council Rates	(a)
13 February 2024	Council	Public Lighting	(i)
13 February 2024	Council	Civic Park Precinct Vision Update	(b)
25 July 2023	Council	Civic Park Changing Places development	(b) and (k)
23 May 2023	Council	Strategic Land Purchase Investigation	(b)
28 February 2023	Council	Harpers Field Community Hub and Clubrooms Construction – Tender Recommendation	(b) and (k)
11 October 2022	Council	Third Party Provisional Report – 2022/00900	(j)
1 September 2022	Special Meeting of Council	Third Party Provisional Report – 2021/01843	(j)
23 August 2022	Council	Golden Grove Residential & Commercial Code Amendment and infrastructure deeds	(d) and (m)
12 July 2022	Council	Sale of Land for Non-Payment of Council Rates	(a)
14 June 2022	Council	Correspondence from Ombudsman – Complaint relating to the Investigation Process for Third Party Referrals	(j)
26 April 2022	Council	Golden Grove Residential and Commercial Code	(m)

Date of meeting	Council / committee	Subject matter	Section 90(3)
28 September 2021	Council	Public Lighting	(i)
8 June 2021	Council	Notice of Motion – Apology to Edinburgh Reserve Petition Group	(i)
4 May 2021	Special Meeting of Council	Deputy Mayor Report – In relation to Council Resolution Number 780 from the Special Meeting of Council 17 March 2021	(j)
23 March 2021	Special Meeting of Council	Public Statement – Third Party Referral	(j)
17 March 2021	Special Meeting of Council	Deputy Mayor Report – Third Party Referral – Final Report – 2020/005321	(j)
17 March 2021	Special Meeting of Council	Chief Executive Officer Report – Third Party Referral – Final Report – 2020/005321	(j)
23 February 2021	Council	Third Party Referral – Final Report – 2020/003687	(a)
27 October 2020	Council	Deputy Mayor Report – Third Party Referral – Final Report – 2020/002486, 2020/003501, 2020/003535, 2020/003646, 2020/005321	(j)
27 October 2020	Council	Deputy Mayor Report – Third Party Referral – Final Report – 2020/002094	(a) (e) and (j)
25 August 2020	Council	Third Party Referral considerations	(j)
14 July 2020	Council	Third Party Referral	(j)
29 June 2020	Council	Complaint lodged by Mr Kevin Knight against Chief Executive Officer	(a) (h) and (j)
25 February 2020	Council	Third Party Referral – 2020/002486	(j)

Date of meeting	Council / committee	Subject matter	Section 90(3)
25 February 2020	Council	Third Party Referral – 2020/002094	(a) (e) (f) (g) and (j)
27 August 2019	Council	Sale of Land for Non-Payment of Council Rates	(a)

The following table identifies the grounds on which the Council considered the matters and determined to exclude the public from the discussion and the related documentation.

This differs from the total number of confidential orders as a number of confidential orders fell under more than one ground [subparagraph of section 90(3)(a)-(o)].

Section 90(3) subparagraph – grounds on which the matter was considered	Total
Section 90(3)(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)	6
Section 90(3)(b) information the disclosure of which— (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and (ii) would, on balance, be contrary to the public interest	20
Section 90(3)(c) information the disclosure of which would reveal a trade secret	0
Section 90(3)(d) (i) and (ii) commercial information of a confidential nature (not being a trade secret) the disclosure of which— (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest	2
Section 90(3)(e) matters affecting the security of the council, members or employees of the council, or council property, or the safety of any person	0

Section 90(3) subparagraph – grounds on which the matter was considered	Total
Section 90(3)(f) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial	0
Section 90(3)(g) matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty	0
Section 90(3)(h) legal advice	0
Section 90(3)(i) information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council	0
Section 90(3)(j) information the disclosure of which— (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and (ii) would, on balance, be contrary to the public interest	1
Section 90(3)(k) tenders for the supply of goods, the provision of services or the carrying out of works	3
Section 90(3)(m) information relating to a proposal to prepare or amend a designated instrument under Part 5 Division 2 of the *Planning, Development and Infrastructure Act 2016* before the draft instrument or amendment is released for public consultation under that Act	0
Section 90(3)(n) information relevant to the review of a determination of a council under the *Freedom of Information Act 1991*	0
Section 90(3)(o) information relating to a proposed award recipient before the presentation of the award	1
Total instances of 90(3) subparagraphs used	**33**

Internal review of Council decisions

The *Local Government Act 1999* provides for any individual to ask for a review of a decision made by Council, its employees or other persons acting on behalf of the Council.

During the 2024–2025 period, Council received 7 applications for an internal review of a decision, as summarised in the table below.

The Internal Review of Council Decisions Policy is available on our website.

Subject matter	Number of applications	Decision outcome
Decision to not remove Council tree at Osmond Way, Golden Grove	1	Decision upheld
Decision relating to multiple concerns for Council Tree at Montrose Place, Golden Grove	1	Decision upheld
Decision to not remove Council tree at Wentworth Court, Golden Grove	1	Decision overturned
Decision to not remove Council tree at The Parade, Holden Hill	1	Decision upheld
Decision to not expiate rough sleepers at Ashley Reserve, Ridgehaven	1	Decision upheld
Decision to not to issue Control (Barking Dog) Order at Margaret Avenue, Hope Valley	1	Decision upheld
Decision of safety concerns following inspection of brickwork at Vicar Street, Gilles Plains	1	Decision upheld
Total number of applications	**7**	

Audit & Risk Committee activities report

Requirements of the Audit & Risk Committee

This report provides a summary of the Audit & Risk Committee's activities for the Financial Year 1 July 2024 – 30 June 2025. The Committee has undertaken the discharge of its duties in accordance with the following:

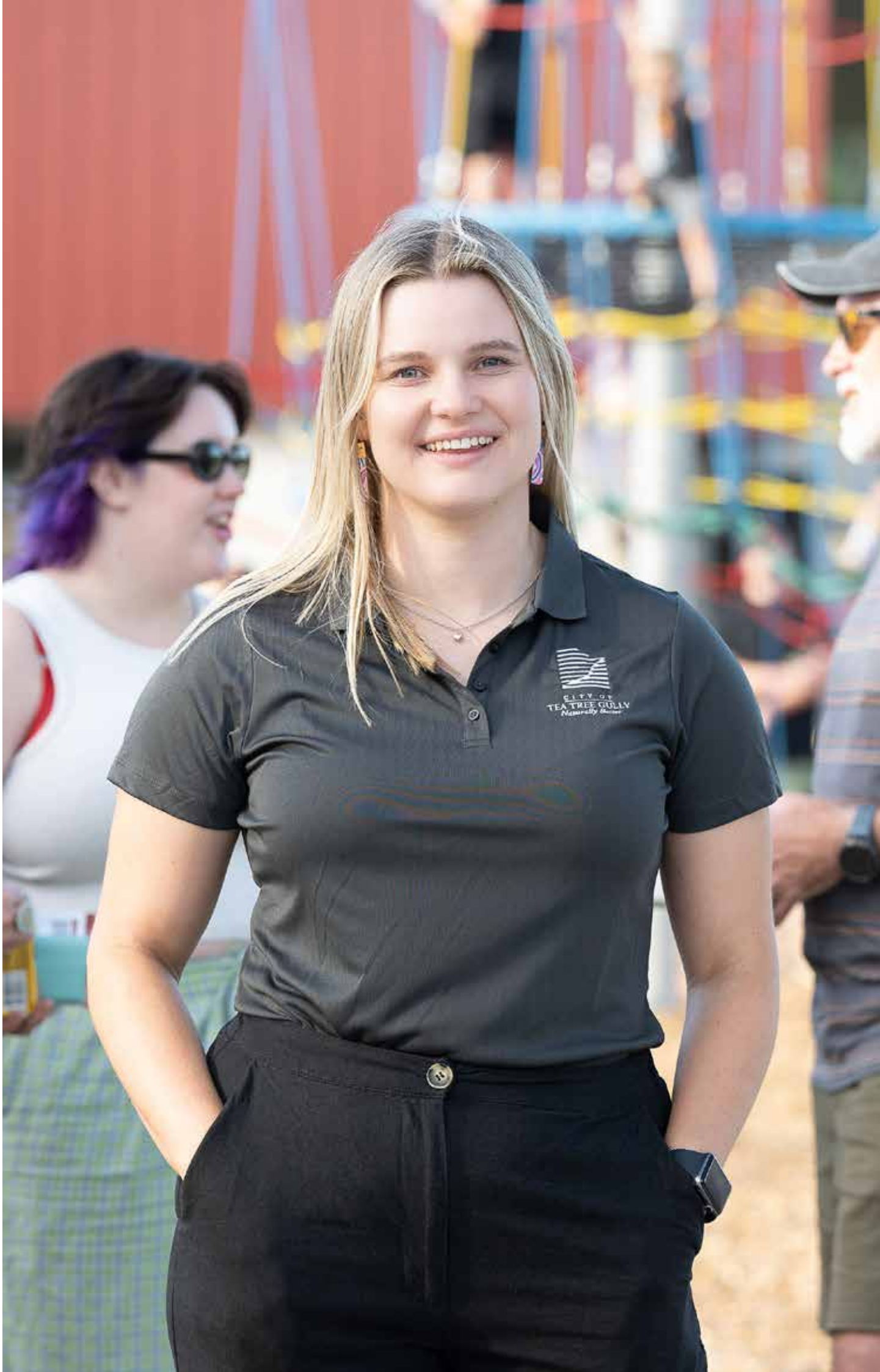
- *Local Government Act 1999*
- *Local Government (Financial Management) Regulations 2011*
- Audit & Risk Committee's Terms of Reference (TOR).

Audit & Risk Committee Summary of Activities

Activity	Received by Audit & Risk Committee
Financial management reporting (TOR 2.1, 2.2, 2.6)	
Annual financial statements	Audited Financial Statements 2023–2024 (September 2024)
Internal control assessment	Internal Control Assessment 2024–2025 (May 2025)
Financial budget and planning	• Draft Long Term Financial Plan 2026–2035 (October 2024) • Community Engagement Outcomes on the Draft Long Term Financial Plan 2025–2034 (December 2024) • Long Term Financial Plan Principles and Annual Budget (March 2025) • 2026–2035 Long Term Financial Plan Sensitivity Analysis (June 2025) • First Quarter Budget Review 2024–2025 (December 2024) • Second Quarter Budget Review 2024–2025 (March 2025) • Third Quarter Budget Review 2024–2025 (June 2025) • Treasury Report on Council Funding (May 2025)

Strategic management plans and business plans (TOR 2.2)	
Strategic management plans	Asset Management Plans – Community Engagement Outcomes and Final Draft Plans (September 2024)
Business plans	Draft Annual Business Plan 2025–2026 and Long Term Financial Plan (May 2025 and June 2025)
External audit (TOR 2.5, 2.6, 2.11)	
External audit plan and reporting	• Annual External Audit Plan 2025 (May 2025) • External Auditors Interim Management Letter (June 2025)
Internal audit (TOR 2.3,2.7, 2.8)	
Internal audit plan	• Internal Audit Plan 2025–2026 (June 2025) • Internal Audit Plan Status Update (September 2024, December 2024, March 2025, June 2025)
Internal audit reports	• Building Code Compliance (September 2024) • Property and Rating System Post Implementation Review (December 2024) • Private Parking and Signage Compliance (March 2025) • Tree Management (June 2025)
Internal audit agreed actions status reporting	• Internal Audit Agreed Actions Update (September 2024, March 2025) • Internal Audit Agreed Actions Update – High and Extreme Risk Rated Actions (December 2024, June 2025)
Council response to internal audit agreed actions	• Interim Business Case for Alternative Water Supply (December 2024) • Environmental Management Framework (December 2024) • Building Optimisation Framework (March 2025) • Strategic Asset Management Framework (June 2025)
Risk management (TOR 2.9, 2.10, 2.13)	
Strategic and organisational risk review	Strategic Risk Management Report (December 2024, June 2025)

Emerging key risks	• Strategic Emerging Risks (September 2024, December 2024, March 2025, June 2025) • Key Risk Presentation – Work Safety Campaign (June 2025)
Prudential reports	Modbury Central Phase 1 (August 2024)
Insurance reports	Council Insurance Policy and Premiums Analysis 2024–2025 (September 2024)
Review policies relevant to the functions of the committee	• Procurement Policy (September 2024) • Debt Recovery Policy (September 2024 and March 2025) • Fraud and Corruption Policy (March 2025) • Late Payment and Sale of Land for Non-payment of Council Rates Policy (March 2025) • Public Interest Disclosure Policy (June 2025)
Incident and emergency management	Council Incident Management Arrangements – Higher Risk Weather Season summary (December 2024)
Committee Governance (TOR 4.2, 7.3)	
Resolutions status report	Status Report on Audit & Risk Committee Resolutions (September 2024, December 2024, March 2025, June 2025)
Internal audit processes	Annual Report on Internal Audit Processes 2023–2024 (September 2024)
Committee self-assessment	Audit & Risk Committee Annual Self-Assessment 2023 (December 2023)
Committee work plan	• Audit & Risk Committee Work Plan 2024–2025 (September 2024, June 2025) • Audit & Risk Committee Work Plan 2025–2026 (March 2025)
Committee independent member recruitment	• Audit & Risk Committee Independent Member Recruitment Process (September 2024) • Update on Audit & Risk Committee Independent Member Recruitment (December 2024)


CITY OF
TEA TREE GULLY
Naturally Better



OUR ORGANISATION

We're a high-performing, progressive and dynamic organisation committed to making a positive difference in people's lives through the provision of quality services and infrastructure.

