

# COUNCIL AGENDA

## Council Meeting

Notice is hereby given pursuant to the provisions of the *Local Government Act, 1999*, that the next Meeting of City of Unley will be held in the Council Chambers, 181 Unley Road, Unley on

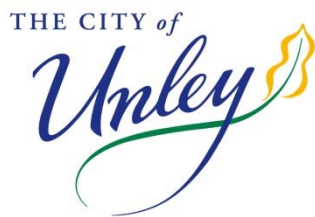
***Monday***

***14 May 2018***

***7.00pm***

for the purpose of considering the items included on the Agenda.

Peter Tsokas  
**Chief Executive Officer**



### **OUR VISION 2033**

Our City is recognised for its vibrant community spirit, quality lifestyle choices, diversity, business strength and innovative leadership.

### **COUNCIL IS COMMITTED TO**

- Ethical, open honest behaviours
- Efficient and effective practices
- Building partnerships
- Fostering an empowered, productive culture – “A Culture of Delivery”
- Encouraging innovation – “A Willingness to Experiment and Learn”

### **ACKNOWLEDGEMENT**

We would like to Acknowledge that the land we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their Country.

We also acknowledge the Kaurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

### **PRAYER AND SERVICE ACKNOWLEDGEMENT**

Almighty God, we humbly beseech Thee to bestow Thy blessing upon this Council. Direct and prosper our deliberations for the advancement of Thy Kingdom and true welfare of the people of this city.

Members will stand in silence in memory of those who have made the Supreme Sacrifice in the service of their country, at sea, on land and in the air.

Lest We Forget.

### **WELCOME**

## **ORDER OF BUSINESS**

### **ITEM NO**

### **PAGE NO**

#### **APOLOGIES**

- Councillor B Schnell

#### **LEAVE OF ABSENCE**

- Nil

1158      **CONFLICT OF INTEREST**      6-8

1159      **MINUTES**      9

Minutes of the Council meeting held on  
23 April 2018

**Minutes issued separately**

#### **DEFERRED / ADJOURNED ITEMS**

Nil

#### **PETITION**

Nil

#### **DEPUTATIONS**

Nil

#### **PRESENTATION**

Nil

#### **REPORTS OF COMMITTEES**

Nil

#### **REPORTS OF OFFICERS**

1160      LED Street Lighting Bulk Replacement      10-30

1161      CEO Quarterly Report Centennial Park Cemetery  
Authority      31-37

**ITEM NO****PAGE NO****MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

**QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

1162      **QUESTIONS WITHOUT NOTICE**      38

If applicable

**CORRESPONDENCE**

Nil

**MAYOR'S REPORT**

Nil

**DEPUTY MAYOR'S REPORT**

Nil

**REPORTS OF MEMBERS**

Nil

1163      **MOTIONS WITHOUT NOTICE**      39

If applicable

**CONFIDENTIAL ITEMS**

1164      Confidentiality Motion for Item 1165 – Unley Central  
Precinct      40

1165      Unley Central Precinct      41-185

1166      Confidentiality Motion to remain in Confidence Item 1165  
– Unley Central Precinct      186

**FUTURE ITEMS – May-July** (subject to change)

Unley Central Precinct  
Centennial Park CEO Quarterly Report  
Street Lighting  
Delegations Report  
Community Grant Program – Allocation of Funding March 2018  
Tour Down Under and Unley Gourmet Gala 2019  
Complaints Framework  
LATM Parkside  
Increased Utilisation of Parks/Reserves  
Living Young Plan 2018-2020  
Brown Hill Keswick Creek Board Member Subsidiary  
King William Road – Community Consultation

**NEXT MEETING**

Monday 28 May 2018 – 7.00pm

## **CONFLICT OF INTEREST**

**TITLE:** CONFLICT OF INTEREST  
**ITEM NUMBER:** 1158  
**DATE OF MEETING:** 14 MAY 2018  
**ATTACHMENTS:** 1. CONFLICT OF INTEREST DISCLOSURE FORM

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Members to advise if they have any material, actual or perceived conflict of interest in any Items in this Agenda.

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## Conflict of Interest Declaration Form

I, ..... have received a copy of the agenda  
[insert name]

for the:

*[delete that which is not applicable]*

Ordinary Council / Special Council

Committee:

.....  
[insert name]

Board:

.....  
[insert name]

meeting to be held on:

.....  
[insert date]

I consider that I have a:

*[delete that which is not applicable]*

**\*material** conflict of interest pursuant to section 73

**\*actual** or **\*perceived** conflict of interest pursuant to section 74

of the *Local Government Act 1999* ("the LG Act") in relation to the following agenda item:

.....  
[insert details]

which is to be discussed by the **\*Council / \*Committee / \*Board** at that meeting.

*[delete that which is not applicable]*

The nature of my **material** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you (or a person prescribed in section 73(1) of the LG Act) stands to obtain a benefit or suffer a loss depending on the outcome of the consideration of the matter at the meeting of the Council in relation to the agenda item described above].*

As a consequence I will leave the meeting and take no part in deliberations relating to the item.

**OR**

The nature of my **actual** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why the conflict between your interests and the public interest might lead to a decision that is contrary to the public interest in relation to the agenda item described above].*

I intend to deal with my **actual** conflict of interest in the follow transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the actual conflict of interest in a transparent and accountable way]*

.....

.....

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**OR**

The nature of my **perceived** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you consider that an impartial fair-minded person could reasonably consider that you have a perceived conflict of interest in the matter]*

.....

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.....

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I intend to deal with the **perceived** conflict of interest in the following transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the perceived conflict of interest in a transparent and accountable way]*

.....

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Signed: .....

Date: .....

For OCEO Use Only	
Received by:	
Signed:	
Date:	
ECM Ref:	



## CONFIRMATION OF MINUTES

**TITLE:** CONFIRMATION OF MINUTES FOR COUNCIL  
MEETING HELD ON 23 APRIL 2018

**ITEM NUMBER:** 1159

**DATE OF MEETING:** 14 MAY 2018

**ATTACHMENTS:** 1. MINUTES OF COUNCIL MEETING 23 APRIL 2018

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### 1. RECOMMENDATION

That:

1. The minutes of the Council Meeting held on 23 April 2018, as printed and circulated, be taken as read and signed as an accurate record, noting the inclusion of corrections in relation to: recording the division for Item 1140; and inclusion of the omitted text from the recommendation for Item 1136.
-

## DECISION REPORT

**REPORT TITLE:** LED STREET LIGHTING BULK REPLACEMENT  
**ITEM NUMBER:** 1160  
**DATE OF MEETING:** 14 MAY 2018  
**AUTHOR:** JOHN DEVINE  
**JOB TITLE:** GENERAL MANAGER CITY DEVELOPMENT

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### 1. **EXECUTIVE SUMMARY**

Council has approximately 4,000 streetlights, of which 2,687 are P Category (pedestrian) and 670 are V Category (vehicle). The majority of the Council's streetlights (2,219 of the P category lights) are Mercury Vapour (MV) Technology, which are the most commonly used streetlights, but also amongst the least efficient.

On 24 April 2017 Council authorised staff to commence a Street Lighting Project jointly with the City of Campbelltown to find an alternative lighting solution to reduce lighting costs, improve service levels and improve environmental outcomes. Ironbark Sustainability was then engaged to prepare a business case for replacing Council's streetlights with new LED technology. The resultant business case shows that replacing Council's P Category streetlights with new LED lights would reduce energy usage dramatically, result in significant cost savings, and has significant environmental benefits.

The business case considered a range of options, with the preferred option being to accept the PLC tariff (Customer funded, full SA Power Networks maintenance and elevation), providing an annual saving of \$356,974 per annum compared to the existing tariff.

