

COUNCIL AGENDA

Council Meeting

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

Monday 24 March 2025 7:00 PM

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

A handwritten signature in black ink, appearing to be 'PS' followed by a long horizontal line.

Chief Executive Officer

OUR VISION 'TOWARDS 2050'

A connected, progressive, and resilient City.

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”

KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinhi, ngadlu Kurna yartangka inparrinhi. Ngadlurlu parnuku tuwila yartangka tampinhi.

*Ngadlurlu Kurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinhi. Parnuku yaitya, parnuku tapa purruna yalarra puru purruna.**

We would like to acknowledge this land that we meet on today is the Traditional Lands for the Kurna people and that we respect their spiritual relationship with their Country.

We also acknowledge the Kurna people as the Traditional Custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kurna people today.

*Kurna Translation provided by Kurna Warra Karrpanthi

PRAYER AND SERVICE ACKNOWLEDGEMENT

We pray for wisdom to provide good governance for the City of Unley in the service of our community.

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	PAGE NO
1. ADMINISTRATIVE MATTERS	
1.1 APOLOGIES	
Nil	
1.2 LEAVE OF ABSENCE	
Nil	
1.3 CONFLICT OF INTEREST	
<i>Members to advise if they have any material, actual or perceived conflict of interest in any Items in this Agenda and a Conflict of Interest Disclosure Form (attached) is to be submitted.</i>	
1.4 MINUTES	
1.4.1 Minutes of the Ordinary Council Meeting held Monday, 24 February 2025	
1.5 DEFERRED / ADJOURNED ITEMS	
Nil	
2. PETITIONS/DEPUTATIONS	
2.1 Deputation Re: Parking on Palmerston Road, Unley	
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To receive and adopt or otherwise the reports and recommendations of the under mentioned Committees	
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3.2 Minutes of Business and Economic Development Advisory Committee	26

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5. MOTIONS AND QUESTIONS

5.1 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

5.2 MOTIONS WITHOUT NOTICE

Mayor to ask the Members if there are any motions without notice

5.3 QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN

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5.4 QUESTIONS WITHOUT NOTICE

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

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6.4 CORRESPONDENCE

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7. CONFIDENTIAL ITEMS

Nil

SUGGESTED ITEMS FOR NEXT AGENDA

Authorised GARP and Impact on City Plan
Disability Access and Inclusion Plan 2022 - 2026 Update
Tree Canopy Cover Consultation
Open Space Fund Policy Update
Commercial Fitness Training on Community Land Policy Review for Adoption
Memorials Policy Review for Adoption
Decorative Lighting Policy for Adoption
90 Day Due Diligence of Catalyst Site - Clarence Park

UPCOMING ELECTED MEMBER BRIEFING TOPICS

Budget Workshop
Four Year Delivery Plan Workshops
Mills Street, Clarence Park
OPI / ICAC / Ombudsman Training
Homelessness
Nuisance Trees

NEXT MEETING

Monday 28 April 2025 - 7:00 PM

Council Chambers, 181 Unley Road Unley

RECEIPT OF PETITION

REPORT TITLE: PETITION RE: PARKING ON PALMERSTON ROAD, UNLEY
ITEM NUMBER: 2.2
DATE OF MEETING: 24 MARCH 2025
ATTACHMENTS: 1. PETITION COVERING LETTER
2. PALMERSTON ROAD PROPOSED PARKING CONTROL CHANGES

PRINCIPAL PETITIONER: KIRSTY RODERICK
NUMBER OF SIGNATORIES: 49
NATURE OF PETITION: Parking on Palmerston Road, Unley

1. RECOMMENDATION

That:

1. The petition be received.
 2. The *matter is for Council to determine – options are provided in section 3 of this report.*
 3. The principal petitioner be notified of Council's decision in relation to Palmerston Road proposed parking control changes.
-

2. OFFICER'S COMMENTS

2.1 *Procedural Information*

On 26 February 2025 a petition was received with 49 signatures requesting that:

1. **Council accept and action the Street Parking Provision Plan that was proposed in the feedback form by the Unley Parking Management Plan for Palmerston Road, Unley.**

Receipt of the petition was acknowledged in writing on 4 March 2025, with the principal petitioner advised that it would be presented to the ordinary Council Meeting scheduled for Monday 24 March 2025.

In accordance with Regulation 10(1) of the *Local Government (Procedures at Meetings) Regulations 2013* and the City of Unley's Petitions to Council Policy, a petition must:

- a) be legibly written or typed or printed; and
- b) clearly set out the request or submission of the petitioners; and
- c) include the name and address of each person who signed or endorsed the petition; and
- d) be addressed to the council and delivered to the principal office of the council.

Clause 10.2 of Council's *Code of Practice – Procedures at Meetings* states that if a petition is received under sub-clause 10.1, the Chief Executive Officer must ensure that a report with respect to the petition is placed on the agenda for the next ordinary meeting of the Council or appropriate committee of the Council (as determined by the Chief Executive Officer), but not the actual petition itself.

Addresses of petitioners are required to be a full street address (including street number, street name and suburb) to provide for the adequate identification of each petitioner.

Of the 49 petitioners:

- 47 (96%) have provided a name and address sufficient to adequately comply with statutory requirements.
- Out of the 47 petitioners who have satisfied the requirements, 44 (94%) are residents of Palmerston Rd, Unley
- Out of the 47 petitioners who have satisfied the requirements, 3 (6%) signed on behalf of businesses in the affected area.

2.2 Administration Comments

Council adopted its Unley Parking Management Plan 2023-2033 (UPMP) and Unley Parking Management Implementation Plan (UPMIP) in February 2024 and March 2024, respectively.