Our people are our greatest asset and are critical to achieving our vision for our City and community. We provide a safe and secure working environment and seek to develop our people and build on our service-based culture. Diversity and inclusion are encouraged, as is open, transparent and accountable decision making.

Organisational structure

Our organisational structure enables us to deliver varied and responsive services to meet the diverse needs of our community.

Our organisation is structured into the following five portfolios, each led by an Executive Leadership Team member (Chief Executive Officer and four General Managers):

- Office of the Chief Executive Officer
- Strategy and Finance
- City Operations
- Corporate Services
- Community Services

Teams within each department perform specific functions, collaborate on projects and share their particular knowledge and expertise across the organisation.



Staff profile

Executive remuneration

For financial year 2024–2025, our Executive Leadership Team (ELT) consists of the Chief Executive Officer (CEO) and four General Managers (GMs).

- The CEO receives a fuel allowance.
- The GMs are entitled to salary sacrifice in respect of a motor vehicle.
- Provision of a mobile phone, laptop and notebook computer. The Employer will not require the GM to pay for reasonable private calls made within Australia using the Employer provided mobile phone.
- Professional Development – the Employer agrees to provide the GM with professional development opportunities to meet the performance criteria in their employment agreement.
- Some GMs receive an additional week of annual leave per annum.

Interstate and international travel

One employee attended the Local Government (LG) Professionals Customer Experience Conference in Sydney on 14 August 2024 at a total cost of approx. $2,165 (including travel, accommodation, transport, meals and conference fees).

One manager and one team leader attended the iTnews Benchmark Awards Ceremony 2025 in Sydney on 27 March 2025 at a total cost of approx. $1,000 (including travel, accommodation, transport and meals).

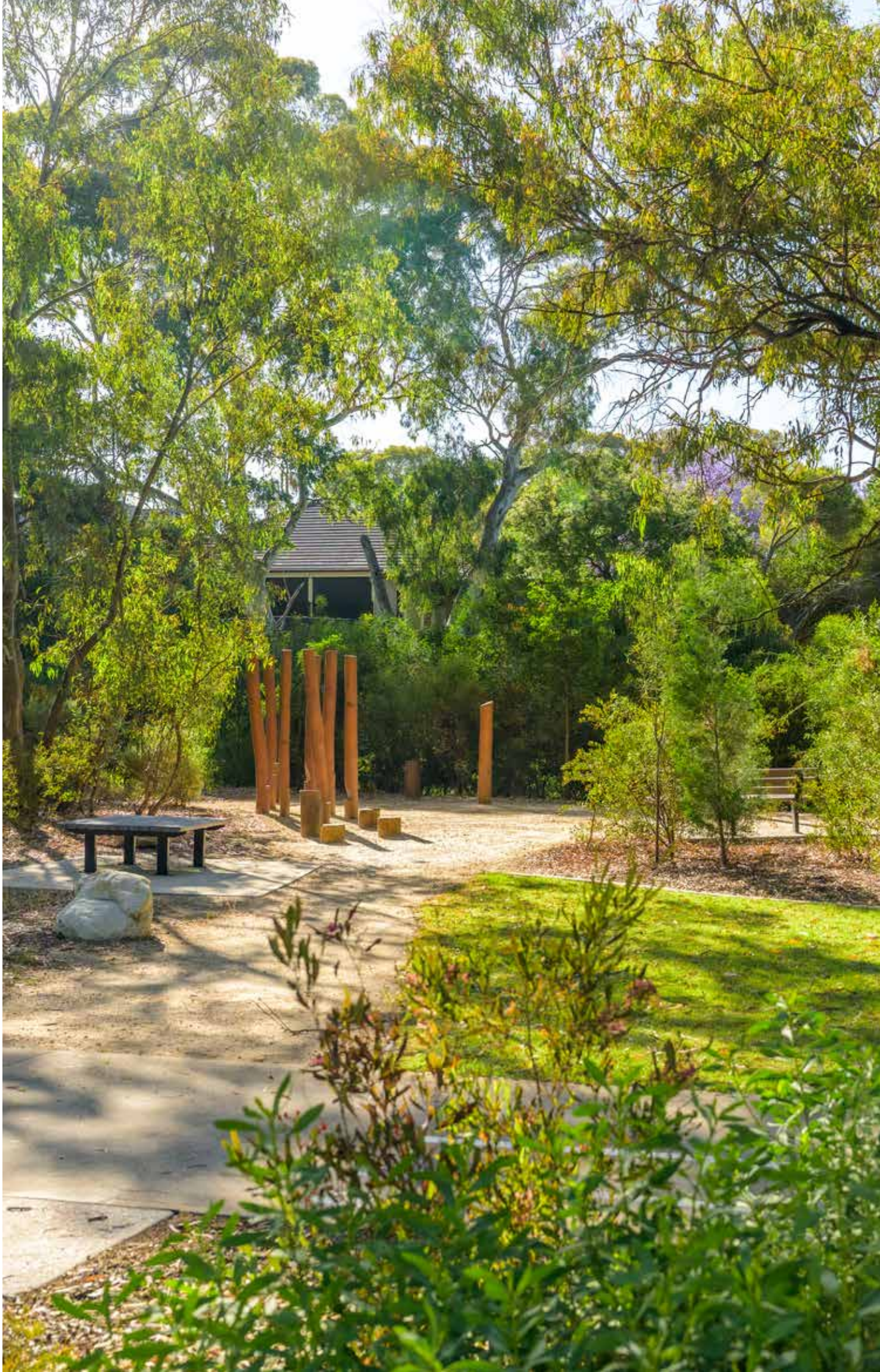
One team leader attended a workshop in Melbourne on the Foundations in Disaster Recovery at a total cost of approx. $1,072 (including travel, accommodation, transport and meals).

Gifts received

A summary of gifts received above the value of $50 follows.

Position	Date offered or received	Name of person/ organisation providing the gift or benefit	Description of gift or benefit	Reason for acceptance	Estimated value
x2 Community Safety Officers	30 January 2025	Resident	Two gift vouchers for Luxury Nails in Golden Grove	Resident token of gratitude. Insisted staff accept after initial refusal.	$80
Chief Executive Officer (CEO)	19 February 2025	Michael Sfera	Canapes and drinks over the balcony	Attended prior to making a speech about new Council ownership.	$70
Team Leader Finance Transformation, Customer & Rating	3 April 2025	Arma	Morning tea from Jenny's Bakery, notebooks and coffee mugs	Provided during meeting with Arma. Accepted and shared with Finance Team.	$50
Marketing Advisor	2 April 2025	Val Morgan	Val Morgan Hoyts vouchers	Marketing is working with Val Morgan with cinema advertising for current and future marketing consideration.	$44







OUR REPORTING

Transparent and accountable governance underpins our business and demonstrates that we're operating in the best interests of our community.

Council has a number of legislative obligations for corporate reporting. Our ethical, transparent and accountable reporting framework ensures future sustainability, effective use of resources, and that we meet our legal obligations.

Policies, registers and codes

Policies

All City of Tea Tree Gully policies, including those required by legislation, are available on our website.

Registers

The *Local Government Act 1999* and the *Local Government (Elections) Act 1999* require Council to establish various registers.

The City of Tea Tree Gully has established the following registers in accordance with the provisions of the relevant legislation.

- Community Land Register
- Confidential and Released Documents for Council and Committee Meetings Register
- Delegations Register
- Elected Member Allowances and Benefits Register
- Elected Member Gifts Register
- Elected Member Information or Briefing Session Register
- Elected Member Training & Development Register
- Employee Gifts and Benefits Register
- Fees and Charges Register
- Register of Interests (Elected Members, Committee Members [where relevant], Staff [where relevant] and Council Assessment Panel members)
- Register of By-laws and Certified Copies. The City of Tea Tree Gully has the following by-laws:
  - Permits and penalties
  - Roads
  - Local government land
  - Dogs
  - Moveable signs
- Waste management
- Register of Remuneration, Salaries and Benefits
- Road Register
- Voters roll

Note: Council does not have a Register of Building Upgrade Agreements as it has no such agreements in place.

Codes

Codes of practice kept as required by the *Local Government Act 1999* include:

- Code of Practice – Access to Council and Committee Meetings and Documents
- Code of Practice for Meeting Procedures.
- Elected Member Behavioural Management Policy.

Other public documents

A number of other Council documents (including Council's Annual Business Plan and Annual Report) are made available for public inspection at the Civic Centre, in accordance with section 132 and Schedule 5 of the *Local Government Act 1999*.

Many of these documents are available on our website.

Freedom of information

The *Freedom of Information Act 1991* extends to every person the right to access information held by state and local government agencies.

To access information in accordance with the *Freedom of Information Act 1991*, a person must submit an application clearly specifying the nature of the information required.

The City of Tea Tree Gully received 36 applications during the 2024–2025 financial year.

Applications received	**2023–2024**	**2024–2025**
Total applications received	41	36
Applications brought forward from the previous year	0	0
Applications determined	36	31
Applications transferred in full	0	0
Applications withdrawn	5	3
Lodgement by MP (no payment required)	10	5
Lodged by concession (fees waived)	7	9
Personal applications	17	28
Non-personal applications	24	8
Determination outcomes		
Full release	7	4
Partial release	12	21
Refused release	6	6
Clauses and reasons for refusal referenced		
Reason for restricted/refusal – exempt agencies	0	0
Reason for restricted/refusal – record does not exist/documents not held	5	1

Applications received	2023–2024	2024–2025
Clauses and reasons for refusal referenced (cont.)		
Reason for restricted/refusal – personal affairs (clause 6)	10	23
Reason for restricted/refusal – business affairs (clause 7)	1	0
Reason for restricted/refusal – incomplete (section 15)	0	2
Reason for restricted/refusal – unreasonable diversion of resources (section 18(1))	0	0
Reason for restricted/refusal – abuse of rights/purpose (section 18(2))	2	0
Reason for restricted/refusal – fees not paid/ no payment received (clause 18(3))	1	1
Reason for restricted/refusal – exempt (section 20(1))	0	23
Reason for restricted/refusal – documents otherwise accessible (section 20(1)(b))	2	0
Internal review		
Applications for internal review	2	2
Internal review determined	2	2
Internal review transferred in full	0	0
Internal review withdrawn	0	0
Internal review decision confirmed	2	2
Internal review decision reversed	0	0
Internal review decision varied	0	0
External review		
Applications for external review	1	1
External review withdrawn	0	1
External review decision confirmed	0	0
External review decision reversed	0	0
External review decision varied	0	0

Competitive tendering arrangements

In accordance with Australia's National Competition Policy (Clause 7) requirements, Council can report as follows:

1. While Council was engaged in many negotiations for the provision of goods and services to the public for the 2024–2025 financial year, some of which were of a business nature, it was concluded that none of these could be regarded as significant.
2. In relation to the complaints procedure, implemented in compliance with National Competition Policy, Council does not have any complaints pending. When complaints are received, they are dealt with according to Council's General Complaints Policy.

Procurement Policy

For tendering and general procurement practices, Council has a Procurement Policy in place, which has been developed and adopted in accordance with Part 4 of the *Local Government Act 1999*.

This policy is underpinned by the following key procurement principles:

- Value for money
- Open and fair competition
- Professional integrity and probity
- Client service provision
- Management of risk
- Accountability
- Simplicity
- Local industry sourcing.

Twenty-six tenders were competitively tendered in accordance with Council's Procurement Policy during 2024–2025. These included contracts for plant, services, consultants, maintenance, horticulture, construction and roadworks, with some works and services bundled into one competitive tender process.

All tenders are evaluated fairly, equitably and transparently, using Council's adopted tender selection system to assess the quality of the tenderer and their ability to meet specification and performance requirements.

Where appropriate, and given an equal outcome of the evaluation process, preference is given to local companies over those based elsewhere in SA. In addition to our comprehensive tendering process, our Council's policy provides guidance on any requests for quotation for works and services valued at less than $200,000.

The works and services are typically quoted on a competitive basis, with assessment criteria aligned to our Procurement Policy.