It is recommended that Council consider the replacement as early as possible of all existing Council residential streetlights, as outlined in the business case. If the project were delayed it would mean that Council would continue to pay a significantly higher cost for electricity and maintenance when compared to the LED - PLC tariff and Council would not achieve the improved environmental outcomes.

Under the recommended PLC tariff, Unley would fund the purchase of, and be responsible for, the end of life replacement of the LEDs in the City of Unley.

The cost of changeover of P category streetlights to LEDs under the PLC tariff arrangement is approximately \$1,500,000 for which there is an allocation in the Draft 2018-19 Annual Business Plan and Budget.

## **2. RECOMMENDATION**

That:

1. The report be received.
  2. The business case recommendation in Attachment 1 be endorsed.
  3. Budgeted borrowings of \$1.5M to fund the replacement of Council residential streetlights with LED technology be approved.
  4. The Chief Executive Officer be authorised to commence the procurement process to replace the existing pedestrian street lights (P Category) with LED lighting across the City of Unley's residential streets.
- 

## **3. RELEVANT CORE STRATEGIES/POLICIES**

Environmental Stewardship: We will maintain and enhance our urban environment, and strengthen our resilience to climate change by providing leadership to our community

- 2.3 The energy efficiency of the City is increased and our carbon footprint reduced.

Civic Leadership: Council will listen to the community and make transparent decisions for the long term benefit of the City.

- 4.1 Council provides best value services to the community.

## **4. BACKGROUND**

Unley has approximately 4,000 streetlights, of which 3,300 (83%) are fully funded by Council (ie Council pays all energy and maintenance charges). The remaining 17% of all streetlights are cost shared with the Department of Planning, Transport and Infrastructure (DPTI), with DPTI responsible for 50% of those costs.

Of the lights listed above, around 90% (3,489) are Street Lighting Use of System (SLUoS) lights, meaning that Council pays a service charge to SA Power Networks (SAPN) to maintain the light and pole over its life as well as replace the luminaire upon failure. The remaining 395 lights are owned by Council and incur a Customer Lighting Equipment Rate (CLER) tariff from SAPN. This tariff covers warranty management and basic maintenance of the luminaire (for example cleaning) however Council is responsible for the maintenance of the supporting infrastructure (for example poles and brackets) and the replacement costs.

It should be noted that Council also owns 100 LED streetlights and 10 Energy Only (EO) lights. With the latter, which are LED lights, Council is responsible for all maintenance, and only pays energy charges and a small SAPN tariff to cover outage management. Existing LED streetlights are not included in the business case models.

At its meeting on 24 April 2017, Council authorised staff to commence a Street Lighting Project including a joint tender process with Campbelltown City Council (and any other interested Councils or Agencies), to find an alternative lighting solution for Council to reduce lighting costs, improve service levels and improve environmental outcomes.

Since then both councils have jointly engaged Ironbark Sustainability to prepare a business case for replacing Council's streetlights with new LED technology. Furthermore, it should be noted that the Local Government Association (LGA) is no longer pursuing the initiative to establish a Local Government Subsidiary for public lighting services due to the high risk it proposed.

A joint briefing session between Unley and Campbelltown Councils was held on 16 April 2018 to outline the findings of the business case prepared by Ironbark Sustainability (copy of the business case is provided at Attachment 1).

*Attachment 1*

The findings indicate that there is a good business case for an LED street lighting changeover that is fully funded by Council.

## 5. **DISCUSSION**

As has been briefly discussed in the background, Council has approximately 4,000 streetlights, of which 2,687 are P Category (pedestrian) and 670 are V Category (vehicle). Around 90% of the streetlights in the Unley area are SLUoS, with the remainder being CLER lights.

<b>Current Tariff</b>	<b>Category</b>	<b>Fully Council Funded - Modelled</b>	<b>50% DPTI Funded - Modelled</b>	<b>Total modelled</b>
SLUoS	P	2,585	0	2,585
CLER	P	37	0	37
SAPN	P	0	0	0
SLUoS	V	572	332	904
CLER	V	67	291	358
SAPN	V	0	0	0
<b>Total</b>		<b>3,261</b>	<b>623</b>	<b>3,884</b>

A further detailed breakdown of the streetlights based on types and category is attached for information as Attachment 2.

*Attachment 2*

As per the attached table, the majority of the Council's streetlights (2,219 of the P category lights) are Mercury Vapour (MV) Technology. MV is one of the most common High Intensity Discharge (HID) streetlights but is also one of the least efficient. The 80w MV has an actual power wattage of 95.8W.

Significantly, the Federal Government is currently considering signing the Minamata Convention on Mercury in 2018. This would result in a ban on importing mercury lamps into Australia from 2020.

The replacement of these lamp types will be required for all lighting applications within three to four years of this date, and consequently Council needs to be in a position to replace these assets before this time.

Replacing Unley's existing street lights with new LED streetlights will reduce energy usage dramatically whilst providing a better colour rendering and visibility. Standard luminaire replacement options are limited to a select range of technologies approved by SAPN. Ironbark Sustainability has reviewed a number of the approved lights by SAPN and has recommended Sylvania Lighting 14W street LED as the preferred option.

Recently, SAPN has released new tariff options that replace the existing tariff; and a summary of the tariffs is listed below (detail of level of service of each tariff is attached)

*Attachment 3*

Tariff Options:

- PLC Customer funded, full SAPN maintenance and elevation.
- TFI Gifted, full SAPN maintenance, elevation and replacement.
- SAPN SAPN funded, full SAPN maintenance, elevation and replacement.

The critical consideration of these options is identifying who funds the upfront capital for replacing the existing lights. In summary the differences are:

- SAPN LED: SAPN fund the upgrade (eg the new LED to be installed) and any replacements, whether that's before the end of the nominal life of the LED or after 20 years when it is (nominally) time for them to be replaced. The maintenance tariff is \$85/year.
- TFI: Council fund the upgrade (eg the new LED to be installed) and SAPN will cover any failure of the new LED (replacement). This option is cheaper than SAPN tariff. The maintenance tariff is \$61/year.
- PLC tariff: Council fund the upgrade (eg the new LED to be installed) and also fund the replacement of the new LED when it is due. SAPN still manage and maintain the streetlights on behalf of council at a charge of \$46 per light per year.

The table below illustrates the savings that would be made in the first year of changeover to LEDs (based on the new tariff and excluding capital cost):

<b>1 July 2019</b>	<b>Electricity Cost</b>	<b>Maintenance Costs</b>	<b>Total Cost</b>
Business as usual (SLUoS)	\$438,099	\$207,642	\$645,741
LED (PLC)	\$139,680	\$149,087	\$288,767
<b>Savings</b>	<b>\$298,419</b>	<b>\$58,555</b>	<b>\$356,974</b>

As can be seen from the table above, the PLC tariff would provide an annual saving of \$356,974 per annum compared to the existing tariff. Detailed financial modelling based on the three tariff options and other contributing factors such as energy price and light failure rate is included in the business case.

The payback period for the PLC tariff is shown below:

PLC Tariff	Pessimistic	Average	Optimistic
Capital Cost	\$1,750,971	\$1,496,272	\$1,143,306
Total Savings over 20 years (NPV)	\$2,665,327	\$4,325,447	\$5,264,323
Depreciation (pa)	\$87,548.55	\$74,814	\$57,165
<b>Payback Period (years)</b>	<b>6.66</b>	<b>5.01</b>	<b>3.58</b>

Should Council accept the recommendation of changing all residential (P Category) streetlights to LED under the PLC tariff arrangement, it is recommended that Council commence the joint procurement process as soon as possible.