One of the 17 priority short-term focus areas identified in the UPMIP is *Focus Area 6 – Aligning Legacy Resident-Only Parking Permit Zones* with the operational objectives outlined in the UPMP, Section 10 – Parking Permits.

As part of the 2024-25 Annual Business Plan and Budget, the Council supported the delivery of the *UPMP Implementation* project, which included the delivery of *Focus Area 6*. A number of properties (13) on Palmerston Road, as a result, had their legacy Permit Zones replaced with a 2-hour parking control, effective from 9am to 5pm, Monday to Friday. This new parking control mirrored the current parking control on the street for the 31 properties who did not have access to the Permit Zones.

After the changes to the Permit Zones, property owners directly affected by the adjustments began reaching out to Council staff with concerns

about parking congestion on the street. They reported that the situation had reached an unacceptable level, and they were no longer able to park either directly in front of or near their properties.

On 20 November 2024, a street meeting was held with residents of Salisbury Street and Palmerston Road, Unley Ward Members and Council staff to discuss the recent changes to on-street parking and the resulting parking congestion. During the street meeting, it was agreed that a parking review would be conducted for Salisbury Street and Palmerston Road, between Young Street and Greenhill Road.

Regarding Palmerston Road, Council staff undertook various site inspections with the following key observations made:

- Between Young Street and Park Lane:
 - Parking occupancy typically ranged between 80-85% between the hours of 9am and 4pm with a decrease in that occupancy between the hours of 4pm and 6pm.
 - Parking spaces were often occupied by staff of nearby businesses who move their vehicles every two hours to avoid being issued expiation notices.
- Between Park Lane and Greenhill Road, the unrestricted parking spaces were often fully occupied by 6.30am, by people who are considered to be non-local to the area, with a decrease in occupancy after 3.30pm.

As parking congestion was observed, to address the concerns raised by residents, it was proposed to make parking time-limit changes. The proposed changes would introduce 1P, 2P and 4P parking time-limit controls, effective from 9am to 5pm, Monday to Friday, as outlined in Attachment 2.

Attachment 2

The parking proposal outlined in Attachment 2 aims to alleviate parking congestion by introducing a time limit to the currently unrestricted parking north of Park Lane, thereby reducing the number of non-local parkers in the area. Additionally, the proposed 4-hour and 1-hour parking time limits between Young Street and Greenhill Road are designed to balance the needs of residents and businesses, with the goal of easing congestion and minimising the frequent vehicle shifting currently observed on the street.

A letter dated 28 November 2024 was sent to all 53 properties along Palmerston Road, between Greenhill Road and Young Street. The letter outlined the findings of the parking review and sought feedback on the proposed changes.

Following the completion of the consultation, Council staff reviewed the feedback received which is summarised below:

- A total of 24 responses were received, reflecting a return rate of 45%.
- Of the responses:
 - 12 expressed support for the proposed changes, accounting for 50% of the responses.
 - 12 expressed opposition to the proposed changes, also accounting for 50% of the responses.

The residents who opposed the proposed changes were primarily concerned with the parking controls being increased to a 4-hour zone in sections of their street. They expressed concerns that the changes would further support/promote all day staff parking from nearby Greenhill Road businesses, even though a 1-hour parking limit was being proposed either directly opposite or adjacent their properties to help improve parking availability for residents and their visitors.

In accordance with the UPMP, a change to on-street parking requires the support of at least 66% of respondents. Since this threshold was not met, no changes to parking on Palmerston Road were made. A letter dated 17 December 2024 was sent to all properties along Palmerston Road, between Greenhill Road and Young Street, explaining the outcome of the consultation.

It is worth noting that, concurrently with the Palmerston Road parking consultation, a similar parking proposal—as outlined in Attachment 2—was also consulted on for Salisbury Street between Young Street and Park Lane. The proposed changes for Salisbury Street received community support and were implemented in January 2025.

The principal petitioner, dissatisfied with the outcome for Palmerston Road, engaged further with the residents and businesses on Palmerston Road in January and February 2025 to gather support for the proposed parking change outlined in Attachment 2. This effort has resulted in the submission of the petition.

The petition indicates that 36 of the 44 residential properties (representing 82%) and 3 of the 4 commercial properties (representing 75%), have signed the petition in support of the proposed parking control changes that Council staff consulted on in November 2024. This result exceeds the minimum response rate of 33% and the required 66% support rate for the implementation of parking control changes, as outlined in the UPMP.

3. OPTIONS

Noting the background of the project, Council has three options moving forward.

Option 1 – Undertake additional community consultation on the parking proposal prior to implementation

1. The petition be received.
2. The Council in principle supports the proposed parking proposal on Palmerston Road, between Greenhill Road and Young Street for installation, as set out in Attachment 2.
3. The Administration will undertake additional consultation to support the position of residents who signed the petition prior to any changes being made.
4. The Principal Petitioner be advised of the outcome.

This option establishes a process to support the petition's outcome through consultation about the parking proposal.

If the Council approves this option, the Administration plans to conduct the consultation in April 2025. This is in line with normal Council practice whereby Council conducts its own survey to ascertain the community's views.

The new parking controls outlined in Attachment 2 will only be implemented if the support levels from this second round of consultation meet the requirements of the UPMP.

Option 2 – Undertake a community notification on the parking proposal and implement

1. The petition be received.
2. The Council supports the proposed parking proposal on Palmerston Road, between Greenhill Road and Young Street for installation, as set out in Attachment 2.
3. The Administration will undertake community notification of the planned parking changes three to four weeks prior to implementation.
4. The Principal Petitioner be advised of the outcome.

This option considers the petition outcomes and supports the installation of the new parking controls, noting that the petition results surpass the minimum response rate of 33% and the required 66% support rate specified in the UPMP.