Council accesses a number of sector-wide procurement arrangements, such as the Local Government Association Procurement contracts. These sector-wide contracts are governed by those organisations' independent procurement policies.

During 2024–2025, Council did not terminate any business dealings bound by competitive neutrality provisions. Competitive neutrality provisions and full-cost attribution continue to be applied to all business reviews as part of Council's Continuous Improvement Program.

By-laws review

There are currently no existing or proposed by-laws restricting competition.

Community land and Council facilities

Council has 607 reserves under its care classified as community land, including sporting hubs and community buildings, open space, playgrounds and reserve furniture, creek lines and drainage reserves, screening reserves and plantations.

The *Local Government Act 1999* requires Council to prepare and adopt community land management plans.

These plans provide clarity and certainty to the community about the development and management of community land.

Changes to community land management plans during 2024–2025 are listed in the Register of Amendments on Council's website.

A comprehensive review of all community land management plans has been undertaken, with the second group of new community plans adopted in February 2025 for most of Council's community land. A new community land management plan is being prepared for community land with cultural and heritage value, with completion anticipated by the end of the 2025–2026 financial year.

Community land management plans are available on our website.

Community Land Register

Section 207 of the *Local Government Act 1999* requires Council to keep a register of all community land within its boundaries. This register is available on our website.

In 2024–2025, capital improvement works were carried out on a number of our properties.

These are listed in our Annual Business Plan which is available on our website.

Facilities available for hire range from clubrooms and community halls to reserves and recreation centres. Most may be hired under a seasonal permit, casual hire application, or lease or licence arrangement.

Currently there are 45 endorsed leases and 19 licences to community groups and sporting clubs within the Council area.

Local nuisance and littering complaints

The table below shows the number of complaints received under the *Local Nuisance and Litter Control Act 2016* for the 2024–2025 financial year.

	Litter	Nuisance
Regulation 5(a)		
Complaints of local nuisance or littering received by Council	319	260
Regulation 5(b)		
(i) Offences under the Act that were expiated	21	0
(ii) Offences under the Act that were prosecuted	0	0
(iii) Nuisance abatement notices or litter abatement notices issued	2	4
(iv) Civil penalties negotiated under section 34 of the Act	0	0
(v) Applications by the Council to the Court for orders for civil penalties under section 34 of the Act	0	0
and the number of orders made by the Court for those applications	0	0

Event sponsorship

In the 2024–2025 financial year, the major events program successfully delivered a total of 27 events, comprising:

- 6 official events celebrating Council's major projects and infrastructure
- 10 Civic Park event hires
- 6 public major events for the community
- 4 citizenship ceremonies
- Annual Australia Day Awards Ceremony.

Despite persistent heat across the event season, all major events proceeded as planned and consistently rated strongly as one of the top-rated Council services. These events continue to play a vital role in fostering community engagement, social inclusion, and overall wellbeing within the City of Tea Tree Gully.

Rising costs continue to present operational challenges, prompting a greater focus on securing supplementary revenue streams. The program achieved strong results through enhanced sponsorship engagement, with valuable support from both local and broader community partners.

Event attraction program

Council's event attraction program continues to support a diverse range of community-led events across the city. In 2024–2025, financial and in-kind assistance was provided for the following events:

- Golden Grove Science Fair
- 2024 Bay to Birdwood
- 4th Girish Championship 2024
- 2024 Freedom Wheels Inclusion Classic
- ICASPA – Tribute to the Grammys
- Vaisakh Mela
- Gully Arts Show
- Tea Tree Gully Prayer Breakfast.

Council remains committed to delivering a vibrant and inclusive calendar of events that celebrates diversity, fosters community pride, and enhances the cultural fabric of our City.




BALTIC



OUR FINANCES

We're committed to strong and sustainable financial management.

Achieving and maintaining financial sustainability is a key long-term objective. Financial sustainability enables the delivery of services and infrastructure to meet growing community needs. The financial statements included in this section provide information on the financial performance of Council.

Financial overview

The City of Tea Tree Gully manages assets valued at approximately $2.1 billion. These include land, community buildings, library collections, recreational facilities, equipment, roads, footpaths, bridges, traffic control systems and stormwater infrastructure.

To maintain these assets and ensure the ongoing delivery of services, Council generates revenue primarily through rates and receives supplementary funding from both the Australian Government and the South Australian Government.

When setting annual rates, Council remains committed to balancing affordability for residents and businesses with the need to fund essential services.

Council's annual budget is shaped by the Financial Sustainability Policy and the Long-Term Financial Plan (LTFP) 2026–2035, which is guided by five key principles:

- Maintain existing assets at current service levels
- Continue asset reviews, reinvesting proceeds from any sales back into the community
- Keep debt within the targeted range
- Exercise strict control over operating expenditure
- Allocate funding within the capital works program for new or unforeseen projects

The following summary outlines Council's financial performance for the 2024–2025 financial year in alignment with these principles.

Operating surplus

In line with the Financial Sustainability Policy, Council aims to achieve a budget surplus. For 2024–2025, Council recorded an operating surplus of $8.691 million (excluding new capital revenues), a significant increase from the $1.214 million surplus in 2023–2024. This result meets the financial target.

Asset renewal and depreciation

A key measure of whether or not a council is renewing or replacing its assets at the same rate that its overall stock of assets is wearing out is the asset renewal funding ratio (ARFR). This is calculated by measuring expenditure on renewal or replacement of assets relative to the recorded rate of planned asset renewal for the same period.

Council aims to have capital outlay on renewing or replacing assets (net of proceeds from the sale of replaced assets) as greater than 90% but less than 110% of planned asset renewal over a rolling three-year period. The ARFR for the 2024–2025 financial year was 92%, which was within the target range.

Debt management

Council's LTFP sets a goal to maintain debt within a targeted range, measured by the Net Financial Liabilities Ratio (NFLR). This ratio compares net financial liabilities (total liabilities minus financial assets) to total operating revenue.

At the end of 2024–2025, Council's net financial liabilities stood at $27.341 million, resulting in an NFLR of 23%, which is below the target range of 25–35%.

Review of assets

Council continues to actively review its asset base in accordance with the Strategic Plan 2030 and supporting infrastructure and asset management plans, ensuring alignment with long-term planning objectives.

Council rates

Since adopting a differential rating system in July 2012, Council has been able to better manage valuation fluctuations and ensure fair contributions from commercial and industrial properties. This system supports economic development and capital growth.

In 2024–2025, rates were set to cover the cost of existing services, both mandatory and discretionary, as well as future projections outlined in the LTFP and the infrastructure and asset management plans.

Further details are available in the Annual Business Plan.

Financial statements

Audited financial statements for the City of Tea Tree Gully are included in this Annual Report and are also available on Council's website.

Auditor remuneration

The remuneration payable to Council's auditor for the annual audit was $33,390 (plus GST). No other remuneration was payable to the auditor for the 2024–2025 financial year.

Annual Business Plan 2024–2025 performance

Council adopted the Annual Business Plan 2024–2025 on 25 June 2024. This plan outlines financial year goals, including service delivery, programs, projects, budget forecasts, and rate changes.

A summary of actual financial performance compared to budget projections is provided in the table on page 77.

Credit cards

To improve efficiency, Council uses credit cards for certain transactions. In 2024–2025, total payments made via credit card amounted to $4.6 million (excluding GST). Robust procedures and internal controls are in place to ensure all transactions are properly reviewed and processed.

Indicators	Formula	LGA suggested range	Council target	2024–2025	2023–2024	2022–2023
Operating surplus	Operating income less operating expenses	Break even or better over 5 years	Break even or better over 3 years	$8.691m	$1.214m	$9.652m
Adjusted operating surplus ratio	Operating surplus as a percentage of total operating revenue	0% – 15%	2.5% – 10%	7.2%	4.7%	9.3%
Net financial liabilities ratio including land held for sale	Total liabilities less financial assets divided by operating revenue	0% – 100%	25% – 35%	23%	13%	9.0%
Net financial liabilities including land held for sale	Total liabilities less financial assets divided by operating revenue	–	–	$27.34m	$14.13m	$9.3m
Net financial liabilities ratio excluding land held for sale	Total liabilities less financial assets	–	–	23%	15%	9.0%
Net financial liabilities excluding land held for sale	Total liabilities less financial assets	–	–	$27.25m	$15.6m	$9.8m
Asset sustainability ratio	Expenditure on renewal and replacement of assets less disposal proceeds from replaced assets/ depreciation expenses	90% – 110% over a rolling 3-year period	90% – 110% over a rolling 3-year period	92%	95%	62%
Fiscal balance	Net lending position or net borrowing requirement in the uniform presentation of finances table	–	–	($17.2m)	($5.8m)	$8.4m

Financial statements

General purpose financial statements
for the year ended 30 June 2025.

City of Tea Tree Gully

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2025

CITY OF
TEA TREE GULLY
Naturally Better

City of Tea Tree Gully

General Purpose Financial Statements

for the year ended 30 June 2025

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City of Tea Tree Gully

General Purpose Financial Statements
for the year ended 30 June 2025

Certification of Financial Statements

We have been authorised by the Council to certify the financial statements in their final form.

In our opinion:

- the accompanying financial statements comply with the *Local Government Act 1999, Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Council's financial position at 30 June 2025 and the results of its operations and cash flows for the financial year,
- internal controls implemented by the Council provide a reasonable assurance that the Council's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Council's accounting and other records.

Ryan McMahon
Chief Executive Officer

Marijka Ryan
Mayor

Date: 13/11/2025

City of Tea Tree Gully

Statement of Comprehensive Income

for the year ended 30 June 2025

$ '000	Notes	2025	2024
Income			
Rates	2a	97,064	92,024
Statutory charges	2b	2,804	2,818
User charges	2c	5,369	4,470
Grants, subsidies and contributions - capital	2g	1,323	256
Grants, subsidies and contributions - operating	2g	9,943	4,051
Investment income	2d	385	1,056
Reimbursements	2e	125	123
Other income	2f	3,203	2,557
Total income		120,216	107,355
Expenses			
Employee costs	3a	40,437	37,047
Materials, contracts and other expenses	3b	50,409	49,586
Depreciation, amortisation and impairment	3c	20,359	19,258
Finance costs	3d	320	250
Total expenses		111,525	106,141
Operating surplus / (deficit)		8,691	1,214
Asset disposal and fair value adjustments	4	1,464	310
Amounts received specifically for new or upgraded assets	2g	16,796	4,714
Net surplus / (deficit)		26,951	6,238
Other comprehensive income			
Amounts which will not be reclassified subsequently to operating result			
Changes in revaluation surplus - I,PP&E	9a	135,614	102,210
Total amounts which will not be reclassified subsequently to operating result		135,614	102,210
Total other comprehensive income		135,614	102,210
Total comprehensive income		162,565	108,448

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

City of Tea Tree Gully

Statement of Financial Position
as at 30 June 2025

$ '000	Notes	2025	2024
ASSETS			
Current assets			
Cash and cash equivalent assets	5a	2,554	11,879
Trade and other receivables	5b	8,702	4,826
Inventories	5c	3	86
Subtotal		11,259	16,791
Non-current assets held for sale	18	92	1,476
Subtotal		92	1,476
Total current assets		11,351	18,267
Non-current assets			
Other non-current assets	6	29,652	25,676
Infrastructure, property, plant and equipment	7	2,068,418	1,896,652
Total non-current assets		2,098,070	1,922,328
TOTAL ASSETS		2,109,421	1,940,595
LIABILITIES			
Current liabilities			
Trade and other payables	8a	17,118	28,119
Provisions	8b	3,668	3,513
Total current liabilities		20,786	31,632
Non-current liabilities			
Borrowings		17,000	–
Provisions	8b	787	680
Total non-current liabilities		17,787	680
TOTAL LIABILITIES		38,573	32,312
Net assets		2,070,848	1,908,283
EQUITY			
Accumulated surplus		459,578	432,627
Asset revaluation reserves	9a	1,610,983	1,475,369
Other reserves	9b	287	287
Total council equity		2,070,848	1,908,283
Total equity		2,070,848	1,908,283

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

for the year ended 30 June 2025

$ '000	Notes	Accumulated surplus	Asset revaluation reserve	Other reserves	Total equity
2025					
Balance at the end of previous reporting period		432,627	1,475,369	287	1,908,283
Net surplus / (deficit) for year		26,951	–	–	26,951
Other comprehensive income					
- Gain (Loss) on Revaluation of I,PP&E	7	–	135,614	–	135,614
Other comprehensive income		–	135,614	–	135,614
Total comprehensive income		26,951	135,614	–	162,565
Balance at the end of period		459,578	1,610,983	287	2,070,848
2024					
Balance at the end of previous reporting period		426,389	1,373,159	287	1,799,835
Net surplus / (deficit) for year		6,238	–	–	6,238
Other comprehensive income					
- Gain (Loss) on Revaluation of I,PP&E	7	–	102,210	–	102,210
Other comprehensive income		–	102,210	–	102,210
Total comprehensive income		6,238	102,210	–	108,448
Balance at the end of period		432,627	1,475,369	287	1,908,283