## 6. **ANALYSIS OF OPTIONS**

### Option 1

That:

1. The report be received.
2. The business case recommendation in Attachment 1 be endorsed.
3. Budgeted borrowings of \$1.5M to fund the replacement of Council residential streetlights with LED technology be approved.
4. The Chief Executive Officer be authorised to commence the procurement process to replace the existing pedestrian street lights (P Category) with the LED lighting across the City of Unley's residential streets.

This is the option recommended in the attached business case, conducted for Council by Ironbark Sustainability.

The business case considered the merits of the various SAPN tariffs on offer, with the preferred option being a PLC tariff. This option would provide an annual saving of \$356,974 per annum compared to the existing tariff. Under the PLC tariff, Unley funds the purchase of, and is responsible for, the end of life replacement of the LEDs. The cost of changeover of P category streetlights to LED under the PLC tariff arrangement is approximately \$1,500,000 for which there is an allocation in the Draft 2018-19 Annual Business Plan and Budget. The changeover costs have been factored into projected borrowings for 2018/19.

Due to the likelihood of Australia signing the Minamata Convention on Mercury in 2018, resulting in a ban on importing mercury lamps into Australia from 2020, Council will have to consider alternative street lighting options in the near future.

Replacing MV lights with new LED streetlights would reduce energy usage dramatically and also significantly reduce Council's carbon footprint.

## Option 2

That:

1. The report be received.
2. That the business case recommendation be noted but that Council undertakes a bulk lighting changeover via SAPN LED tariffs.
3. That the Chief Executive Officer be authorised to commence the process to replace the existing pedestrian street lights (P Category) with SAPN LED lighting across the City of Unley's residential streets.

Under the SAPN LED option, SAPN would fund the upgrade and any replacements, whether that is before the end of the nominal life of the LED or after 20 years when it is time for a replacement, assuming a similar tariff were to remain in place after 20 years. Under this model, Council would pay a premium for SAPN to cover the upfront capital cost of the new LED and for SAPN to cover any failures of the LEDs.

This would mean significantly reduced cost savings over the life of the lights. The NPV of savings under this model would be \$3,250,444 as opposed to \$4,325,447 under the PLC model recommended in the business case.

## Option 3

That:

1. The report be received.
2. The current street lighting model be maintained.

If the current mode of lighting were to be maintained, Council would not achieve savings in lighting costs and may not have a viable alternative available should mercury vapour lighting be banned in 2020.

Council would also forfeit the opportunity of significantly reducing its carbon footprint.

## **7. RECOMMENDED OPTION**

Option 1 is the recommended option.

## **8. POLICY IMPLICATIONS**

### **8.1 Financial/Budget**

The cost of changeover of P category streetlights to LED under the PLC tariff arrangement is approximately \$1,500,000 for which there is an allocation in the Draft 2018-19 Annual Business Plan and Budget.

Should Council opt for the preferred option (PLC Tariff) it will need to fund the resultant depreciation cost. Depending on the market price, the depreciation cost based on 20 years of asset life is between \$57,165 and \$87,548.55 per annum. Whilst there will be an increase in annual depreciation expense, this will be more than offset by the expected savings in the electricity costs. Maintenance costs of the LED lights will be covered by the PLC tariff.

## **8.2 Legislative/Risk Management**

Bulk replacement of Council's streetlights is no longer a new initiative amongst Local Governments in Australia. To date, 97 Australian councils have replaced their lights, with a national total of 341,672 lights replaced. Therefore the risk to Council is no longer considered to be high, particularly if Council were to opt for one of the tariff options offered by SAPN.

The LGA is no longer pursuing the establishment of a Local Government subsidiary for public lighting services due to the high risk that it presented. There is, therefore, a risk that SAPN may dictate tariff prices as they are still the only organisation in SA that has the authority and experience in managing streetlights. To address this risk, the business case recommends continuing discussions with SAPN with the aim of identifying a quick resolution around alternative ownership models and an improved service and maintenance regime.

Under the PLC tariff, the City of Unley funds the purchase of, and is responsible for the end of life replacement of the LEDs. This means that Unley has ownership of a new asset class that it did not previously manage, and is responsible for replacement, failure and breakage of the LEDs. The resulting depreciation cost has been included in the financial modelling, amending the payback period to reflect the replacement cost.

Furthermore, the modelling considered the life of asset and included a failure rate factor for the light of 5% after 15+ years, which is a conservative figure based on evidence to date.

## **8.3 Environmental/Social/Economic**

Street lighting is Council's major carbon producer, consequently this project will lead to significantly improved environmental outcomes. Potential savings in electricity and maintenance costs of approximately \$357,000 per annum, with lifetime greenhouse gas savings close to 8kt CO<sub>2</sub> -e, could be achieved through the provision of new street lighting infrastructure in the Unley area.

## **8.4 Stakeholder Engagement**

There are no stakeholder engagement implications in relation to this report. However, residents will be notified of the LED roll out if Council approves the project.



**9. REPORT CONSULTATION**

The requirement for community consultation will be determined as part of the project plan.

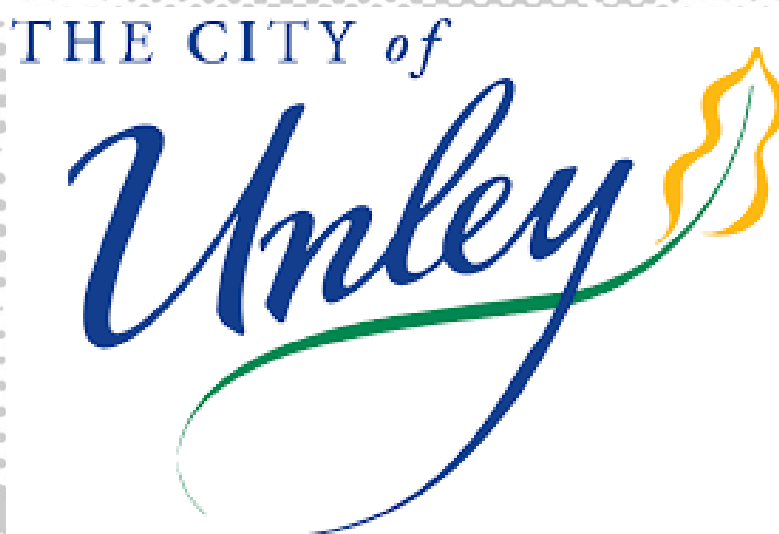
**10. ATTACHMENTS**

- Attachment 1 – LED Street Lighting Bulk Replacement Program.
- Attachment 2 – detailed breakdown of the streetlights based on types and category.
- Attachment 3 – SAPN Level of Service.

**11. REPORT AUTHORISERS**

<b><u>Name</u></b>	<b><u>Title</u></b>
Peter Tsokas	CEO
John Devine	General Manager, City Development

# **LED Street Lighting Bulk Replacement Program Briefing Paper**



**April 2018**

**Prepared for**

City of Unley

Version	Author	Date	Description of changes
V0a	James Tait	16/2/2018	First internal draft
V0b	Sean Lithgow	19/2/2018	Initial review
V1a	Alexi Lynch	22/2/2018	Review and draft ready for Council for feedback
V1b	Alexi Lynch	5/4/2018	Update with Council feedback/input
V1c	Alexi Lynch	9/4/2018	Briefing paper version
V1d	Alexi Lynch	14/5/2018	Briefing paper version – for public use

**Prepared by**

Ironbark Sustainability

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**About Ironbark Sustainability**

Ironbark Sustainability is a specialist consultancy that works with government and business around Australia by assisting them to reduce energy and water usage through sustainable asset and data management and on-the-ground implementation.