Given that the petition supports Council's original proposal and has the support of the majority of households, Council may be of the view that it does not need to undertake its own consultation again and instead notify the community about the proposed changes.

If the Council approves this option, the Administration plans to notify the public of the proposed changes in April 2025, with the implementation of the new parking controls scheduled for May 2025.

Option 3 – No further parking changes considered at this time

1. The petition be received.
2. The Principal Petitioner be advised of the outcome.

This option acknowledges the petition outcomes but with Council deciding to take no further action. Typically, following a parking consultation, the Administration would refrain from additional consultation on comprehensive street parking changes for up to two years, unless significant changes occur that affect conditions since the last consultation.

Given that a parking consultation was conducted on the street in November 2024, the Council may find it appropriate to acknowledge the petition without taking further action at this time, pending the completion of the 24-month period.

Kirsty Roderick
Palmerston Rd
Unley SA 5061

Chief Executive Officer
Civic Centre
181 Unley Road
Unley SA 5601

26 February 2025

To the Unley Council

Re: a petition for changing parking regulations on Palmerston Road between Young Street and Greenhill Road.

In December 2025, the Unley Council posted a survey to the residents and businesses on Palmerston Road between Young Street and Greenhill Road, as well as some residents on Park Lane. The survey was in response to Palmerston Road residents' expressed concerns about congestion created by the 2 hr parking regulations installed in the street in November 2024.

The survey gave the following parking regulation options (see attachment 1, the map from the Council survey):

- (a) 4/1hr mix on Palmerston Road, and
- (b) 4hr/2hr regulation in the section between Park Lane and Greenhill Road, where there are currently no parking regulations
or
- (c) retain the blanket 2hr on Palmerston Road/unregulated parking from Park Lane to Greenhill Road.

It is our understanding that the survey responses came only from Palmerston Rd residents. There were no responses from Park Lane or the relevant businesses. However, due to the timing before Christmas, people already on holidays, and general confusion about what was the best way to deal with the congestion, only 24 responses were received from the 44 Palmerston residences surveyed, and the response was 50/50.

As a result, the 2hr regulation (point c above) has remained in place, and the congestion has worsened, especially down the northern end of Palmerston Road towards the Greenhill Road businesses. In addition, the unregulated parking area between Park Lane and Greenhill Road is always full by 7am and observation suggests is being used mainly by people working in the city, or elsewhere, rather than local businesses.

We also note that there is considerably less congestion on our neighbouring street, Salisbury Road, where the residents and businesses voted in favour the changes (points a and b above), at the time of the survey.

The petition

The attached petition requests that the Council implement the 4hr/1hr option on Palmerston Rd and the 4hr/2hr option between Park Lane and Greenhill Road (points a and b above).

Of the 44 residences between Young Street and Park Lane:

- 36 have signed yes for the change
- 5 are away or uncontactable
- 3 want no change and therefore did not sign (their concerns are that while they agree 1hr will improve access for family visits, tradespeople etc, it is not long enough)

In summary, 92% of the people contacted support the original Council proposal and signed the petition. Please note, in some cases more than one person at a residence signed the petition, but we are including number of residences represented, not total signatures.

Of the offices between Park Lane and Greenhill Rd (123 Greenhill Rd, 128 Greenhill Rd, and the DTR coffee shop at 127 Greenhill Rd):

- 3 have signed, saying parking is a major concern
- 1 said they needed to take it to the landlord for signing (it should be noted this group use their office allocated parking for their fleet cars, so their employees use the northern end of Palmerston Road for all day office parking. One would assume they would be in favour)
- 2 others said they largely meet their own parking requirements within the building, nonetheless they questioned why there are not parking regulation in the section outside their offices.

Additional points: trial period and improved regulatory services

The residents who have signed this petition recognise that a change to 4hr/1hr parking will not end the increasing congestion on our street, however, we are hopeful that it will improve the situation to some extent. As a result, we request a trial of the proposal and an evaluation of the impact after a reasonable period of time.

Finally, a point about regulatory services must be made. Currently, it is normal to see cars parked for half a day or more in the 2hr parking zones in our street without incurring penalties. Without improved regulation, the benefits for both residents and businesses of these proposed changes will be negligible.