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

for the year ended 30 June 2025

$ '000	Notes	2025	2024
Cash flows from operating activities			
Receipts			
Rates receipts		94,224	91,228
Statutory charges		2,804	2,718
User charges		5,906	4,270
Grants, subsidies and contributions		10,325	3,851
Investment receipts		385	1,056
Reimbursements		125	123
Other receipts		4,274	2,842
Payments			
Payments to employees		(40,072)	(37,127)
Payments for materials, contracts and other expenses		(59,104)	(49,073)
Finance payments		(320)	(250)
Net cash provided by (or used in) operating activities	11b	18,547	19,638
Cash flows from investing activities			
Receipts			
Grants utilised for capital purposes		1,323	256
Amounts received specifically for new or upgraded assets		7,421	4,732
Sale of replaced assets		333	482
Sale of surplus assets		4,257	800
Payments			
Expenditure on renewal/replacement of assets		(17,151)	(16,495)
Expenditure on new/upgraded assets		(41,113)	(15,804)
Net cash provided (or used in) investing activities		(44,930)	(26,029)
Cash flows from financing activities			
Receipts			
Proceeds from borrowings		17,000	–
Proceeds from bonds and deposits		58	–
Payments			
Repayment of bonds and deposits		–	(67)
Net cash provided by (or used in) financing activities		17,058	(67)
Net increase (decrease) in cash held		(9,325)	(6,458)
plus: cash & cash equivalents at beginning of period		11,879	18,337
Cash and cash equivalents held at end of period	11a	2,554	11,879

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

City of Tea Tree Gully

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

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City of Tea Tree Gully

Notes to and forming part of the Financial Statements
for the year ended 30 June 2025

Note 1. Summary of Material Accounting Policies

The principal accounting policies adopted by Council in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

(1) Basis of preparation

1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011* dated 14 October 2025.

1.2 Critical accounting estimates

The preparation of financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgement in applying Council's accounting policies.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are specifically referred to in the relevant sections of these Notes.

1.3 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars ($'000).

1.4 Estimates and assumptions

The preparation of financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgement in applying Council's accounting policies.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are specifically referred to in the relevant sections of these Notes.

(2) The local government reporting entity

City of Tea Tree Gully is incorporated under the South Australian Local Government Act 1999 and has its principal place of business at 571 Montague Road, Modbury.

(3) Income recognition

The Council recognises revenue under *AASB 1058 Income of Not-for-Profit Entities* (AASB 1058) or *AASB 15 Revenue from Contracts with Customers* (AASB 15) when appropriate.

In cases where there is an 'enforceable' contract with a customer with 'sufficiently specific' performance obligations, the transaction is accounted for under AASB 15 where income is recognised when (or as) the performance obligations are satisfied (i.e. when it transfers control of a product or service to a customer). Revenue is measured based on the consideration to which the Council expects to be entitled in a contract with a customer.

In other cases, AASB 1058 applies when a not-for-profit (NFP) entity enters into transactions where the consideration to acquire an asset is significantly less than the fair value of the asset principally to enable the entity to further its objectives. The excess of the asset recognised (at fair value) over any 'related amounts' is recognised as income immediately, except in the case where a financial asset has been received to enable the council to acquire or construct a recognisable non-financial asset that is to be controlled by the council. In this case, the council recognises the excess as a liability that is recognised over time in profit and loss when (or as) the entity satisfies its obligations under the transfer.

continued on next page ...

Note 1. Summary of Material Accounting Policies (continued)

In recent years the payment of untied grants (financial assistance grants / local roads / supplementary grants) has varied from the annual allocation as shown in the table below:

	Cash Payment Received	Annual Allocation	Difference
2020/21	$3,865,290	$3,847,133	- $18,157
2021/22	$5,068,633	$4,016,655	+ $1,051,968
2022/23	$5,441,189	$4,328,286	+ $1,112,903
2023/24	$ 745,691	$ 4,730,566	- $ 3,984,875
2024/25	$ 6,889,362	$ 4,725,478	+ $ 2,163,884

Because these grants are untied, the Australian Accounting Standards require that payments be recognised upon receipt. Accordingly, the operating results of these periods have been distorted compared to those that would have been reported had the grants been paid in the year to which they were allocated.

The Operating Surplus Ratio disclosed in Note 14 has also been calculated after adjusting for the distortions resulting from the differences between the actual grants received and the grants entitlements allocated.

(4) Cash, cash equivalents and other financial instruments

Cash Assets include all amounts readily convertible to cash on hand at Council's option with an insignificant risk of changes in value with a maturity of three months or less from the date of acquisition.

Receivables for rates and annual charges are secured over the subject land, and bear interest at rates determined in accordance with the *Local Government Act 1999*. Other receivables are generally unsecured and do not bear interest.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful.

All financial instruments are recognised at fair value at the date of recognition, except for trade receivables from a contract with a customer, which are measured at the transaction price. A detailed statement of the accounting policies applied to financial instruments forms part of Note 11.

(5) Inventories

Inventories held in respect of stores have been valued by using the weighted average cost on a continual basis, after adjustment for loss of service potential. Inventories held in respect of business undertakings have been valued at the lower of cost and net realisable value.

5.1 Real estate assets developments

Properties not acquired for development, but which Council has decided to sell as surplus to requirements, are recognised at the carrying value at the time of that decision.

Certain properties, auctioned for non-payment of rates in accordance with the Local Government Act but which failed to meet the reserve set by Council and are available for sale by private treaty, are recorded at the lower of the unpaid rates and charges at the time of auction or the reserve set by Council. Holding costs in relation to these properties are recognised as an expense when incurred.

(6) Infrastructure, property, plant and equipment

6.1 Initial recognition

All assets are initially recognised at cost. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition.

All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held "ready for use". Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred. The cost of non-current

continued on next page ...

Note 1. Summary of Material Accounting Policies (continued)

assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and other overhead cost directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner by management.

6.2 Materiality

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by Council for each type of asset. In determining (and in annually reviewing) such thresholds, regard is had to the nature of the asset and its estimated service life.

Examples of capitalisation thresholds applied during the year are given below. No capitalisation threshold is applied to the acquisition of land or interests in land.

Office Furniture & Equipment	$3,000
Fleet & Plant	$3,000
Buildings - new construction/extensions	$5,000
Information Technology	$3,000

6.3 Subsequent recognition

All material asset classes are revalued on a regular basis such that the carrying values are not materially different from fair value. Significant uncertainties exist in the estimation of fair value of a number of asset classes including land, buildings and associated structures and infrastructure. Further detail of these uncertainties, and of existing valuations, methods and valuers are provided at Note 7.

6.4 Depreciation of non-current assets

Other than land, all infrastructure, property, plant and equipment assets recognised are systematically depreciated over their useful lives on a straight-line basis which, in the opinion of Council, best reflects the consumption of the service potential embodied in those assets.

Depreciation methods, useful lives and residual values of classes of assets are reviewed annually.

Major depreciation periods for each class of asset are listed below. Depreciation periods for infrastructure assets have been estimated based on the best information available to Council, but appropriate records covering the entire life cycle of these assets are not available, and extreme care should be used in interpreting financial information based on these estimates.

Plant, Furniture & Equipment

Office Equipment	3 to 10 years
Office Furniture	4 to 20 years
Plant and Equipment	3 to 8 years
Technology	3 to 15 years

Building & Other Structures

Footings	60 years
Envelope	45 to 60 years
Fitout - Flooring	15 to 35 years
Fitout - Internal	30 to 60 years
Roof	10 to 60 years
Mechanical Services	15 to 40 years
Fire Services	40 years
Hydraulics	50 to 60 years
Electrical	50 to 60 years

Infrastructure

Road – Formation	Indefinite
Road – Pavement	40 to 250 years
Road – Seal	15 to 60 years
Kerb and Gutter	80 to 200 years

continued on next page ...

Note 1. Summary of Material Accounting Policies (continued)

Footpaths	15 to 200 years
Bridges	30 to 250 years
Traffic Control	40 to 150 years
Stormwater	50 to 200 years
Signage	5 to 7 years

Other Assets

Wetlands	100 to 200 years
Irrigation Systems	25 to 40 years
Public Lighting	33 to 60 years
Playing Courts	10 to 200 years
Playgrounds	20 to 65 years

6.5 Impairment

Assets whose future economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if Council were deprived thereof, are not subject to impairment testing.

Other assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

Where an asset that has been revalued is subsequently impaired, the impairment is first offset against such amount as stands to the credit of that class of assets in Asset Revaluation Reserve, any excess being recognised as an expense.

6.6 Borrowing costs

Borrowing costs in relation to qualifying assets (net of offsetting investment revenue) have been capitalised in accordance with *AASB 123 Borrowing Costs*. The amounts of borrowing costs recognised as an expense or as part of the carrying amount of qualifying assets are disclosed in Note 3, and the amount (if any) of interest revenue offset against borrowing costs in Note 2.

(7) Payables

8.1 Goods and services

Creditors are amounts due to external parties for the supply of goods and services and are recognised as liabilities when the goods and services are received. Creditors are normally paid 30 days after the month of invoice. No interest is payable on these amounts.

8.2 Payments received in advance and deposits

Amounts other than grants received from external parties in advance of service delivery, and security deposits held against possible damage to Council assets, are recognised as liabilities until the service is delivered or damage reinstated, or the amount is refunded as the case may be.

(8) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred and are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method.

Borrowings are carried at their principal amounts which represent the present value of future cash flows associated with servicing the debt. Interest is accrued over the period to which it relates, and is recorded as part of "Payables".

continued on next page ...

City of Tea Tree Gully

Notes to and forming part of the Financial Statements
for the year ended 30 June 2025

Note 1. Summary of Material Accounting Policies (continued)

(9) Employee benefits
10.1 Salaries, wages and compensated absences

Liabilities for employees' entitlements to salaries, wages and compensated absences expected to be paid or settled within 12 months of reporting date are accrued at nominal amounts (including payroll based oncosts) measured in accordance with AASB 119.

Liabilities for employee benefits not expected to be paid or settled within 12 months are measured as the present value of the estimated future cash outflows (including payroll based oncosts) to be made in respect of services provided by employees up to the reporting date. Present values are calculated using government guaranteed securities rates with similar maturity terms.

Weighted avg. discount rate 3.373% (2024, 4.262%)

No accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.

10.2 Superannuation

The Council makes employer superannuation contributions in respect of its employees to the Hostplus Superannuation Scheme. The Scheme has two types of membership, each of which is funded differently. Details of the accounting policies applied and Council's involvement with the schemes are reported in Note 17.

(10) Provisions for reinstatement, restoration and rehabilitation

Close down and restoration costs include the dismantling and demolition of infrastructure and the removal of residual materials and remediation and rehabilitation of disturbed areas. Estimated close down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs and are carried at the net present value of estimated future costs.

Although estimated future costs are based on a closure plan, such plans are based on current environmental requirements which may change. Council's policy to maximise recycling is extending the operational life of these facilities, and significant uncertainty exists in the estimation of the future closure date.

(11) Leases

The Council assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

12.1 Council as a lessee

The Council recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Short-term leases and leases of low-value assets

The Council applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date). It also applies the low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

(12) GST implications

In accordance with UIG Abstract 1031 "Accounting for the Goods & Services Tax"

- Receivables and Creditors include GST receivable and payable.
- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

(13) New accounting standards and UIG interpretations

continued on next page ...

City of Tea Tree Gully

Notes to and forming part of the Financial Statements
for the year ended 30 June 2025

Note 1. Summary of Material Accounting Policies (continued)

The AASB has issued Australian Accounting Standards and Interpretations which are not mandatorily effective at 30 June 2025, these standards have not been adopted by Council and will be included in the financial statements on their effective date. Where the standard is expected to have a significant impact for Council then further information has been provided in this note.

The following list identifies all the new and amended Australian Accounting Standards, and Interpretation, that were issued but not yet effective at the time of compiling these statements that could be applicable to Councils.

Effective for NFP annual reporting periods beginning on or after 1 January 2025

- AASB 2023-5 Amendments to Australian Accounting Standards - Lack of Exchangeability

Effective for NFP annual reporting periods beginning on or after 1 January 2026

- AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments

Effective for NFP annual reporting periods beginning on or after 1 January 2026 for public sector

- AASB 17 Insurance Contracts (amended by AASB 2020-5, AASB 2023-1, AASB 2023-8 and AASB 2023-9 Insurance Contracts in the Public Sector)

Effective for NFP annual reporting periods beginning on or after 1 January 2028

- AASB 2014-10 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (amended by AASB 2015-10, AASB 2017-5, AASB 2023-7 and AASB 2024-4)
- AASB 18 Presentation and Disclosure in Financial Statements

(14) Comparative figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

(15) Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

(16) Business Acquisition and Goodwill

Amounts below appear in whole dollars.
Goodwill of $281,000 was recognised during the financial year ended 30 June 2025 as part of the acquisition of the venue and accommodation business located at 191 Reservoir Road, Modbury. The goodwill represents the excess of the consideration transferred over the fair value of the net identifiable assets acquired.