Ironbark has been operating since 2005 and brings together a wealth of technical and financial analysis, maintenance and implementation experience in the areas of building energy and water efficiency, public lighting and data management. We pride ourselves on supporting our clients to achieve real action regarding the sustainable management of their operations.

**Our Mission**

The Ironbark mission is to achieve real action on sustainability for councils and their communities.

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# 1. Glossary

Term	Definition
AER	Australian Energy Regulator. Responsible for regulating pricing for electricity in the National Electricity Market (exc. WA and NT), including street lighting
AS/NZS 1158	Australian and New Zealand standards for lighting for roads and public spaces.
Category P	Pedestrian Category Roads
Category V	Vehicle Category Roads
CEFC	Clean Energy Finance Corporation (formally Low Carbon Australia)
CLER	Customer Lighting Equipment Rate (tariff)
CO <sub>2</sub> -e	Carbon Dioxide Equivalent
COAG	Council Of Australian Governments
Colour temperature	The measurement of light colour expressed in Kelvin (°K). The lower the Kelvin rating the “warmer” or more yellow the light is. The higher the Kelvin rating the “cooler” or more blue the light is.
Control gear	An internal component of a street light that ignites the lamp and/or provides a regular flow of electric current to the lamp
CRI	Colour Rendering Index
DNSP	Distribution Network Service Provider, also known as Energy Distribution Business (EDB) also known as distributors.
EDPR	Electricity Distribution Price Review
ERF	Emissions Reduction Fund
GHG	Greenhouse Gas
HPS	High Pressure Sodium lamp
Lamp	The light bulb in a luminaire
LED	Light emitting diode
LGA SA	Local Government Association South Australia
Luminaire	The lamp, fitting and control gear of the light
MH	Metal Halide
MV	Mercury Vapour lamp
PE Cell	Photoelectric Cell. Common switching mechanism for street lighting that turns lights on at dusk when ambient light levels drop below a set point. Vice-versa for dawn.
PLC	Public Lighting Customer Funded (tariff)
SA	South Australia
SAPN	SA Power Networks
SLUoS	Street Lighting Use of System (tariff)
Spacing	Spacing refers to the distance between two road lights
Street Lighting	Street lighting found in residential streets and main roads
TFI	Transferred Infrastructure (tariff)
UV	Ultraviolet (light)
WDV	Written Down Value, also known as Residual Value

## 2. Summary

The City of Unley has a unique opportunity to be one of the first councils in South Australia to change all residential street lights to LED. In doing so, this would represent the single greatest electricity reduction project in Council's history and save over \$7.1 million over the life of the new LED lights<sup>1</sup>. Given significant recent electricity price rises and more uncertainty in 2018 and onwards, the impetus to reduce energy use is paramount and cost savings would be immediate.

Council has around 4,000 street lights. Around 3,300 (83%) of Council's lights are fully funded by Council (i.e. Council pays all energy and maintenance charges). The remaining 17% of street lights are cost-shared with the Department of Planning, Transport and Infrastructure (DPTI), with the Department responsible for 50% of costs.

Close to 100 of Council's lights are already LED lights or do not have SAPN-approved LED replacements currently available, and are not considered here. Of the lights considered for replacement with LED, around 90% (3,489) are SLUoS lights, meaning that Council pays a service charge to SAPN to maintain the light and pole over its life as well as replace the luminaire upon failure. The remaining 395 lights are owned by Council and incur a CLER tariff from SAPN. This tariff covers warranty management and basic maintenance of the luminaire (for example cleaning), however Council is responsible for maintenance of the supporting infrastructure (for example poles and brackets) and the replacement costs. Council also owns 10 'Energy Only' (EO) lights, which means that Council is responsible for all maintenance and only pays energy charges and a small SAPN tariff to cover outage management. Since all of Council's EO lights are already LED, they are not included in the models presented here

This business case focuses primarily on changing over the non-LED SLUoS lights, where the highest savings and greatest impact can be achieved. The 395 CLER lights are also considered.

We have modelled various scenarios (for example, changing over all lights; changing just P-category lights; excluding "cost-shared" lights and more). For each scenario, we have modelled the outcomes under "Realistic", "Pessimistic" and "Optimistic" conditions, with the outcomes of the realistic model presented in the report and the remaining models available in a more detailed Technical Reference Paper. Model assumptions are also available in the Technical Reference Paper.

### 2.1 Benefits

The new LED streetlights to be installed will reduce energy usage dramatically. For example, the existing 80 Watt Mercury Vapour streetlights which make up almost half of Council's street light stock use 82% more energy than the replacement 14W LED. Put another way, the incumbent 80W mercury vapour street lights use 5.6 times the electricity of LED alternatives<sup>2</sup>.

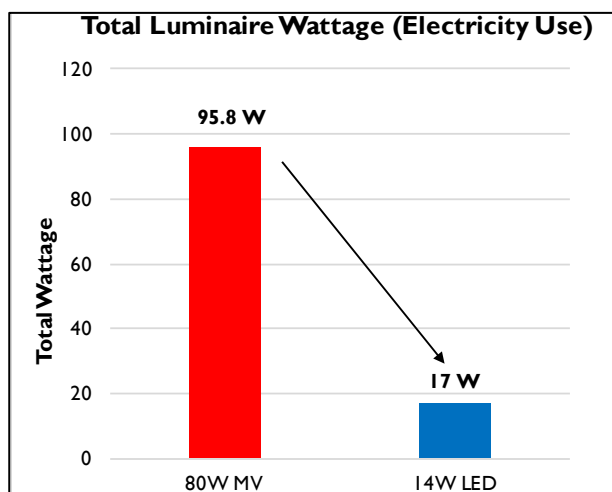
<sup>1</sup> Figures quoted are from the "realistic model" with a one-year implementation period, considering Council's SLUoS lights only. See assumptions in the Technical Reference Paper for more information on the difference between "average", "pessimistic" and "optimistic" scenarios.

<sup>2</sup> Based on the total wattage of each light, as opposed to the nominal lamp rating. For example, an 80W MV has a total wattage of 95.8 Watts and the 14W LED a total wattage of 17 Watts.

In addition to offering lower costs, energy consumption and greenhouse emissions, the new lights provide better lighting outcomes for the community, including:

- Greater uniformity of light across and along the street,
- Better colour rendering and visibility,
- Less depreciation of the light output over time, and
- Lower glare.

Council has indicated that only LED technology should be considered in this business case (as opposed to, for example, fluorescent technology), but that all existing street lights (Mercury Vapour, Fluorescent, High and Low Pressure Sodium) should be considered for replacement.



**Figure 1: Comparison of 80W MV and 14W LED Electricity Use**

The analysis undertaken by Ironbark demonstrates that there is clear financial business case for an LED street lighting changeover for lights that are fully funded by Council (i.e. not cost-shared with DPTI). For cost-shared lights, the business case is less attractive and we recommend focusing on Council-funded lights initially.

Considering the scenario with a one-year change-over of P and V category lights that are fully funded by Council, the transition to the new “PLC LED tariff” offers the best value to Council from a financial point of view. The project will have a positive Net Present Value under a range of scenarios and has a payback period for Council-funded SLUoS lights of 4.2 years under an “realistic” economic forecast model with transition to a PLC tariff and a one-year implementation period. The payback period for the transition to TFI is 5.1 years, while the payback period for CLER lights is 5.6 years. Note that transitioning to SAPN lights incurs no upfront costs to Council, but the net simple savings over the project’s lifetime are around \$2.2 million less than for the PLC tariff.