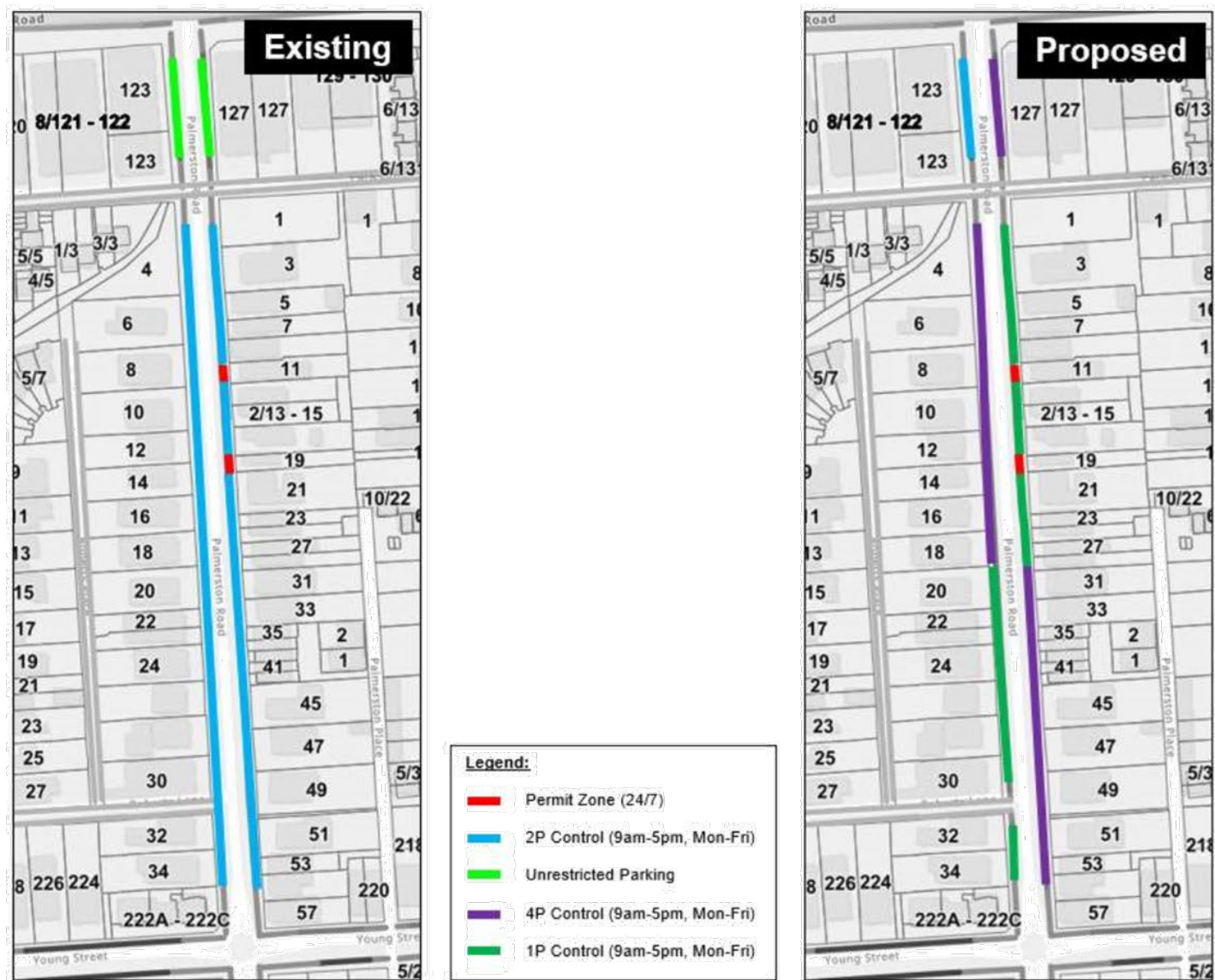
Yours sincerely



Kirsty Roderick

On behalf of Palmerston Road residents

Attachment 2 - Palmerston Road Proposed Parking Control Changes



REPORT OF COMMITTEE

REPORT TITLE: MINUTES OF AUDIT AND RISK COMMITTEE
ITEM NUMBER: 3.1
DATE OF MEETING: 24 MARCH 2025
ATTACHMENTS: 1. MINUTES OF AUDIT AND RISK COMMITTEE - 4 MARCH 2025

1. PURPOSE

The minutes and recommendations of the Audit and Risk Committee meeting held on Tuesday 04 March 2025 are presented for Council's consideration.

2. RECOMMENDATION

That:

1. The minutes of the Audit and Risk Committee meeting held on Tuesday 04 March 2025, be received and the following recommendations contained therein be adopted by Council

(a) Item 2.1 - 2025 External Audit Plan

This report provides the Audit and Risk Committee with the proposed External Audit Plan by Council's External Auditors, Bentleys, for the 2024-25 financial audit.

MOVED J Gaffey
SECONDED J Bonham

That:

1. The report titled "2025 External Audit Plan" be received.
2. The 2025 Audit Plan presented by Bentleys, Council's External Auditors, be noted.

CARRIED

Resolution No. AC0032/25

(b) Item 2.2 - Long-Term Financial Plan 2025-35 Update

This report provides an update on the preparation of the Draft 2025-26 to 2034-35 Long-Term Financial Plan, including an update on the forecast economic indicators and other proposed changes to the Draft LTFP presented to the Audit and Risk Committee in November 2024.

MOVED P Lee

SECONDED J Gaffey

That:

1. The report titled “Long-Term Financial Plan 2025-35 Update” be received.

CARRIED

Resolution No. AC0033/25

(c) Item 2.3 - Quarterly Strategic Risk Register Review (March 2025)

This report informs the Audit and Risk Committee of updates to the Strategic Risk Register following the quarterly review of strategic risks by the Executive Leadership Team.

MOVED J Gaffey

SECONDED J Bonham

That:

1. The report titled “Quarterly Strategic Risk Register Review (March 2025)” be received.

CARRIED

Resolution No. AC0034/25

(d) Item 2.4 - Quarterly Internal Audit Report (March 2025)

This report provides an update on the progress of the Internal Audit Plan for the quarter December 2024 to February 2025. It also presents an internal audit universe to inform future planning of the 3 Year Rolling Internal Audit Plan.

MOVED A Martin

SECONDED P Lee

That:

1. The report titled “Quarterly Internal Audit Report (March 2025)” be received.

CARRIED

Resolution No. AC0035/25

(e) Item 2.5 - Open Audit Actions

The purpose of this paper is to provide an update on open audit action both Internal and External Audit

MOVED P Lee

SECONDED J Gaffey

That:

1. The report titled "Open Audit Actions" be received.

CARRIED

Resolution No. AC0036/25

(f) Item 2.6 - Update to the 2025 Audit Committee Workplan

This report provides an update to the 2025 Audit and Risk Committee Workplan (the Workplan).

MOVED J Bonham

SECONDED P Lee

That:

1. The report titled "Update to the 2025 Audit Committee Workplan" be received.

CARRIED

Resolution No. AC0037/25

(g) Item 2.7 - Report summarising the activities of the Audit and Risk Committee

This report summarises the work of the Audit and Risk Committee during the period preceding the meeting and the outcomes of the meeting held on 4 March 2025.