- **Consideration Transferred:** $725,000
- **Fair Value of Net Identifiable Assets Acquired:** $444,000
- **Goodwill Recognised:** $281,000

Date of Acquisition: 4 March 2025.

Accounting Standard: This business combination and the subsequent recognition of goodwill were accounted for in accordance with AASB 3 Business Combinations.

Impairment Testing: In accordance with AASB 3, the goodwill is tested for impairment at least annually or more frequently if events or changes in circumstances indicate that the carrying amount may not be recoverable.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 2. Income

$ '000	2025	2024
(a) Rates		
General rates		
General rates	96,887	91,929
Less: discretionary rebates, remissions and write-offs	(1,964)	(1,915)
Total general rates	94,923	90,014
Other rates (including service charges)		
Landscape levy	2,141	2,010
Total other rates (including service charges)	2,141	2,010
Total rates	97,064	92,024
(b) Statutory charges		
Planning, Development and Infrastructure Act fees	1,109	930
Animal registration fees and fines	606	679
Parking fines / expiation fees	1,020	1,128
Other licences, fees and fines	69	81
Total statutory charges	2,804	2,818
(c) User charges		
Sales - general	790	–
Sundry	357	559
Admission Fees, Cemeteries and Rents	4,222	3,911
Total user charges	5,369	4,470
(d) Investment income		
Interest on investments		
- Local Government Finance Authority	111	333
- Banks and other	274	723
Total investment income	385	1,056

continued on next page ...

City of Tea Tree Gully

Notes to and forming part of the Financial Statements
for the year ended 30 June 2025

Note 2. Income (continued)

$ '000	2025	2024
(e) Reimbursements		
Other	125	123
Total reimbursements	125	123
(f) Other income		
Rebates received	1,859	1,687
Sundry	1,344	870
Total other income	3,203	2,557
(g) Grants, subsidies and contributions		
Capital grants, subsidies and contributions		
Amounts received specifically for new or upgraded assets	16,796	4,714
Total amounts received for new or upgraded assets	16,796	4,714
Other grants, subsidies and contributions - capital		
Other grants, subsidies and contributions - capital	1,323	256
Total Other grants, subsidies and contributions - capital	1,323	256
Other grants, subsidies and contributions - operating		
Other grants, subsidies and contributions - operating	9,943	4,051
Other grants, subsidies and contributions - operating		
Total other grants, subsidies and contributions - operating	9,943	4,051
Total grants, subsidies and contributions	28,062	9,021
(i) Sources of grants		
Commonwealth Government	9,682	3,627
State Government	18,367	5,358
Other	13	36
Total	28,062	9,021

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 3. Expenses

$ '000	Notes	2025	2024
(a) Employee costs			
Salaries and wages		32,194	29,266
Employee leave expense		4,125	3,615
Superannuation - defined contribution plan contributions	17	3,447	2,996
Superannuation - defined benefit plan contributions	17	480	498
Workers' compensation insurance		1,481	1,477
Less: capitalised and distributed costs		(1,290)	(805)
Total operating employee costs		40,437	37,047
Total number of employees (full time equivalent at end of reporting period)		366	343
(b) Materials, contracts and other expenses			
(i) Prescribed expenses			
Auditor's remuneration			
- Auditing the financial reports		33	40
Bad and doubtful debts		54	755
Elected members' expenses		406	399
Election expenses		107	36
Subtotal - prescribed expenses		600	1,230
(ii) Other materials, contracts and expenses			
Contractors		20,750	20,929
Energy		3,463	2,823
Legal expenses		588	356
Levies paid to Government - Landscape levy		2,131	1,996
Levies - other		137	124
Parts, accessories and consumables		6,308	6,424
Sundry		763	665
Contractors - Waste		5,735	5,703
Contractors - Consultants Fees		1,480	1,255
Advertising		173	121
Fringe Benefits		20	30
Insurance		1,687	1,542
Licence Fees		1,638	1,949
Water Rates		2,006	1,597
Levies - Solid Waste Levy		2,930	2,842
Subtotal - Other material, contracts and expenses		49,809	48,356
Total materials, contracts and other expenses		50,409	49,586

continued on next page ...

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 3. Expenses (continued)

$ '000	2025	2024
(c) Depreciation, amortisation and impairment		
(i) Depreciation and amortisation		
Buildings and other structures	3,566	2,994
Infrastructure		
- Stormwater drainage	2,477	2,404
- Roads	5,980	6,174
- Footpaths	1,668	1,618
- Bridges	97	95
- Traffic Control Devices	525	418
- Lighting	541	508
Plant and equipment	1,428	1,712
Furniture and fittings	107	84
Technology	1,003	1,271
Playground Equipment	428	316
Irrigation Systems	617	473
Fencing and Other Landscaping	861	404
Sporting Courts, Facilities	563	431
Playing Field Formation	215	178
Carpark Facilities	283	178
Subtotal	20,359	19,258
Total depreciation, amortisation and impairment	20,359	19,258
(d) Finance costs		
Interest on loans	83	–
Bank Fees & Other Finance Charges	237	250
Total finance costs	320	250

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 4. Asset disposal and fair value adjustments

$ '000	2025	2024
Infrastructure, property, plant and equipment		
(i) Assets renewed or directly replaced		
Proceeds from disposal	317	482
Less: carrying amount of assets sold	(75)	(231)
Gain (loss) on disposal	242	251
(ii) Assets surplus to requirements		
Proceeds from disposal	4,257	800
Less: carrying amount of assets sold	(3,043)	(750)
Gain (loss) on disposal	1,214	50
Fair value adjustments		
Revaluation decrements expensed	8	9
Total fair value adjustments	8	9
Net gain (loss) on disposal or revaluation of assets	1,464	310

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 5. Current assets

$ '000	2025	2024
(a) Cash and cash equivalent assets		
Cash on hand and at bank	2,554	11,879
Total cash and cash equivalent assets	2,554	11,879
(b) Trade and other receivables		
Rates - general and other	5,152	2,312
Accrued revenues	198	129
Debtors - general	1,558	1,260
GST recoupment	1,013	862
Prepayments	812	296
Subtotal	8,733	4,859
Less: provision for expected credit losses	(31)	(33)
Total trade and other receivables	8,702	4,826
(c) Inventories		
Stores and materials	3	86
Total inventories	3	86

Note 6. Non-current assets

$ '000	2025	2024
Other non-current assets		
Capital work in progress	29,371	25,676
Goodwill	281	–
Total other non-current assets	29,652	25,676

Goodwill and Business Acquisition

Amounts below appear in whole dollars ($).
Goodwill of $281,000 was recognised during the financial year ended 30 June 2025 as part of the acquisition of the venue and accommodation business located at 191 Reservoir Road, Modbury. The goodwill represents the excess of the consideration transferred over the fair value of the net identifiable assets acquired.

- **Consideration Transferred:** $725,000
- **Fair Value of Net Identifiable Assets Acquired:** $444,000
- **Goodwill Recognised:** $281,000

Date of Acquisition: 4 March 2025.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 7. Infrastructure, Property, Plant & Equipment

Infrastructure, property, plant and equipment

		as at 30/06/24				Asset movements during the reporting period							as at 30/06/25			
$ '000	Fair Value Level	At Fair Value	At Cost	Accumulated Depreciation	Carrying amount	Asset Additions New / Upgrade	Asset Additions Renewals	WDV of Asset Disposals	Depreciation Expense (Note 3c)	WIP Transfers	Tfrs from/(to) Assets Held for Sale (Note 19)	Revaluation Increments to Equity (ARR) (Note 9)	At Fair Value	At Cost	Accumulated Depreciation	Carrying amount
Land - community	3	840,530	–	–	840,530	973	17	–	–	1,942	–	119,638	963,078	–	–	963,078
Land - other	2	42,658	–	–	42,658	8,702	–	–	–	–	–	5,923	57,283	–	–	57,283
Buildings and other structures	3	105,846	–	(59,943)	45,903	11,492	1,629	(1,382)	(2,808)	10,951	–	2,869	104,592	25,284	(61,222)	68,654
Buildings and other structures	2	28,918	–	(724)	28,194	–	545	–	(758)	–	–	709	30,172	–	(1,482)	28,690
Infrastructure																
- Stormwater drainage	3	269,278	–	(49,603)	219,675	680	49	(67)	(2,477)	1,490	–	1,202	269,278	3,348	(52,075)	220,551
- Roads	3	667,903	–	(198,370)	469,533	69	3,083	–	(5,980)	548	–	2,974	667,903	6,674	(204,350)	470,227
- Footpaths	3	146,890	–	(27,713)	119,177	1,837	441	–	(1,668)	1,358	–	666	146,890	4,304	(29,381)	121,813
- Bridges	3	9,746	–	(2,560)	7,186	–	–	–	(97)	13	–	43	9,746	57	(2,657)	7,146
- Traffic Control Devices	3	35,430	–	(8,855)	26,575	95	533	–	(525)	211	–	160	35,430	1,000	(9,380)	27,050
- Lighting	3	14,816	–	(4,188)	10,628	388	47	–	(541)	372	–	69	14,816	876	(4,729)	10,963
Plant and equipment		–	19,871	(13,789)	6,082	4	420	(75)	(1,428)	–	–	–	–	19,490	(14,487)	5,003
Furniture and fittings		–	1,383	(627)	756	97	199	–	(107)	19	–	–	–	1,699	(733)	966
Technology		–	10,211	(7,531)	2,680	119	267	–	(1,003)	35	–	–	–	10,631	(8,534)	2,097
Playground Equipment	3	12,156	–	(3,553)	8,603	54	366	–	(428)	1,770	–	172	12,156	2,361	(3,980)	10,537
Irrigation Systems	3	19,982	–	(7,843)	12,139	303	63	–	(617)	899	–	255	19,982	1,520	(8,460)	13,042
Fencing and Other Landscaping	3	32,912	–	(14,769)	18,143	836	603	(4)	(861)	1,264	–	427	32,912	3,118	(15,622)	20,408
Sporting Courts, Facilities	3	22,533	–	(7,408)	15,125	603	978	–	(563)	232	–	292	22,533	2,106	(7,971)	16,668
Playing Field Formation	3	9,387	–	(2,961)	6,426	1	–	–	(215)	7	–	113	9,387	120	(3,176)	6,331
Carpark Facilities	3	21,685	–	(5,046)	16,639	637	–	–	(283)	816	–	102	21,685	1,555	(5,329)	17,911
Total infrastructure, property, plant and equipment		2,280,670	31,465	(415,483)	1,896,652	26,890	9,240	(1,528)	(20,359)	21,927	–	135,614	2,417,843	84,143	(433,568)	2,068,418
Comparatives		2,123,700	52,706	(381,057)	1,795,349	4,077	9,811	(981)	(19,258)	6,424	(964)	102,210	2,280,670	31,465	(415,483)	1,896,652

continued on next page ...

Note 7. Infrastructure, Property, Plant & Equipment (continued)

Valuation of infrastructure, property, plant & equipment and investment property

Valuation of assets

The fair value of assets and liabilities must be estimated in accordance with various Accounting Standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a "level" in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Refer to Note 7 for the disclosure of the Fair Value Levels of Infrastructure, Property, Plant and Equipment Assets.

Information on valuations

Fair value hierarchy level 2 valuations - Certain land, and the buildings and structures thereon, are shown above as being based on fair value hierarchy level 2 valuation inputs. They are based on prices for similar assets in an active market, with directly or indirectly observable adjustments for specific advantages or disadvantages attaching to the particular asset.

Fair value hierarchy level 3 valuations of land - Valuations of Crown land, community land and land subject to other restrictions on use or disposal, shown above as being based on fair value hierarchy level 3 valuation inputs, are based on prices for similar assets in an active market, but include adjustments for specific advantages or disadvantages attaching to the particular asset that are not directly or indirectly observable in that market, or the number and / or amount of observable adjustments of which are so great that the valuation is more fairly described as being based on level 3 valuation inputs.

Fair value hierarchy level 3 valuations of buildings, infrastructure and other assets - There is no known market for buildings, infrastructure and other assets. These assets are valued at depreciated current replacement cost. This method involves:

- The determination of the cost to construct the asset (or its modern engineering equivalent) using current prices for materials and labour, the quantities of each being estimated based on recent experience of this or similar Councils, or on industry construction guides where these are more appropriate.
- The calculation of the depreciation that would have accumulated since original construction using current estimates of residual value and useful life under the prime cost depreciation method adopted by Council.