Transitioning to LEDs under the PLC model over one year is expected to cost \$1.5m. Net lifetime cost savings (after project costs are removed) are projected to be \$7.1 million<sup>3</sup> and the

<sup>3</sup> Depending on preferred tariff, based on “realistic” economic forecasts and a 1-year implementation period. These figures are based on changing “full cost” council lights, excluding cost-shared lights.



lifetime greenhouse savings are close to 8kt CO<sub>2</sub> -e. Project cost savings are reduced if the TFI or SAPN LED option is selected. Transitioning Council's fully funded CLER lights to LEDs would cost around \$63,000 more, and yield around \$200,000 in savings and an additional 235 t CO<sub>2</sub> -e greenhouse gas emission reduction. In general, increasing the implementation period of the project increases the changeover costs and reduces the savings over the modelling period.

This project is complimentary to the broader street lighting negotiations currently taking place, such as the attempt by the Local Government Association of South Australia (LGA) to provide alternative ownership and maintenance arrangements for street lighting. In 2016, the LGA provided a business case stating that through a council-owned or operated model, councils could save additional costs, as opposed to signing individual agreements with SA Power Networks (SAPN).

In April 2018, the LGA announced that it had decided not to go ahead with the alternative ownership model and "not to proceed with the establishment of a public lighting company as the risk to the Association was considered to be too great". This does not prevent the investigation into other similar alternative ownership models into the future, noting that at the moment the approach put forward by the LGA cannot currently be implemented, as there are significant impasses that would need to be resolved either by negotiation with SAPN or political intervention by the state government<sup>4</sup>. However, Council can essentially hedge its bets by changing to LEDs in the immediate-to-short term, and reaping the immediate energy and maintenance savings. Then if there is a successful negotiation around alternative ownership between SAPN and another party in the future (be that Council, the LGA or a third party) then Council can transition to that new model if it makes financial sense to do so.

Ironbark recommends that Council:

- Seek internal funding or external financing to change all residential (P category) street lights to LED under the PLC tariff arrangement.
- Negotiate with DPTI regarding arrangements to changeover cost-shared lights subject to DPTI paying their contribution.
- Open up new lines of communication with SAPN with an aim to come up with a quick resolution of issues around alternative ownership models and improved maintenance regimes and services. This has been proposed as a part of the wider engagement between Council, Campbelltown City Council and Ironbark Sustainability.

## 2.2 Summary of Cost Savings

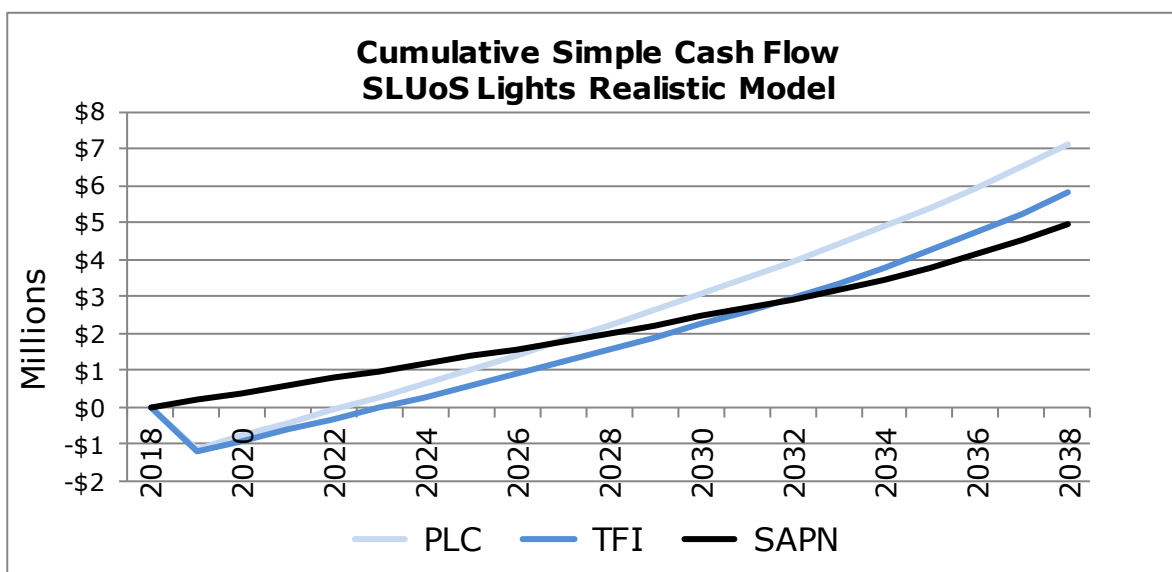
Table 1 summarises the analysis from changing all full-cost lights to LEDs using a one-year implementation period (scenario 1). The PLC arrangement offers the highest savings to Council. Note that this assumes that Council is funding the project internally, there are no borrowing costs.

**Table 1: Change all full cost lights, one-year implementation period**

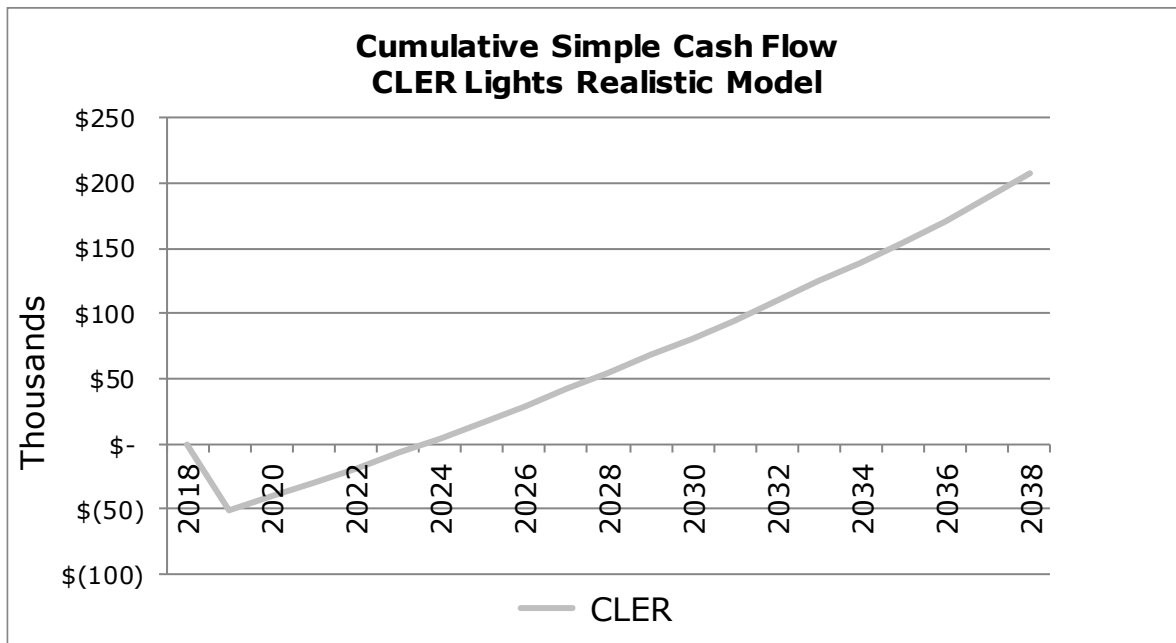
<sup>4</sup> The detailed Technical Reference Paper provides detailed comment on the potential benefits and risks of an alternative model and the LGA business case presented to councils in late 2016.