MOVED J Gaffey

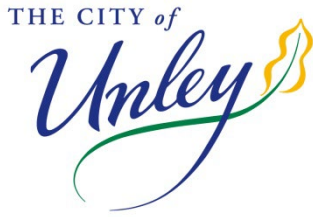
SECONDED P Lee

That:

1. The report titled "The Activities of the Audit and Risk Committee" be received.

CARRIED

Resolution No. AC0038/25



**Minutes of the City of Unley
Audit and Risk Committee Meeting
Tuesday, 04 March 2025, 6:30 PM
Council Chambers
181 Unley Road Unley**

1. PRESENT

Presiding Member Mark Davies
Independent Member Annette Martin
Independent Member Pamela Lee
Deputy Mayor Jack Gaffey
Councillor Jennifer Bonham

2. OFFICERS PRESENT

Chief Executive Officer, Peter Tsokas
General Manager Corporate Support, Alex Brown
Manager Governance Risk and Strategy, Natasha Jones
Manager Business Systems and Solutions, Hollie Keon
Finance Business Partner, Eddie Peters
Team Leader Financial Accounting, Chris Lapidge
Team Leader Technology Services, Jayden Lee
Principal Risk Management Officer, Jim Phillips
Strategic Finance Projects Lead, Max Murawsky
Executive Assistant Corporate Support and City Shaping, Mirette Messiha

3. GUESTS

Bentleys Partner, David Papa

4. ACKNOWLEDGEMENT

The Presiding Member welcomed Members to the meeting and opened the meeting with the Acknowledgement.

5. 1. ADMINISTRATIVE MATTERS

1.1 APOLOGIES

Nil

1.2 LEAVE OF ABSENCE

Nil

1.3 CONFLICT OF INTEREST

Nil

1.4 MINUTES

ITEM 1.4.1

MINUTES OF THE ORDINARY AUDIT AND RISK COMMITTEE MEETING HELD TUESDAY, 12 NOVEMBER 2024

MOVED P Lee

SECONDED A Martin

That:

1. The minutes of the Ordinary Audit and Risk Committee held on Tuesday, 12 November 2024 be taken as read and signed as a correct record.

CARRIED

Resolution No. AC0031/25

1.5 DEFERRED / ADJORNED ITEMS

Nil

1.6 PRESENTATION : CYBER SECURITY UPDATE (CONFIDENTIAL)

The Presiding Member sought leave of the meeting to defer Item 1.6, Cyber Security Update Presentation, to occur after Item 2.7, and leave was granted by a two-thirds majority.

6. 2. REPORTS

ITEM 2.1

2025 EXTERNAL AUDIT PLAN

This report provides the Audit and Risk Committee with the proposed External Audit Plan by Council's External Auditors, Bentleys, for the 2024-25 financial audit.

MOVED J Gaffey

SECONDED J Bonham

That:

1. The report titled "2025 External Audit Plan" be received.
2. The 2025 Audit Plan presented by Bentleys, Council's External Auditors, be noted.

CARRIED

Resolution No. AC0032/25

ITEM 2.2
LONG-TERM FINANCIAL PLAN 2025-35 UPDATE

This report provides an update on the preparation of the Draft 2025-26 to 2034-35 Long-Term Financial Plan, including an update on the forecast economic indicators and other proposed changes to the Draft LTFP presented to the Audit and Risk Committee in November 2024.

MOVED P Lee
SECONDED J Gaffey

That:

1. The report titled “Long-Term Financial Plan 2025-35 Update” be received.

CARRIED

Resolution No. AC0033/25

ITEM 2.3
QUARTELY STRATEGIC RISK REGISTER REVIEW (MARCH 2025)

This report informs the Audit and Risk Committee of updates to the Strategic Risk Register following the quarterly review of strategic risks by the Executive Leadership Team.

MOVED J Gaffey
SECONDED J Bonham

That:

1. The report titled “Quarterly Strategic Risk Register Review (March 2025) be received.

CARRIED

Resolution No. AC0034/25

ITEM 2.4

QUARTERLY INTERNAL AUDIT REPORT (MARCH 2025)

This report provides an update on the progress of the Internal Audit Plan for the quarter December 2024 to February 2025. It also presents an internal audit universe to inform future planning of the 3 Year Rolling Internal Audit Plan.

MOVED A Martin
SECONDED P Lee

That:

1. The report titled “Quarterly Internal Audit Report (March 2025)” be received.

CARRIED

Resolution No. AC0035/25

ITEM 2.5

OPEN AUDIT ACTIONS

The purpose of this paper is to provide an update on open audit action both Internal and External Audit recommendations

MOVED P Lee
SECONDED J Gaffey

That:

1. The report titled “Open Audit Actions” be received.

CARRIED

Resolution No. AC0036/25

ITEM 2.6
UPDATE TO THE 2025 AUDIT COMMITTEE WORKPLAN

This report provides the an update to the 2025 Audit and Risk Committee Workplan (the Workplan).

MOVED J Bonham
SECONDED P Lee

That:

1. The report titled “Update to the 2025 Audit Committee Workplan” be received.

CARRIED

Resolution No. AC0037/25

ITEM 2.7
REPORT SUMMARISING THE ACTIVITIES OF THE AUDIT AND RISK COMMITTEE

This report summarises the work of the Audit and Risk Committee during the period preceding the meeting and the outcomes of the meeting held on 4 March 2025.