This method has significant inherent uncertainties, relying on estimates of quantities of materials and labour, residual values and useful lives, and the possibility of changes in prices for materials and labour, and the potential for development of more efficient construction techniques. Accordingly, formal sensitivity analysis does not provide useful information.

Transfers between fair value hierarchy levels

In the course of revaluing (name the asset classes), the nature of the inputs applied was reviewed in detail for each asset and where necessary, the asset reassigned to the appropriate fair value hierarchy level. Such transfers take effect as at the date of the revaluation.

Other information

Upon revaluation, the current new replacement cost and accumulated depreciation are re-stated such that the difference represents the fair value of the asset determined in accordance with *AASB 13 Fair Value Measurement*: accumulated depreciation is taken to be the difference between current new replacement cost and fair value. In the case of land, current replacement cost is taken to be the fair value.

Highest and best use

All of Council's non financial assets are considered as being utilised for their highest and best use.

continued on next page ...

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 7. Infrastructure, Property, Plant & Equipment (continued)

Transition to AASB 13 - Fair Value Measurement

The requirements of AASB 13 Fair Value Measurement have been applied to all valuations undertaken since 1 July 2013 as shown by the valuation dates by individual asset classes below.

Land & Land Improvements

Council being of the opinion that it is not possible to attribute a value sufficiently reliably to qualify for recognition, land under roads has not been recognised in these reports.

Freehold land and land over which Council has control, but does not have title, is recognised on the cost basis.
No capitalisation threshold is applied to the acquisition of land or interests in land.
Estimated future costs of reinstatement of land, capitalised in accordance with AASB 116.16(c) are reviewed annually (see Note 1).

During the year, a desktop valuation has been completed based on market evidence of valuations provided by the Valuer General in 2024-25 as at 30 June 2025.

Buildings & Other Structures

Buildings and other structures are generally recognised at fair value, based on current market values. However, special purpose buildings (such as public toilets) for which there is no market are valued at depreciated current replacement cost. Buildings that Council does not intend to replace at the end of their useful life are valued at the market value of the "highest and best" use. Buildings and Other Structures assets were valued as at 30 June 2023 to reflect their service potential. Building and Other Structures assets were indexed as at 30 June 2025 using the Australian Bureau of Statistics data.

Infrastructure

Infrastructure assets were valued by APV Valuers and Asset Management as at 30 June 2023 to reflect their service potential. Infrastructure assets were indexed as at 30 June 2025 using the Australian Bureau of Statistics data.

Stormwater Drainage
- Basis of valuation: Fair Value
- Date of valuation: 30 June 2023
- Valuer: APV Valuers & Asset Management, 3/97 Pirie St, Adelaide SA 5000

Roads
- Basis of valuation: Fair Value
- Date of valuation: 30 June 2023
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Footpaths
- Basis of valuation: Fair Value
- Date of valuation: 30 June 2023
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Bridges
- Basis of valuation: Fair Value
- Date of valuation: 30 June 2023
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Traffic Control Devices
- Basis of valuation: Fair Value
- Date of valuation: 30 June 2023
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Lighting
- Basis of valuation: Fair Value
- Date of valuation: 30 June 2023
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

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Note 7. Infrastructure, Property, Plant & Equipment (continued)

Plant, Furniture & Equipment

These assets are recognised on the cost basis.

Playground Equipment

Playground equipment was revalued by APV Valuers and Asset Management in 2024 to reflect service potential. Condition based assessment was undertaken as part of the valuation on 30 June 2024. Playground Equipment assets were indexed as at 30 June 2025 using the Australian Bureau of Statistics data.

- Basis of valuation: Fair Value
- Date of valuation: 30 June 2024
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Irrigation Systems

Irrigation assets were revalued by APV Valuers and Asset Management in 2024 to reflect service potential.
Condition based assessment was undertaken as part of the valuation on 30 June 2024. Irrigation Systems assets were indexed as at 30 June 2025 using the Australian Bureau of Statistics data.

- Basis of valuation: Fair Value
- Date of valuation: 30 June 2024
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Fencing and Other Landscaping

Fencing assets were revalued by APV Valuers and Asset Management in 2024 to reflect service potential.
Condition based assessment was undertaken as part of the valuation on 30 June 2024. Fencing and Other Landscapting assets were indexed as at 30 June 2025 using the Australian Bureau of Statistics data.

- Basis of valuation: Fair Value
- Date of valuation: 30 June 2024
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Sporting Courts and Facilities

Sporting Courts and Facilities were valued by APV Valuers to reflect their service potential as at 30 June 2024. Full condition based assessment was undertaken as part of the revaluation on 30 June 2024. Sporting Courts and Facilities assets were indexed as at 30 June 2025 using the Australian Bureau of Statistics data.

- Basis of valuation: Fair Value
- Date of valuation: 30 June 2024
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Playing Field Formation

Playing Field Formation were valued by APV Valuers and Asset Management in 2024 to reflect service potential. Playing Field Formation assets were indexed as at 30 June 2025 using the Australian Bureau of Statistics data.

- Basis of valuation: Fair Value
- Date of valuation: 30 June 2024
- Valuer: APV Valuers & Asset Management, 3/97 Pirie Street, Adelaide SA 5000

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 8. Liabilities

$ '000	2025 Current	2025 Non Current	2024 Current	2024 Non Current
(a) Trade and other payables				
Goods and services	406	–	96	–
Payments received in advance	6,924	–	18,906	–
Accrued expenses - employee entitlements	3,043	–	2,940	–
Accrued expenses - other	6,545	–	5,982	–
Deposits, retentions and bonds	161	–	103	–
Other	39	–	92	–
Total trade and other payables	17,118	–	28,119	–
(b) Provisions				
Employee entitlements (including oncosts)	3,668	787	3,513	680
Total provisions	3,668	787	3,513	680

City of Tea Tree Gully

Notes to and forming part of the Financial Statements
for the year ended 30 June 2025

Note 9. Reserves

$ '000	as at 30/06/24 Opening Balance	Increments (Decrements)	Transfers	Impairments	as at 30/06/25 Closing Balance
(a) Asset revaluation reserve					
Land - community	739,608	119,638	–	–	859,246
Land - other	18,070	5,923	–	–	23,993
Buildings and other structures	4,421	3,578	–	–	7,999
Infrastructure					
- Stormwater drainage	167,419	1,202	–	–	168,621
- Roads	375,012	2,974	–	–	377,986
- Footpaths	91,143	666	–	–	91,809
- Bridges	5,278	43	–	–	5,321
- Traffic Control Devices	19,163	160	–	–	19,323
- Lighting	2,035	69	–	–	2,104
Plant and equipment	75	–	–	–	75
Playground Equipment	2,690	172	–	–	2,862
Irrigation Systems	2,431	255	–	–	2,686
Fencing and Other Landscaping	12,310	427	–	–	12,737
Sporting Courts, Facilities	4,065	292	–	–	4,357
Playing Field Formation	516	113	–	–	629
Carpark Facilities	8,597	102	–	–	8,699
Other assets	22,536	–	–	–	22,536
Total other assets	22,536	–	–	–	22,536
Total asset revaluation reserve	1,475,369	135,614	–	–	1,610,983

$ '000	as at 30/06/24 Opening Balance	Tfrs to Reserve	Tfrs from Reserve	Other Movements	as at 30/06/25 Closing Balance
(b) Other reserves					
Developer Contribution Reserve	186	–	–	–	186
Pathways North East Reserve	101	–	–	–	101
Total other reserves	287	–	–	–	287

Purposes of reserves

Asset revaluation reserves
The asset revaluation reserve is used to record increments and decrements arising from changes in fair value of non current assets (less any subsequent impairment losses, where applicable).

Developer Contribution Reserve
The Developer Contribution Reserve is a reserve where contributions are made to fund infrastructure projects in particular areas.

Pathways North East Reserve
The Pathways North East Reserve is a reserve to fund youth projects.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 10. Assets subject to restrictions

Council does not hold any assets subject to restrictions.

Note 11. Reconciliation to Statement of Cash Flows

$ '000	Notes	2025	2024
(a) Reconciliation of cash			
Cash assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of changes of value. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:			
Total cash and equivalent assets	5	2,554	11,879
Balances per Statement of Cash Flows		2,554	11,879
(b) Reconciliation of Operating Result			
Net surplus/(deficit)		26,951	6,238
Non-cash items in income statements			
Depreciation, amortisation and impairment		20,359	19,258
Fair value adjustments		(8)	(9)
Grants for capital acquisitions treated as investing activity		(12,428)	(4,970)
Net (gain)/loss on disposals		(1,456)	(301)
		33,418	20,216
Add (less): changes in net current assets			
Net (increase)/decrease in receivables		(3,874)	999
Change in allowances for under-recovery of receivables		(2)	(81)
Net (increase)/decrease in inventories		83	41
Net (increase)/decrease in other assets		(281)	–
Net increase/(decrease) in trade and other payables		(11,059)	(1,320)
Net increase/(decrease) in unpaid employee benefits		262	(217)
Net cash provided by (or used in) operations		18,547	19,638

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City of Tea Tree Gully

Notes to and forming part of the Financial Statements
for the year ended 30 June 2025

Note 11. Reconciliation to Statement of Cash Flows (continued)

(c) Financing arrangements

Unrestricted access was available at balance date to the following lines of credit:		
Bank overdrafts	300	300
Corporate credit cards	900	900
LGFA cash advance debenture facility	42,000	42,000

The bank overdraft facilities may be drawn at any time and may be terminated by the bank without notice.

Council has access to cash facilities of $42 million and minimises interest expense by transferring funds between cash at bank and the debenture facility.

Note 12. Financial instruments

Recognised financial instruments

Bank, deposits at call, short term deposits

Accounting Policy:
Initially recognised at fair value and subsequently measured at amortised cost; interest is recognised when earned.

Terms & Conditions:
Deposits are returning fixed interest rates between 3.85% and 4.15% (2024: 4.30% and 4.55%).

Carrying Amount:
Approximates fair value due to the short term to maturity.

Receivables - rates and associated charges

Accounting Policy:
Initially recognised at fair value and subsequently measured at amortised cost. An impairment provision is recognised using the expected credit loss method.

Terms & Conditions:
Secured over the subject land, arrears attract interest of 4.75% (2024: 5.05%). Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries in the State.

Carrying Amount:
Approximates fair value (after deduction of any allowance).

Receivables - fees and other charges

Accounting policy:
Initially recognised at fair value and subsequently measured at amortised cost. An impairment provision is recognised using the expected credit loss method.

Terms and conditions:
Unsecured, and do not bear interest. Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries.

Carrying amount:
Approximates fair value (after deduction of any allowance).

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Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 12. Financial instruments (continued)

Receivables - other levels of government

Accounting policy:
Initially recognised at fair value and subsequently measured at amortised cost. An impairment provision is recognised using the expected credit loss method.

Terms and conditions:
Amounts due have been calculated in accordance with the terms and conditions of the respective programs following advice of approvals, and do not bear interest. All amounts are due by Departments and Agencies of State and Federal Governments.

Carrying amount:
Approximates fair value.

Liabilities - creditors and accruals

Accounting policy:
Liabilities are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Council.

Terms and conditions:
Liabilities are normally settled on 30 day terms.

Carrying amount:
Approximates fair value.

Liabilities - interest bearing borrowings

Accounting Policy:
Loans and interest-bearing Cash Advance Debenture loans are recognised as financial liabilities, with interest expense calculated on the outstanding principal.

Terms & Conditions:
Secured over future revenues, borrowings are repayable (describe basis); interest is charged at variable rates between 1.2% and 5.50% (2024: 1.3% and 6.05%).

Carrying Amount:
Approximates fair value.

Liabilities - leases

Accounting Policy:
Accounted for in accordance with AASB 16 as stated in Note 16.

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Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 12. Financial instruments (continued)

$ '000	Due < 1 year	Due > 1 year and ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
Financial assets and liabilities					
2025					
Financial assets					
Cash and cash equivalents	2,554	–	–	2,554	2,554
Receivables	7,947	–	–	7,947	7,890
Total financial assets	10,501	–	–	10,501	10,444
Financial liabilities					
Payables	10,194	–	–	10,194	10,194
Non-current borrowings	–	17,000	–	17,000	17,000
Total financial liabilities	10,194	17,000	–	27,194	27,194
Total financial assets and liabilities	20,695	17,000	–	37,695	37,638
2024					
Financial assets					
Cash and cash equivalents	11,879	–	–	11,879	11,879
Receivables	4,595	–	–	4,595	4,530
Total financial assets	16,474	–	–	16,474	16,409
Financial liabilities					
Payables	9,213	–	–	9,213	9,213
Total financial liabilities	9,213	–	–	9,213	9,213
Total financial assets and liabilities	25,687	–	–	25,687	25,622

	2025		2024	
$ '000	Weighted Avg Interest Rate	Carrying Value	Weighted Avg Interest Rate	Carrying Value
Fixed interest rates	5.50%	17,000	0.00%	–
		17,000		–

Net fair value

All carrying values approximate fair value for all recognised financial instruments. There is no recognised market for the financial assets of the Council.