<b>Statistic</b>	<b>CLER</b>	<b>SLUoS &gt; PLC</b>	<b>SLUoS &gt; TFI</b>	<b>SLUoS &gt; SAPN</b>
Number of lights changed	104	3,157	3,157	3,157
Average maintenance tariff per light per year (current charges)	\$42	\$64	\$64	\$64
Average LED maintenance tariff per light per year once lights are changed	\$19	\$46	\$66	\$95
Cumulative Greenhouse Savings from commencement (t CO <sub>2</sub> -e)	235	7,984	7,984	7,984
Average Greenhouse savings pa (t CO <sub>2</sub> -e)	12	399	399	399
<b>Pessimistic</b>				
Changeover costs (simple)	-\$73,536	-\$1,750,971	-\$1,750,971	\$0
Overall net simple savings (savings less costs)	\$132,211	\$4,451,001	\$3,456,399	\$2,540,959
Net Present Value of savings	\$72,476	\$2,665,327	\$1,951,305	\$1,870,493
Payback period	7.1	5.4	6.5	0.0
<b>Realistic</b>				
Changeover costs (simple)	-\$62,683	-\$1,496,272	-\$1,496,272	\$0
Overall net simple savings (savings less costs)	\$208,218	\$7,140,991	\$5,821,397	\$4,932,407
Net Present Value of savings	\$120,809	\$4,325,447	\$3,409,305	\$3,250,444
Payback period	5.6	4.2	5.1	0.0
<b>Optimistic</b>				
Changeover costs (simple)	-\$49,321	-\$1,143,306	-\$1,143,306	\$0
Overall net simple savings (savings less costs)	\$238,498	\$8,391,280	\$7,061,996	\$6,067,167
Net Present Value of savings	\$145,608	\$5,264,323	\$4,346,727	\$3,996,125
Payback period	4.2	3.1	3.7	0.0



**Figure 2: Change all full cost SLUoS lights, realistic model, one-year implementation period**



**Figure 3: Change all full cost CLER lights, realistic model, one-year implementation period**

## 2.3 Summary Year 1 Savings

The table below illustrates the savings that would be made in the first year alone of a changeover to LEDs via the PLC tariff.

**Table 2: Change all full cost lights, first year cost comparison**

July 1st 2019	Electricity Costs	Maintenance Costs	Total Costs
Business as usual (SLUoS)	\$438,099	\$207,642	\$645,741
Change to LED (PLC)	\$139,680	\$149,087	\$288,767
<b>Savings (year 1)</b>	<b>\$298,419</b>	<b>\$58,555</b>	<b>\$356,974</b>

## 3. Recommendations and Next Steps

### 3.1 Recommendations

The analysis undertaken by Ironbark demonstrates that there is clear financial business case for an LED street lighting changeover for lights that are not cost-shared with DPTI. The project will have a positive Net Present Value under a range of scenarios and have a payback period of 4.2 years for SLUoS lights and 5.6 years for CLER lights, under “realistic” economic forecast models using a one-year implementation period. The transition to the new “PLC LED tariff” offers the best value to Council from a financial point of view.

Ironbark recommends that Council:

- Seek internal funding or external financing to change all residential (P category) street lights to LED under the PLC tariff arrangement.
- Negotiate with DPTI regarding arrangements to changeover cost-shared lights subject to DPTI paying their contribution.
- Open new lines of communication with SAPN with an aim to come up with a quick resolution of issues around alternative ownership models and improved maintenance regimes and services. This has been proposed as a part of the wider engagement between Council, Campbelltown City Council and Ironbark Sustainability.

Transitioning Council-funded SLUoS lights to LEDs under the PLC model using a one-year implementation period is expected to cost \$1.5 million upfront. Net lifetime cost savings (after project costs are removed but not accounting for any interest paid on loans) are projected to be \$7.1 million and the lifetime greenhouse savings are 8,000t CO<sub>2</sub> -e. Transitioning Council’s CLER lights to LEDs would cost around \$63,000 more, and yield \$208,000 in savings and an additional 235t CO<sub>2</sub> -e greenhouse gas emission reduction.

### 3.2 Next Steps

Based on the information provided within this preliminary business case and Ironbark’s experience with bulk changes throughout Australia, the following steps are recommended to progress the bulk change further:

#### 1. Prepare financial analysis (completed)

- a. Develop clear business case;
- b. Present business case to Council to gauge interest in the program. This can also be the right time to check timeframes for the roll out;

#### 2. Prepare Council Report

- a. Work with other councils (for example Campbelltown) for economies of scale benefits

**3. Define Council's requirements for the program**

- a. Develop Lighting Design Plan to drive the bulk change;
- b. Consult around the requirements for the new lights (in particular around safety and the treatment of public transport);
- c. Assess current lighting treatment within this context and compile and final design and specification for Council's required replacement program;

**4. Procure**

- a. Consider options for procurement including tendering or direct engagement with SAPN;
- b. Procure based on this consideration;

**5. Manage the bulk change**

- a. Ensure clear communication during the bulk change program occurs including consideration of media, complaints, timelines, variations, invoicing and incident provisions;
- b. Post-project follow-up.

At several stages, external consultancy support may be required. These costs are largely dependent on the amount of internal time and expertise able to be allocated to the project, the number of lights being replaced and the specific distribution business area involved. These costs are included in this business case.

Attachment: Number of Council's lights that are fully Council funded and cost-shared with DPTI by current tariff class, light type and category of light:

Current Tariff	Light type	Category	Fully council-funded and Modelled	Fully council-funded and not modelled	Cost-shared with DPTI & modelled	Total
CLER	Fluorescent 2x14	P	29	0		29
CLER	Fluorescent 40	P	2	0		2
SLUOS	Fluorescent 40	P	7	0		7
SLUOS	Fluorescent 42	P	47	0		47
SLUOS	Low Pressure Sodium 18	P	108	0		108
SLUOS	Low Pressure Sodium 26	P	93	0	1	94
SLUOS	Low Pressure Sodium 55	V	73	0		73
SLUOS	Low Pressure Sodium 90	V	177	0	243	420
SLUOS	Low Pressure Sodium 135	V	0	0	5	5
SAPN	LED 17	P	0	34		34
SAPN	LED 22	P	0	17		17
SAPN	LED 25	P	0	3		3
SLUOS	Mercury Vapour 1000 F	V	0	7		7
SLUOS	Mercury Vapour 125	V	5	0		5
SLUOS	Mercury Vapour 250	V	4	0		4
SLUOS	Mercury Vapour 250 F	V	0	1	15	16
SLUOS	Mercury Vapour 400	V	1	0	6	7
SLUOS	Mercury Vapour 400 F	V	0	14		14
SLUOS	Mercury Vapour 50	P	139	0		139
CLER	Mercury Vapour 80	P	24	0	4	28
SLUOS	Mercury Vapour 80	P	3162	0		3162
CLER	High Pressure Sodium 100	V	2	0	108	110
SLUOS	High Pressure Sodium 100	V	177	0	89	266
CLER	High Pressure Sodium 150	V	22	0	38	60
SLUOS	High Pressure Sodium 150	V	107	0	130	237
CLER	High Pressure Sodium 250	V	0	0	18	18
SLUOS	High Pressure Sodium 250	V	3	0	32	35
SLUOS	High Pressure Sodium 360 F	V	0	17		17
<b>Total</b>			<b>4182</b>	<b>93</b>	<b>689</b>	<b>4964</b>