MOVED J Gaffey
SECONDED P Lee

That:

1. The report titled “The Activities of the Audit and Risk Committee” be received.

CARRIED

Resolution No. AC0038/25

ITEM 1.6

CYBER SECURITY UPDATE PRESENTATION

MOVED J Gaffey

SECONDED J Bonham

That:

1. Pursuant to section 90(2) and (3)(e) of the *Local Government Act 1999*, the Audit and Risk Committee orders that the public be excluded from attendance at the part of the meeting relating to Agenda Item 1.6, except for the following persons:
 - Peter Tsokas, Chief Executive Officer
 - Alex Brown, General Manager Corporate Support
 - Natasha Jones, Manager Governance Risk and Strategy
 - Hollie Keon, Manager Business Systems and Solutions
 - Eddie Peters, Finance Business Partner
 - Chris Lapidge, Team Leader Financial Accounting,
 - Jayden Lee, Team Leader Technology Services,
 - Jim Phillips, Principal Risk Management Officer
 - Max Murawsky, Strategic Finance Projects Lead
 - Mirette Messiha, Executive Assistant Corporate Support and City Shaping

To enable the Audit and Risk Committee to receive a presentation on Item 1.6 in confidence on the basis that Audit and Risk Committee considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive and discuss in confidence the following information or matter relating to Item 1.6 because:

- matters affecting the security of the council, members or employees of the council, or council property, or the safety of any person.

CARRIED

Resolution No. AC0039/25

The doors to the Audit and Risk Committee Meeting were closed at 7:26 PM.

MOVED P Lee
SECONDED J Gaffey

That:

1. Pursuant to section 91(7) of the *Local Government Act 1999* the Audit and Risk Committee orders that any document(s) relating to Agenda Item 1.6 Cyber Security Overview (Presentation), shall be kept confidential, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 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.
2. This order shall operate:
 - Until revoked by the Chief Executive Officer
and be reviewed every 12 months (if the confidentiality period is longer than 12 months in duration)
3. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Audit and Risk Committee delegates to the Chief Executive Officer the power to revoke this order in whole or in part.

CARRIED

Resolution No. AC0040/25

The doors to the Audit and Risk Committee Meeting were opened at 7:47 PM.

7. 3. OTHER BUSINESS

- 1.1 The Presiding Member noted the release of the ESCOSA Local Government Advice Report and requested the Administration prepare a report for the Audit and Risk Committee in response to the recommendations included within the Report.

8. NEXT MEETING

9.

Tuesday 8 April 2025 – 7:00 PM

10. CLOSURE

The Presiding Member closed the meeting at 7:49 PM.

.....
PRESIDING MEMBER

REPORT OF COMMITTEE

REPORT TITLE:	MINUTES OF BUSINESS AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
ITEM NUMBER:	3.2
DATE OF MEETING:	24 MARCH 2025
ATTACHMENTS:	1. MINUTES OF BUSINESS AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE - 27 FEBRUARY 2025

1. PURPOSE

The minutes and recommendations of the Business and Economic Development Advisory Committee meeting held on Thursday 27 February 2025 are presented for Council's consideration.

2. RECOMMENDATION

That:

1. The minutes of the Business and Economic Development Advisory Committee meeting held on Thursday 27 February 2025, be received and the following recommendations contained therein be adopted by Council:

- (a) Item 2.1 - Presiding Member Report - Year Two

BEDAC recommends to Council that:

1. The report be received.

Resolution No. BEDC0001/25

- (b) Item 2.2 - Business Mix and Escape Spend Report

BEDAC recommends to Council that:

1. The report be received.

Resolution No. BEDC0002/25

- (c) Item 2.3 - Annual Vacancy Rate

BEDAC recommends to Council that:

1. The report be received.

Resolution No. BEDC0003/25

(d) Item 2.4 - Business Association - Mid Year Report

BEDAC recommends to Council that:

1. The report be received.

Resolution No. BEDC0004/25

(e) Item 2.5 - Business Association Budget Request for 2025/26 FY

BEDAC recommends to Council that:

1. The report be received.
2. Council considers as part of the 2025-26 Draft Annual Business Plan process, the requests from the four Business Associations to raise a separate rate for the purposes of marketing and minor infrastructure improvements as follows:
King William Road \$169,145
Unley Road Association \$146,440
Goodwood Road \$64,297
Fullarton Road \$16,500
2. Council considers as part of the 2025-26 Draft Annual Business Plan process, the provision of \$40,000 towards event sponsorship to Business Precincts for the purpose of an activation that stimulates the visitor economy.

Resolution No. BEDC0005/25

(f) Item 2.6 - Council's Economic Strategic Direction

BEDAC recommends to Council that:

1. The report be received.

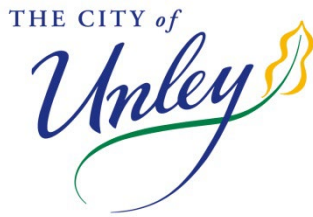
Resolution No. BEDC0006/25

(g) Item 2.7 - The Future of Business Precincts

BEDAC recommends to Council that:

1. The report be received.
2. The Administration develops a 10-year plan using the Framework, with appropriate first order costings and resources, to be presented to Council for its consideration.

Resolution No. BEDC0007/25



**Minutes of the City of Unley
Business and Economic Development Advisory
Committee Meeting**

Thursday, 27 February 2025, 5.30pm

Bar Area, Civic Centre

181 Unley Road, Unley

1 PRESENT

Councillor S Finos
Councillor D Palmer
Presiding Member A Abrahamzadeh
Independent Member G Goddard
Independent Member J McNally
Independent Member N Sheehan
Independent Member A Hammett

2 OFFICERS PRESENT

Donna Griffiths, Manager Economic Development & Strategic Projects
Jessica Harris, Coordinator Economic Development

3 GUEST

Nil

4 ACKNOWLEDGEMENT

The Presiding Member welcomed Members to the meeting and opened the meeting with the Acknowledgement.