Risk exposures

Credit Risk represents the loss that would be recognised if counterparties fail to perform as contracted. The maximum credit risk on financial assets of the Council is the carrying amount, net of any impairment. All Council investments are made with the SA Local Government Finance Authority and are guaranteed by the SA Government. Except as detailed in Notes 5 & 6 in relation to individual classes of receivables, exposure is concentrated within the Council's boundaries, and there is no material exposure to any individual debtor.

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Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 12. Financial instruments (continued)

Market Risk is the risk that fair values of financial assets will fluctuate as a result of changes in market prices. All of Council's financial assets are denominated in Australian dollars and are not traded on any market, and hence neither market risk nor currency risk apply.

Liquidity Risk is the risk that Council will encounter difficulty in meeting obligations with financial liabilities. In accordance with the model Treasury Management Policy (LGA Information Paper 15), liabilities have a range of maturity dates. Council also has available a range of bank overdraft and standby borrowing facilities that it can access.

Interest Rate Risk is the risk that future cash flows will fluctuate because of changes in market interest rates. Council has a balance of both fixed and variable interest rate borrowings and investments. Cash flow fluctuations are managed holistically in seeking to minimise interest costs over the longer term in a risk averse manner.

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Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 12. Financial instruments (continued)

Expected credit losses (ECL)

Council uses an allowance matrix to measure expected credit losses for receivables from individual customers, which comprise a large number of small balances. As rates and annual charges are secured over subject land no allowance for such receivables is made. Impairment analysis is performed each reporting date. ECLs are based on credit history adjusted for forward looking estimates and economic conditions.

Note 13. Capital Expenditure Commitments

$ '000	2025	2024
Capital commitments		
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Buildings	10,273	8,637
City Beautification	33	1,791
Sporting courts/pitch renewal/Open Space	1,389	2,956
Other projects	1,603	1,334
	13,298	14,718
These expenditures are payable:		
Not later than one year	13,298	14,718
	13,298	14,718

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 14. Financial indicators

	Indicator 2025	Indicators 2024	2023	2022
Financial Indicators overview *These Financial Indicators have been calculated in accordance with Information paper 9 - Local Government Financial Indicators prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.*				
1. Operating Surplus Ratio Operating surplus / Total operating income	**7.2%**	1.1%	9.3%	8.8%
This ratio expresses the operating surplus as a percentage of total operating revenue.				
2. Net Financial Liabilities Ratio Net financial liabilities / Total operating income	**23%**	15%	9%	18%
Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.				
Adjustments to Ratios *In recent years the Federal Government has made advance payments prior to 30th June from future year allocations of financial assistance grants, as explained in Note 1. These Adjusted Ratios correct for the resulting distortion in key ratios for each year and provide a more accurate basis for comparison.*				
Adjusted Operating Surplus Ratio Operating surplus / Total operating income	**5.5%**	4.7%	8.3%	8.8%
Adjusted Net Financial Liabilities Ratio Net financial liabilities / Total operating income	**21%**	18%	10%	18%
3. Asset Renewal Funding Ratio Asset renewals / Infrastructure and Asset Management Plan required expenditure	**92%**	95%	62%	104%
Asset renewals expenditure is defined as capital expenditure on the renewal and replacement of existing assets relative to the optimal level planned, and excludes new capital expenditure on the acquisition of additional assets.				

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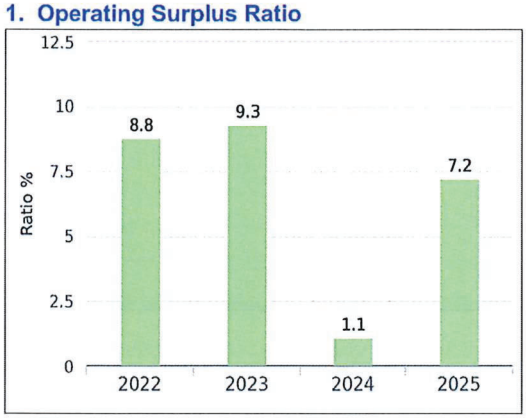
Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 14. Financial indicators (continued)

Financial indicators - graphs

1. Operating Surplus Ratio



Purpose of operating surplus ratio

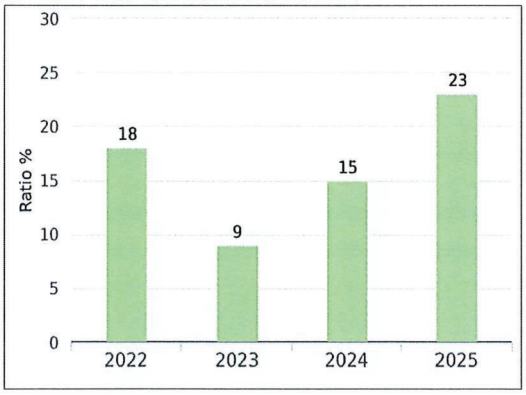
This indicator is to determine the percentage the operating revenue varies from operating expenditure

Commentary on 2024/25 result

2024/25 ratio 7.2%

Operating Surplus Ratio is the operating surplus (deficit) before capital. The Operating Surplus Ratio for 2024/25 is 7.2% which is within the Council's target of 2.5% to 10%.

2. Net Financial Liabilities Ratio



Purpose of net financial liabilities ratio

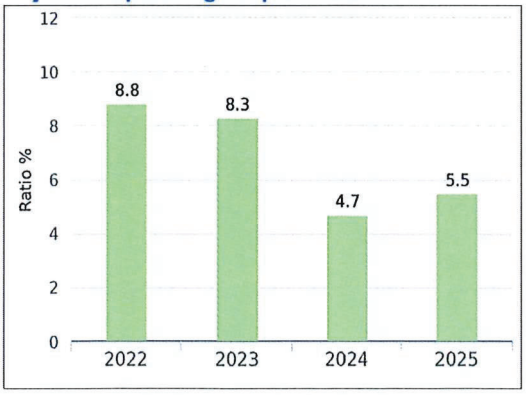
This indicator shows the significance of the net amount owed to others, compared to operating revenue

Commentary on 2024/25 result

2024/25 ratio 23%

The Net Financial Liabilities Ratio for 2024/25 is 23% which is under the Council's target of 25% - 35%.

Adjusted Operating Surplus Ratio



Purpose of adjusted operating surplus ratio

This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure

Commentary on 2024/25 result

2024/25 ratio 5.5%

The Adjusted Operating Surplus Ratio is the operating surplus (deficit) before capital adjusted for timing differences from the Financial Assistance Grants and Supplementary Road Funding payments. The Adjusted Operating Surplus Ratio for 2024/25 is 5.5% which is within Council's target of 2.5% - 10%.

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Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

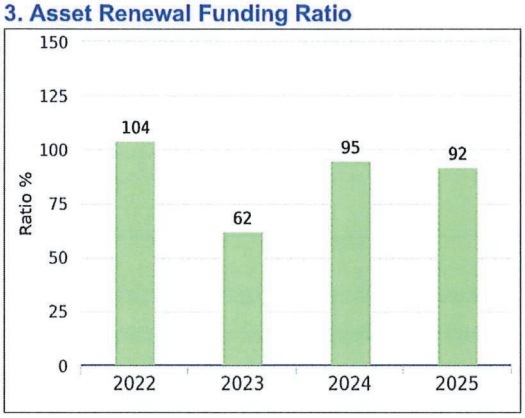
Note 14. Financial indicators (continued)

Adjusted Net Financial Liabilities Ratio



Purpose of adjusted net financial liabilities ratio	Commentary on 2024/25 result
	2024/25 ratio 21%
This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure	The Adjusted Net Financial Liabilities Ratio for 2024/25 is 21% which is under Council's target of 25% - 35%.

3. Asset Renewal Funding Ratio



Purpose of asset renewal funding ratio	Commentary on 2024/25 result
	2024/25 ratio 92%
This indicator aims to determine if assets are being renewed and replaced in an optimal way	The Asset Renewal Funding Ratio for 2023/24 is 92% which is within the target ratio of 90% - 110% over a three year rolling period.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 15. Uniform presentation of finances

$ '000	2025	2024
The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.		
All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.		
The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.		
Income		
Rates	97,064	92,024
Statutory charges	2,804	2,818
User charges	5,369	4,470
Grants, subsidies and contributions - capital	1,323	256
Grants, subsidies and contributions - operating	9,943	4,051
Investment income	385	1,056
Reimbursements	125	123
Other income	3,203	2,557
Total Income	120,216	107,355
Expenses		
Employee costs	(40,437)	(37,047)
Materials, contracts and other expenses	(50,409)	(49,586)
Depreciation, amortisation and impairment	(20,359)	(19,258)
Finance costs	(320)	(250)
Total Expenses	(111,525)	(106,141)
Operating surplus / (deficit)	8,691	1,214
Less: grants, subsidies and contributions - capital	(1,323)	(256)
Adjusted Operating surplus / (deficit)	7,368	958
Net outlays on existing assets		
Capital expenditure on renewal and replacement of existing assets	(17,151)	(16,495)
Add back depreciation, amortisation and impairment	20,359	19,258
Add back proceeds from sale of replaced assets	333	482
	3,541	3,245
Net outlays on new and upgraded assets		
Capital Expenditure on New and Upgraded Assets	(41,113)	(15,804)
Add back grants, subsidies and contributions - capital	1,323	256
Add back amounts received specifically for new and upgraded assets	7,421	4,732
Add back proceeds from sale of surplus assets (including investment property, real estate developments and non-current assets held for resale)	4,257	800
	(28,112)	(10,016)
Annual net impact to financing activities (surplus/(deficit))	(17,203)	(5,813)

City of Tea Tree Gully

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 16. Leases

(i) Council as a lessee

Council does not have any Leases.

(ii) Council as a lessor

Leases Providing Revenue to the Council

Council owns various buildings, plant and other facilities that are available for hire or lease (on a non-cancellable basis wherever practicable) in accordance with the published revenue policy. Rentals received from such leases are disclosed as rent and hire of non-investment property in Note 2.

Investment property

Rentals received, and outgoings reimbursed, in relation to Investment Property are also disclosed in Note 2. These lease agreements, all of which are classified as operating leases, are made on a non-cancellable basis wherever practicable.

$ '000	2025	2024
Future minimum rentals receivable under non-cancellable operating leases as at 30 June, are as follows:		
Not later than one year	364	233
Later than one year and not later than 5 years	642	569
Later than 5 years	474	609
	1,480	1,411

City of Tea Tree Gully

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 17. Superannuation

The Council makes employer superannuation contributions in respect of its employees to Hostplus (formerly Statewide Super and Local Government Superannuation Scheme). There are two types of membership, each of which is funded differently. Permanent and contract employees of the South Australian Local Government sector with Salarylink benefits prior to 24 November 2009 have the option to contribute to the Accumulation section and/or Salarylink. All other employees (including casuals) have all contributions allocated to the Accumulation section.

Accumulation only members

Accumulation only members receive both employer and employee contributions on a progressive basis. Employer contributions are based on a fixed percentage of ordinary time earnings in accordance with superannuation guarantee legislation (11.50% in 2024/25; 11.00% in 2023/24). No further liability accrues to the Council as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

Salarylink (Defined Benefit Fund) members

Salarylink is a defined benefit scheme where the benefit payable is based on a formula determined by the member's contribution rate, number of years and level of contribution and final average salary. The Salarylink (Defined Benefit Fund) is not available to new members. Council makes employer contributions to Salarylink as determined by the Fund's Trustee based on advice from the appointed Actuary. The rate is currently 6.3% (6.3% in 2023/24) of "superannuation" salary.

In addition, Council makes a separate contribution of 3% of ordinary time earnings for Salarylink members to their Accumulation account. Employees also make member contributions to the Salarylink section of the Fund. As such, assets accumulate in the Salarylink section of the Fund to meet the member's benefits, as defined in the Trust Deed, as they accrue.

The Salarylink section is a multi-employer sponsored plan. As the Salarylink section's assets and liabilities are pooled and are not allocated by each employer, and employees may transfer to another employer within the local government sector and retain membership of the Fund, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided by AASB 119.34(a), Council does not use defined benefit accounting for these contributions.

The most recent actuarial investigation was conducted by the Fund's actuary, Louise Campbell, FIAA, of Willis Towers Watson as at 30 June 2023. The Trustee has determined that the current funding arrangements are adequate for the expected Salarylink liabilities. However, future financial and economic circumstances may require changes to Council's contribution rates at some future time.