## Attachment: SAPN Level of Service

Tariff	Level of Service
<b>PLC</b>	<ul style="list-style-type: none"> <li>• Operation, which includes:               <ul style="list-style-type: none"> <li>- Asset, outage and customer management systems and administration</li> <li>- Regulatory compliance</li> <li>- Asset and maintenance performance reporting to the Customer</li> <li>- Warranty management as required.</li> </ul> </li> <li>• Cleaning, testing and inspection at appropriate intervals.</li> <li>• Repair and replacement of luminaire components as relevant.</li> </ul>
<b>TFI</b>	<ul style="list-style-type: none"> <li>• Operation, which includes:               <ul style="list-style-type: none"> <li>- Asset, outage and customer management systems and administration</li> <li>- Regulatory compliance</li> <li>- Asset and maintenance performance reporting to the Customer</li> <li>- Warranty management as required.</li> </ul> </li> <li>• Cleaning, testing and inspection at appropriate intervals.</li> <li>• Repair and replacement of luminaire components as relevant.</li> <li>• Luminaire replacements due to vandalism, third party damage or post warranty period comprehensive failure.</li> </ul>
<b>SAPN LED</b>	<ul style="list-style-type: none"> <li>• The supply and installation of the new luminaire to a standard specification.</li> <li>• Operation, which includes:               <ul style="list-style-type: none"> <li>- Asset, outage and customer management systems and administration.</li> <li>- Regulatory compliance.</li> <li>- Asset and maintenance performance reporting to the Customer</li> <li>- Warranty management as required.</li> </ul> </li> <li>• Cleaning, testing and inspection at appropriate intervals.</li> <li>• Repair and replacement of luminaire components as relevant.</li> <li>• Luminaire replacements due to vandalism, third party damage or post warranty period comprehensive failure.</li> </ul>

## INFORMATION REPORT

**REPORT TITLE:** CEO QUARTERLY REPORT – CENTENNIAL PARK CEMETERY AUTHORITY

**ITEM NUMBER:** 1161

**DATE OF MEETING:** 14 MAY 2018

**AUTHOR:** JULIE KERR

**JOB TITLE:** EXECUTIVE ADVISOR TO THE CEO AND MAYOR

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### 1. **PURPOSE**

To provide Council with an update on the performance of Centennial Park Cemetery Authority, for the quarter ending April 2018.

### 2. **RECOMMENDATION**

That:

1. The report be received.
- 

### 3. **RELEVANT CORE STRATEGIES/POLICIES**

Civic Leadership

Goal 4: Council will listen to the community and make transparent decisions for the long term benefit of the City

- 4.1 We have strong leadership and governance.
- 4.2 Council provides best value services to the community.

### 4. **BACKGROUND**

Centennial Park Cemetery Authority is jointly owned by the Cities of Mitcham and Unley. The Chief Executive Officer of the Authority has provided a progress report on the activities and performance of the Authority to April 2018.

*Attachment 1*

### 5. **DISCUSSION**

Previously, Quarterly Reports from the Centennial Park Cemetery Authority were provided to each owner council after having been considered by the Authority's Board. This could lead to a significant time lag between the reports' completion and their presentation to Council.

To address this problem, at the meeting of the Owners' Executive Committee (OEC) held on 26 April 2018, it was agreed that in future these reports will be prepared and provided for consideration at the quarterly meetings of the OEC. This is appropriate as Quarterly Reports are updates from the Authority's CEO, not their Board, so their provision is not contingent upon approval by the latter. Once any amendments agreed at OEC meetings have been made, the final Quarterly Reports will then be presented to each owner Council.

The attached report reflects the content agreed at the Owners' Executive meeting on April 26, 2018, and is now attached for Members' information.

**6. ATTACHMENTS**

- Attachment 1 – Centennial Park Cemetery Authority Progress Report to Councils April 2018



**CENTENNIAL PARK CEMETERY AUTHORITY**  
**PROGRESS REPORT TO COUNCILS**  
**20 APRIL 2018**

This progress report provides an update to the councils in relation to the financial performance of Centennial Park for the period to 31 March 2018, and provides insights into recent activities that may be of interest.

**1. Business Performance**

Our year-to-date result at 31 March 2018 is \$108k better than anticipated, helped in March by sales in our premium areas - three in Olive Terrace and one in Martinique.

In the March quarter we conducted 38% of the state's cremations compared to 23% at Enfield and 24% at Northern Regions. We also received 19% of the state's burials in the quarter, and 25% in March alone. This compares to a 12% average for the quarter at Enfield and 7% at Cheltenham, the next highest shares of an individual cemetery.

We continue to promote our point of difference in cremations, which is based on quality over price and are looking at a number of initiatives in terms of our pricing for FY2019 aimed at growing memorialisation and service numbers.

**2. Application of new accounting standards.**

As previously advised, two new Australian Accounting Standards have been introduced: AASB15 *Revenue from Contracts with Customers* and AASB16 *Leases*.

The application of either standard will have a potentially material impact on the presentation of the financial statements of the Authority. We have been working on this issue for well over a year now and have consulted with members of the industry within the state and interstate; sought advice from KPMG; and discussed at length with our auditors, BDO.

A position paper is currently being prepared for presentation to our auditors, and the Board and OEC are being kept updated as to progress.

**3. New Manager Corporate Services**

We have appointed David Peters to the role of Manager Corporate Services, commencing Monday 30 April. David's background includes a number of years as the Manager Corporate Services at the District Council of Mt Barker and the GM Corporate Services for the Royal Flying Doctor Service. His appointment is the final stage in strengthening the capacity of the Senior Management Team, which is well equipped to deliver on the Authority's strategic plan.

#### **4. Purchase of 45 Magdalene Terrace**

The purchase of the above property has been well documented through questions raised at recent council meetings and in the media, so this report is possibly no longer necessary. However, as the acquisition would ordinarily be reported through the OEC and then the Progress Report, I will formally advise as follows.

I became aware of the property being available on 14 November 2017. It was to be auctioned on 25 November 2017 which was before the next scheduled Board meeting, meaning we needed to act with urgency. I therefore sought Board approval of additional capital expenditure budget funds by circular resolution. We were successful at auction and the property settled on 21 December 2017.

The land was considered a logical and necessary acquisition. Logical because it borders the Park as well as the three consecutive blocks already owned by the Authority, two of which were purchased directly from Mitcham Council. Necessary because it will allow Centennial Park to expand its footprint at the appropriate time in order to generate the revenues necessary to secure its ongoing viability.

The Authority has an obligation is to maintain the Park to its current standard through to the end of the last held Interment Right – literally forever - otherwise it becomes the responsibility of the owner councils.

To meet this obligation requires us to respond to the changing needs of our community and to develop the products and services that best meet those needs. We must continually seek out new revenue streams. At some point in the future, it is likely that development of such products and services will require us to expand the current footprint of Centennial Park. That may not be in the immediate future but our planning horizon extends well beyond that of ordinary commercial organisations and we must leave the Park in as strong a financial position as possible for the next generations.

#### **5. Café Project**

As previously advised, in August 2017 the Board agreed a revised set of objectives in relation to the café project, as well as the appointment of a consultant to undertake a fresh feasibility study based on those revised objectives.

Stages one and two, being a revised concept design and high level costings, were completed by Food Consultants Australia (FCA). These were presented to the café committee and it was agreed that we would progress to stage three, being preparation of a revised business case. Hood Sweeney was engaged for this stage and have finalised a draft business case for presentation to the café committee.

The original café capital budget of \$1.4M was approved in May 2015. Almost three years have passed since that initial approval and it is likely the proposed project will differ from the original plan in terms of scale and composition. A final report and recommended way forward is expected to be provided to the Board before 30 June 2018.

## **6. Olive Terrace - Premium Burial Vault Area**

The soft landscaping in Olive Terrace has been completed with the planting of approximately 2,000 hedges and annual plants. The key landscape elements identified as part of the stakeholder consultation process, including a central water feature, entrance feature, and gazebo, are now underway. The central water feature and entrance will be completed by mid-May. The gazebo has been delayed due to a lack of available engineering resources and will be installed once other elements have been finished.

## **7. Recent Events**

### **Fringe Event – February 2018**

We hosted our first ever Adelaide Fringe show - In Memory of the Ladies of Jazz - which was also our first ever ticketed event, on 23 February. The show sold out two weeks before the event with very little spent on marketing, largely helped from editorial coverage in the Messenger and social media.