5 1. ADMINISTRATIVE MATTERS

1.1 APOLOGIES

Independent Member K Della-Torre

1.2 LEAVE OF ABSENCE

Nil

1.3 CONFLICT OF INTEREST

- Presiding Member A Abrahamzadeh declared a general conflict of interest in Item 2.5 and Item 2.7.
- Councillor S Finos declared a material conflict of interest in Item 2.5.

1.4 MINUTES

ITEM 1.4.1

MINUTES OF THE ORDINARY BUSINESS AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD WEDNESDAY, 6 NOVEMBER 2024

MOVED Independent Member G Goddard

SECONDED Independent Member N Sheehan

That:

1. The minutes of the Ordinary Business and Economic Development Advisory Committee held on Wednesday, 6 November 2024 be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

Resolution No. BEDC0001/25

1.5 DEFERRED / ADJORNED ITEMS

Nil

1.6 EARLY DEPARTURE

Councillor D Palmer left the meeting at 5:44pm.

6 2. REPORTS

ITEM 2.1

PRESIDING MEMBER REPORT - YEAR TWO

MOVED Independent Member G Goddard

SECONDED Independent Member N Sheehan

BEDAC recommends to Council that:

1. The report be received.

CARRIED UNANIMOUSLY

Resolution No. BEDC0002/25

ITEM 2.2

BUSINESS MIX AND ESCAPE SPEND REPORT

MOVED Independent Member A Hammett

SECONDED Councillor S Finos

BEDAC recommends to Council that:

1. The report be received.

CARRIED UNANIMOUSLY

Resolution No. BEDC0003/25

ITEM 2.3

ANNUAL VACANCY RATE

MOVED Independent Member J McNally

SECONDED Independent Member G Goddard

BEDAC recommends to Council that:

1. The report be received.

CARRIED UNANIMOUSLY

Resolution No. BEDC0004/25

ITEM 2.4

BUSINESS ASSOCIATION - MID YEAR REPORT

MOVED Independent Member G Goddard

SECONDED Independent Member J McNally

BEDAC recommends to Council that:

1. The report be received.

CARRIED UNANIMOUSLY

Resolution No. BEDC0005/25

Presiding Member A Abrahamzadeh left the room for this item.

Councillor S Finos left the room for this item.

Deputy Presiding Member Councillor D Palmer chaired the meeting for this item.

ITEM 2.5

BUSINESS ASSOCIATION BUDGET REQUEST FOR 2025/26 FY

MOVED Independent Member J McNally

SECONDED Independent Member G Goddard

BEDAC recommends to Council that:

1. The report be received.
2. Council considers as part of the 2025-26 Draft Annual Business Plan process, the requests from the four Business Associations to raise a separate rate for the purposes of marketing and minor infrastructure improvements as follows:

King William Road \$169,145
Unley Road Association \$146,440
Goodwood Road \$64,297
Fullarton Road \$16,500

3. Council considers as part of the 2025-26 Draft Annual Business Plan process, the provision of \$40,000 towards event sponsorship to Business Precincts for the purpose of an activation that stimulates the visitor economy.

CARRIED UNANIMOUSLY

Resolution No. BEDC0006/25

Councillor S Finos returned to the room.
Presiding Member A Abrahamzadeh returned to the room.

ITEM 2.6

COUNCIL'S ECONOMIC STRATEGIC DIRECTION

MOVED Independent Member J McNally

SECONDED Independent Member N Sheehan

BEDAC recommends to Council that:

1. The report be received.

CARRIED UNANIMOUSLY

Resolution No. BEDC0007/25

Presiding Member A Abrahamzadeh left the room for this item.
Deputy Presiding Member Councillor D Palmer chaired the meeting for this item.

ITEM 2.7

THE FUTURE OF BUSINESS PRECINCTS

MOVED Independent Member A Hammett

SECONDED Independent Member G Goddard

BEDAC recommends to Council that:

1. The report be received.
2. The Administration develops a 10-year plan using the Framework, with appropriate first order costings and resources, to be presented to Council for its consideration.

CARRIED UNANIMOUSLY

Resolution No. BEDC0008/25

Presiding Member A Abrahamzadeh returned to the room.

7 3. OTHER BUSINESS

8 Acknowledgment by BEDAC

9 The Business and Economic Development Advisory Committee (BEDAC) expressed its appreciation to the Administration for its dedication and efforts over the past two years. The Committee acknowledged the significant work undertaken to support business precincts, drive economic development, and progress strategic projects that benefit the City of Unley. BEDAC thanked the Administration for its commitment and collaboration in delivering positive outcomes for the local business community.

10 Acknowledgment of Business Associations

11 The Business and Economic Development Advisory Committee (BEDAC) acknowledged and expressed its gratitude to the volunteers of the City of Unley's four Business Associations. The Committee recognised the significant time, effort, and passion these volunteers contribute to supporting local businesses, enhancing business precincts, and enriching the fabric and lifestyle of the community. Their dedication plays a vital role in fostering a vibrant and thriving local economy.

12 Acknowledgment by City of Unley

13 The City of Unley thanked the members of the Business and Economic Development Advisory Committee for their valued contributions during the March 2023 to March 2025 term. The insights, expertise, and commitment played a crucial role in shaping initiatives that support Unley's business community and drive economic growth. Council greatly appreciates the time and energy members have dedicated to advancing the city's strategic priorities.

14

15 NEXT MEETING

TBC - Wednesday 11 June 2025 - 5:30pm

16 CLOSURE

The Presiding Member closed the meeting at 6:15pm.