Contributions to other superannuation schemes

Council also makes contributions to other superannuation schemes selected by employees under the "choice of fund" legislation. All such schemes are of the accumulation type, where the superannuation benefits accruing to the employee are represented by their share of the net assets of the scheme, and no further liability attaches to the Council.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 18. Non-current assets held for sale and discontinued operations

$ '000	2025	2024
Carrying Amounts of Assets and Liabilities		
Assets		
Land	92	1,476
Total assets	92	1,476
Net assets	92	1,476

Council has resolved to dispose parcels of land and portions of parcels of land.

As the consideration expected to be received exceeds the carrying amount, these assets has been recognised at the carrying amount.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 19. Contingencies and assets/liabilities not recognised in the balance sheet

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but knowledge is considered relevant to the users of the financial report in making and evaluating decisions about the allocation of scarce resources.

1. Land under roads

As reported in the Financial Statements, Council is of the opinion that it is not possible to attribute a value sufficiently reliably for these assets to qualify for recognition, and accordingly land under roads has not been recognised in the reports. Land acquired for road purposes during the year is initially recognised at cost, but transferred to fair value at reporting date, effectively writing off the expenditure.

At reporting date, Council controlled 602 km of road reserves of average width 15 metres.

2. Potential insurance losses

Council is a multi-purpose organisation providing a large range of building, parks infrastructure, playgrounds and other facilities accessible to the public. At any time, it is likely that claims will have been made against Council that remain unsettled.

Council insures against all known insurable risks using a range of insurance policies, each of which is subject to deductible "insurance excesses", the amount of which varies according to the class of insurance.

Council has recognised the potential losses arising from claims known at reporting date based on average historical net cost (including insurance excess) of similar types of claims. Other potential claims not reported to Council may have existed at reporting date.

3. Bank guarantees

Council has guaranteed certain loans and other banking facilities advanced to community organisations and sporting bodies, amounting to $201,201 (2024: $222,453) at reporting date.

Council does not expect to incur any loss arising from these guarantees.

4. Legal expenses

Council is the planning consent authority for its area under the Planning, Development and Infrastructure Act 2016 (as amended). Pursuant to that Act, certain persons aggrieved by a planning decision of the Council may appeal. It is normal practice that parties bear their own legal costs. At the date of these reports, Council had notice of three appeals against planning decisions made prior to reporting date. All known costs have been recognised, but the amount of further costs cannot be known until the appeals are determined.

5. Contingent liabilities

A contingent liability is a potential liability that may occur in the future, such as pending lawsuits or honoring product warranties.

In a lawsuit alleging unpaid consulting fees, Trans Tasman Energy Group Pty Ltd (TTEG) has filed a claim for $7.3 million plus costs and interest against the State of South Australia and 61 Respondent Councils in the Supreme Court of South Australia. The Local Government Association of SA is acting as the Councils' agent and is coordinating a joint defence of the proceedings on behalf of the 61 Respondent Councils. Approximately $440,852.58 is Council's proportionate share of the damages that TTEG is claiming, plus expenses and interest. Council's legal counsel was unable to predict a likely monetary settlement at the time of writing.

6. Other events

Council has a comprehensive Safety First Strategy in place to ensure compliance with the Work, Health and Safety Legislation and the WorkCover Performance Standards for Self-Insured Employers. Our Council is also a member of the Local Government Workers Compensation Scheme.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 20. Events after the balance sheet date

Events that occur after the reporting date of 30 June 2025, up to and including the date when the financial statements are "authorised for issue" have been taken into account in preparing these statements.

Council has adopted the date of receipt of the Auditors' Report as the appropriate "authorised for issue" date relating to these General Purpose Financial Statements.

Council is not aware of any "non-adjusting events" that merit disclosure.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 21. Related party transactions

Key management personnel

Transactions with key management personnel

The Key Management Personnel of the Council include the Mayor, Councillors, CEO and certain prescribed officers under section 112 of the Local Government Act 1999. In all, 34 persons were paid the following total compensation:

$ '000	2025	2024
The compensation paid to key management personnel comprises:		
Executive Staff (5)	1,255	1,308
Non-Executive Staff (15)	2,312	2,330
Elected Members (13)	406	399
Total	3,973	4,037

Amounts paid as direct reimbursement of expenses incurred on behalf of Council have not been included above.

Receipts from key management personnel comprise:

Other than amounts paid as ratepayers or residents (e.g. rates, swimming pool entry fees, etc.), Council received the following amounts in total:

Council's Executive and Management staff have access to enter into a salary sacrificed arrangement for the private use of a motor vehicle. Any Fringe Benefits tax liability that arises for such use is calculated and deducted from their salary to fully offset the Fringe Benefits Tax payable.

Council contains some key management personnel that have relationships with parties that Council may transact with on a regular basis. Relationships include: Adelaide University Sport and Fitness Association Inc., ALGWA SA Branch, Animal Welfare League, Ardtornish Primary School, Australian Labor Party SA, Australian Services Union, Banksia Park International School, Beautique Catering, Community Centres SA, Elizabeth and Districts Junior Soccer Association, Every Life Matters Salisbury Suicide Prevention Network, Gleeson College, Golden Grove Children's Centre, Golden Grove High School Governing Council, Golden Grove Homestead Childcare Centre, Golden Grove Recreation and Arts Advisory Group, Highbury Primary School, Justice of Peace for State of SA, Kidsafe SA, LCS Landscapes, Lobethal Netball Club, Local Government IT SA, Local Government Financial Management Group, Local Government Finance Authority, Modbury High School, Neighbourhood Watch (Various Branches), Northern Healthcare Volunteer Association, Progressive Left Unions and Sub-Branches, Public Libraries SA, Rotary Club of Salisbury, Rotary "Say No To Domestic Violence" Committee, Royal Association of Justices, Sferas Parks Suites and Convention Centre, St Francis Xavier Primary School, St John Ambulance, Tea Tree Gully Community Services Forum, Wynn Vale Community Kindergarten, Wynn Vale Primary School.

The nature of these organisation's activities with Council typically include the provision of services to Council, and lease property from Council; they may also be the recipient of grants from Council. Transactions with these organisations are immaterial in amount and nature.

Key management personnel and their close family members may either have an employment relationship or committee role with these organisations and/or access their services. All matters when addressed by Council staff are covered by Council's conflict-of-interest procedures.

Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

Note 22(a). Functions

Income, Expenses and Assets have been directly attributed to the following Functions / Activities.
Details of these Functions/Activities are provided in Note 22(b).

$ '000	OPERATING INCOME		OPERATING EXPENSES		OPERATING SURPLUS (DEFICIT)		GRANTS INCLUDED IN OPERATING INCOME		TOTAL ASSETS HELD (CURRENT AND NON-CURRENT)	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Functions/Activities										
Office of the CEO	1	–	3,927	3,731	(3,926)	(3,731)	–	–	–	–
City Operations	1,213	1,379	32,789	29,863	(31,576)	(28,484)	551	800	2,052,715	1,888,429
Community Services	10,863	9,877	18,306	15,981	(7,443)	(6,104)	2,495	2,493	2,013	1,975
Corporate Services	88	71	11,488	12,053	(11,400)	(11,982)	–	–	41,154	36,907
Strategy & Finance	108,051	96,028	45,015	44,513	63,036	51,515	6,897	758	13,539	13,284
Total Functions/Activities	120,216	107,355	111,525	106,141	8,691	1,214	9,943	4,051	2,109,421	1,940,595

Revenues and expenses exclude net gain (loss) on disposal or revaluation of assets, amounts received specifically for new or upgraded assets and physical resources received free of charge.

City of Tea Tree Gully

Notes to and forming part of the Financial Statements
for the year ended 30 June 2025

Note 22(b). Components of functions

The activities relating to Council functions are as follows:

OFFICE OF THE CEO
Office of the Chief Executive Officer, Corporate Governance.

CITY OPERATIONS
Technical & Engineering Services, Field Services, Operations Support Services, Project & Contract Delivery.

COMMUNITY SERVICES
Regulatory Services, Health and Recreation Services, Community Connections.

CORPORATE SERVICES
Customer and Communications, Procurement, People & Capability, Information Technology Solutions.

STRATEGY & FINANCE
City Strategy, Finance & Rating Services, Project Management Office.

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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE CITY OF TEA TREE GULLY

Opinion

We have audited the accompanying financial report of the City of Tea Tree Gully, which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and the Certification of the Financial Statements.

In our opinion, the financial report gives a true and fair view of the financial position of the City of Tea Tree Gully as of 30 June 2025, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards and the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (including Independence Standards) (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Report

Management is responsible for the preparation of the financial report, which gives a true and fair view in accordance with Australian Accounting Standards and the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*, and for such internal control as the committee and management determines is necessary to enable the preparation of a financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

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Advisors
Accountants
Auditors

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

BENTLEYS SA AUDIT PARTNERSHIP



DAVID PAPA
PARTNER

Dated at Adelaide this 20th day of November 2025

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INDEPENDENT ASSURANCE REPORT ON INTERNAL CONTROLS OF THE CITY OF TEA TREE GULLY

Opinion

We have audited the compliance of the City of Tea Tree Gully (the Council) with the requirements of *Section 125 of the Local Government Act 1999* in relation to the Internal Controls established by the Council to ensure that financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities for the period 1 July 2024 to 30 June 2025 are in accordance with legislative provisions.

In our opinion, the Council has complied, in all material respects, with *Section 125 of the Local Government Act 1999* in relation to Internal Controls, established by the Council in relation to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities so as to provide reasonable assurance that the financial transactions of the Council have been conducted properly and in accordance with legislative provisions for the period 1 July 2024 to 30 June 2025.

Limitation on Use

This report has been prepared for the members of the Council in accordance with *Section 129 of the Local Government Act 1999* in relation to Internal Controls specified above. We disclaim any assumption of responsibility for any reliance on this report to any persons or users other than the members of the Council, or for any purpose other than that for which it was prepared.

Limitations of Controls

Because of the inherent limitations of any internal control structure it is possible that, even if the controls are suitably designed and operating effectively, the control objectives may not be achieved so that fraud, error, or non-compliance with laws and regulations may occur and not be detected.

An assurance engagement on internal controls is not designed to detect all instances of controls operating ineffectively as it is not performed continuously throughout the period and the tests performed are on a sample basis. Any projection of the outcome of the evaluation of controls to future periods is subject to the risk that the controls may become inadequate because of changes in conditions, or that the degree of compliance with them may deteriorate

Independence

In conducting our engagement, we have complied with the independence requirements of the Australian professional accounting bodies.

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An association of legally independent firms

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Advisors
Accountants
Auditors

The Council's Responsibility for the Internal Controls

The Council is responsible for implementing and maintaining an adequate system of internal controls, in accordance with *Section 125 of the Local Government Act 1999* in relation to Internal Controls, to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property, and incurring of liabilities are in accordance with legislative provisions.

Our Responsibility

Our responsibility is to express an opinion on the Council's compliance with *Section 125 of the Local Government Act 1999* in relation only to the Internal Controls established by the Council to ensure that financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities, based on our procedures. Our engagement has been conducted in accordance with applicable Australian Standards on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* and ASAE 3150 *Assurance Engagement on Controls*, issued by the Australian Auditing and Assurance Standards Board, in order to state whether, in all material respects, the Council has complied with *Section 125 of the Local Government Act 1999* in relation only to the Internal Controls specified above for the period 1 July 2024 to 30 June 2025. ASAE 3000 also requires us to comply with the relevant ethical requirements of the Australian professional accounting bodies.

Our procedures included obtaining an understanding of internal controls in relation to the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities, evaluating management's assessment of these internal controls, assessing the risk that a material weakness exists, and testing and evaluating the design and implementation of controls on a sample basis on the assessed risks.

BENTLEYS SA AUDIT PARTNERSHIP



DAVID PAPA
PARTNER

Dated at Adelaide this 20h day of November 2025

City of Tea Tree Gully

General Purpose Financial Statements
for the year ended 30 June 2025

Certification of Auditor Independence

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of City of Tea Tree Gully for the year ended 30 June 2025, the Council's Auditor, Bentleys SA has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011.*

Ryan McMahon
Chief Executive Officer

Irena Zagladov
Presiding Member Audit & Risk Committee

Date: 16/09/2025

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Certification of Auditor Independence

I confirm that, for the audit of the financial statements of the City of Tea Tree Gully for the year ended 30 June 2025, I have maintained my independence in accordance with the requirements of APES 110 – Code of Ethics for Professional Accountants (including Independence Standards), Part 4A published by the Accounting Professional and Ethical Standards Board, in accordance with the Local Government Act 1999 and the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) Local Government (Financial Management) Regulations 2011.

Bentleys SA Audit Partnership

David Papa
Partner
Dated at Adelaide this 11th day of September 2025

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Auditors


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