Feedback was very positive and the event was a great opportunity to showcase the Jubilee Complex as a unique and diverse venue that can be utilised for a variety of functions, especially at night when it is not used for our core purpose. In addition, it was an opportunity to attract new visitors to the Park as well as align our brand with that of the Fringe Festival.

### **Laurel Palliative Care Foundation Event – April 2017**

The Laurel Palliative Care Foundation (previously Daw House Hospice Foundation) held an event at Centennial Park on 10 April to launch its new name and brand, as well as to unveil the foundation's memorial, the Tree of Life, at its new location in the Park.

The Authority's Board and Leadership Team, as well as elected members of both owner councils, were invited to attend. In addition, the CEO was given an opportunity to say a few words on the day. It was an unseasonably hot day and the gathering was small in number, but it was well received and was a chance to give our support to an invaluable service provider within our local community.

Nat Cook MP was a notable attendee. The event was also attended by the Authority's Chair, Geoff Vogt, the Acting Mayor of Unley, Peter Hughes, and elected members Don Palmer from Unley and Karen Hockley from Mitcham.

## **8. Media**

We have received a considerable amount of media exposure in recent weeks. An article in March relating to the acquisition of 45 Magdalene Terrace had a negative undertone and the content was somewhat misleading. We conveyed our concerns to the editor and journalist and secured a commitment to print a further, more positive, story. The second story piqued interest from a range of media sources and resulted in positive exposure for Centennial Park in print, on radio and on TV (Channel 10's *The Project*). The interest was particularly focussed on the notion of Centennial Park as a destination.

Placement of a regular advertisement relating to expired sites (as required under legislation) also appears to have piqued media interest – this time on the topic of perpetuity – and we were invited to attend a studio interview on the ABC's evening program on Monday 23 April.

## **9. Air Conditioning in the Jubilee Complex Foyer**

In March the Board endorsed Management's recommendation regarding the most appropriate system to replace the existing air conditioning & heating systems in the Jubilee Complex. Preparation of tender specifications and contract documents has commenced. Once the tender process has been completed, a final report and recommendation will be provided to the Board for approval.

## **10. Main Entrance Sculpture**

After consulting with a number of organisations, including Mitcham Council and ArtsSA, a brief was prepared for a statement piece to be situated on the semi-circular main entrance to Centennial Park. This went to public tender in October 2017, resulting in 13 submissions which were considered against a range of criteria. From those, three were shortlisted and invited to develop detailed concept designs.

The artist responsible for the preferred design presented his design to the Board and was able to give the piece context and answer questions. The Board was happy with the design and agreeable to the appointment. South Australian artist Karl Meyer has now been formally engaged to develop his concept. We expect to unveil the sculpture at an event in October 2018.

## **11. Interment Rights – Perpetual and Expired**

Across the Park, we have 115 sites in perpetuity; 57 memorial sites and 58 burial sites. This represents a very small number of overall interments – less than 0.1%.

At the other end of the scale, we have 24,000 expired sites. We believe strongly in the importance of memorialisation as one of the tools that helps us to cope with grief and encourage renewal of interment rights at every opportunity. Given the age of these sites, however, we are often unable to contact the interment right holder as their details are not up to date. At the time of issuing the interment right, there was no email and ongoing communication with families did not occur. We now keep in regular contact with our families through our eNewsetter, Facebook, mailouts, and community events. We also constantly remind our families of the need to keep contact details up to date.

## **12. Jubilee Complex Utilisation**

The Heysen Lounge was recently hired for a 60th birthday celebration. The function did not interfere with our core purpose – it was held on a day on which the facilities would ordinarily not be in use for funeral services. Aside from helping to maximise use of a key asset, we received some very positive feedback about the venue and the management of the event, and were able to showcase the facilities to individuals who may not have previously visited the Park.



## **13. Collaboration with Councils**

We are currently working with Management of both owner councils to identify areas in which we can collaborate to share and reduce costs. We are hopeful of implementing at least one cost sharing idea before the end of the current financial year.

## 14. Tree Removals

### 14.1. Centennial Park

In line with our practice of being transparent in relation to tree removals in the Park, we advised the Board in February that two trees were removed for safety reasons.

<p>Wattle located at Springbank Creek.</p>  <p>The tree was unwell and fell across the pathway restricting access</p>	<p>Eucalyptus located in the tree screen between Lutheran Lawn and Lawn 1.</p>  <p>The tree was previously reported as diseased and dying.</p>
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### 14.2. Application for Tree Removal - OAWG

The Office of Australian War Graves (OAWG) recently made an application to the City of Mitcham for the removal of a significant River Red Gum on their northern boundary. The council assessed the application and refused removal.

The OAWG maintains a peppercorn lease of their site from the Authority. Whilst Authority management was aware that OAWG intended to make the application, the Authority had no involvement in the application.

**Janet Miller**

Chief Executive Officer

## QUESTIONS WITHOUT NOTICE

**REPORT TITLE:** QUESTIONS WITHOUT NOTICE  
**ITEM NUMBER:** 1162  
**DATE OF MEETING:** 14 MAY 2018  
**ATTACHMENTS:** NIL

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*Mayor to ask the Members if there are any questions without notice.*

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## MOTIONS WITHOUT NOTICE

**REPORT TITLE:** MOTIONS WITHOUT NOTICE  
**ITEM NUMBER:** 1163  
**DATE OF MEETING:** 14 MAY 2018  
**ATTACHMENTS:** NIL

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*Mayor to ask the Members if there are any questions without notice.*

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## DECISION REPORT

**REPORT TITLE:** CONFIDENTIALITY MOTION FOR ITEM 1165 –  
UNLEY CENTRAL PRECINCT

**ITEM NUMBER:** 1164

**DATE OF MEETING:** 14 MAY 2018

**AUTHOR:** DAVID LITCHFIELD

**JOB TITLE:** DIRECTOR STRATEGIC PROJECTS

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Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds set out below.

### 1. **RECOMMENDATION**

That:

1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the *Local Government Act 1999*, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because it relates to information the disclosure of which:
  - 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
  - would, on balance, be contrary to the public interest.
2. In weighing up the factors related to disclosure:
  - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations; and
  - non-disclosure of this item at this time will protect information the disclosure of which could prejudice the commercial position of Council in relation to commercial interests.

On that basis, the public's interest is best served by not disclosing Item 1165 – Unley Central Precinct and discussion at this point in time.

3. Pursuant to Section 90(2) of the *Local Government Act 1999* it is recommended the Council orders that all members of the public be excluded, with the exception of staff of the City of Unley on duty in attendance.
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**ITEM 1165**

**Confidential – removed from the public agenda – pages 41-185**

## DECISION REPORT

**REPORT TITLE:** CONFIDENTIALITY MOTION TO REMAIN IN  
CONFIDENCE ITEM 1165 – UNLEY CENTRAL  
PRECINCT

**ITEM NUMBER:** 1166

**DATE OF MEETING:** 14 MAY 2018

**AUTHOR:** LARA JONES

**JOB TITLE:** EXECUTIVE ASSISTANT OFFICE OF THE CEO

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### 1. RECOMMENDATION

That:

1. Pursuant to Section 91(7) of the *Local Government Act 1999*:

- 1.1 The following elements of Item 1165 – Unley Central Precinct, considered at the Council Meeting on 14 May 2018:

☒ Report

☒ Attachment

remain confidential and not available for public inspection until the completion of the project that is the subject of this report.

2. Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the power to revoke the order under Section 91(7) prior to any review or as a result of any review is delegated to the Chief Executive Officer.
-