.....
PRESIDING MEMBER

INFORMATION REPORT

REPORT TITLE:	BEDAC PRESIDING MEMBER REPORT - YEAR TWO
ITEM NUMBER:	4.1
DATE OF MEETING:	24 MARCH 2025
AUTHOR:	DONNA GRIFFITHS, MANAGER ECONOMIC DEVELOPMENT & STRATEGIC PROJECTS
DIVISION:	CITY SHAPING
ATTACHMENTS:	1. PRESIDING MEMBER REPORT - YEAR 2

1. **PURPOSE**

The Presiding Member of the Business and Economic Development Advisory Committee (BEDAC) has provided the attached report summarising the activities during 2024 (year two of the term).

2. **RECOMMENDATION**

That:

1. The report be received.
-

3. **RELEVANT CORE STRATEGIES – COMMUNITY PLAN ‘TOWARDS 2050’**

3. Economy

3.1 We model and enable innovation and entrepreneurship to grow our economy, create jobs, and serve our community.

4. **BACKGROUND**

The term of the current Business and Economic Development Advisory Committee (Committee) concludes on 27 March 2025. The outgoing Members are:

- Ms Alex Hammett
- Mr Arman Abrahamzadeh (Presiding Member)
- Mr Garry Goddard
- Mr Joshua McNally
- Mr Kym Della-Torre
- Councillor Don Palmer (Clarence Park Ward Councillor)
- Councillor Stephen Finos (Unley Ward Councillor)

5. **DISCUSSION**

This is the end of term for the current BEDAC Members. A letter will be sent to each of the outgoing Committee Members thanking them for their leadership and commitment to Business and Economic Development within the City of Unley between 2023-2025.

The outgoing Presiding Member has prepared a report summarising the activities of the Committee over 2024. The report is attached.

Attachment 1

The Presiding Member will be available on the evening should Elected Members have any questions.

Council welcomes the following incoming Members on 28 March 2025 until 28 March 2027:

- Damian De Luca (Presiding Member)
- Theo Maras (Independent Member)
- Damian Scanlon (Independent Member)
- Sonya Weiser (Independent Member)
- Jaclyn Thorne (Independent Member)
- Oliver Brown (Independent Member)
- Councillor Don Palmer (Clarence Park Ward)
- Councillor Stephen Finos (Unley Ward)

6. **REPORT AUTHORISERS**

Name	Title
Ben Willsmore	General Manager City Shaping

Presiding Member's Report 2024

As Presiding Member of the Business and Economic Development Advisory Committee (BEDAC), I am pleased to present this report on the committee's activities during 2024.

In February 2024, BEDAC reviewed budgets of the Business Associations and wrote to all businesses within the business precincts to ensure the Expenditure Plans were reflective of the needs of the business community and provided value for money. This process reflects our commitment to ensuring that public funds are allocated efficiently and effectively.

Contributing to the Community Vision 2050 was another highlight of the year. Our input ensured that economic prosperity remained a central pillar of this long-term vision, emphasising the need for innovation, sustainability, and inclusivity in shaping the City's future. Similarly, the committee supported the ongoing implementation of the Economic Development Growth Strategy 2021–2025, tracking progress and identifying emerging trends to inform future priorities.

A significant focus this year was preparing for the next iteration of the Economic Development Growth Strategy (2026 – 2030) / Four Year Plan. Through a series of workshops, BEDAC explored significant industry sectors. These sessions provided an opportunity for members to collaborate on identifying actionable strategies that will drive economic growth while addressing challenges facing local businesses.

BEDAC continued to keep abreast of local economic insights to inform decision-making. Several key reports were produced, offering a detailed understanding of economic activity across the City. The Annual Vacancy Rate Report highlighted trends in commercial property occupancy, helping to identify areas for targeted interventions. Similarly, the Business Mix and Escape Spend Analysis provided insights into local consumer behaviour, revealing opportunities to strengthen Unley's retail and service offerings.

Another dataset was the Annual Report on Commercial Development Applications, which tracked the volume and nature of development activity in the City. This information is invaluable for understanding how Unley's economic landscape is evolving and where future investment might be directed. Complementing these were the Business Association Reports, which provided regular updates on the performance and needs of our business precincts. These reports play a key role in shaping strategic priorities.

Policy development and review were components of BEDAC's workplan in 2024. The committee reviewed the Car Parking Contribution Policy, balancing the need for accessible parking with broader urban planning and sustainability goals. Another policy under consideration was the Banner Policy, which sought to enhance the visibility and vibrancy of business precincts through improved signage and branding.

Engaging with stakeholders has also been part of BEDAC's work in 2024. The committee facilitated several key presentations and networking opportunities, including updates from Business Associations. These presentations provided valuable insights into the challenges and opportunities facing local businesses. BEDAC also participated in the Mainstreet SA Conference and held a panel discussion about the importance of activations within Business Precincts.

In September, the City celebrated local business excellence with the Unley Business Awards. This event recognised the achievements of outstanding businesses and individuals, highlighting the entrepreneurial spirit that drives our community. Similarly, the End-of-Year Professional Networking Event in November provided an opportunity to strengthen relationships across sectors and reflect on the year's accomplishments.

BEDAC continued to champion projects that enhance the vibrancy and functionality of Unley's business precincts. One notable initiative was the development of a Business Precinct Service Level Agreement, which established clear expectations for the maintenance of these critical areas. The Business Precinct Improvement Concept further demonstrated the commitment to Business Precincts by thinking about how to retain dynamic, attractive spaces that support economic activity after Business Precinct revitalisation has occurred.

BEDAC also supported the review of the City of Unley Visitor Map, showcasing the unique attractions and offerings within the City of Unley.

Business Friendly process projects were undertaken in 2024 to continue to foster a business-friendly environment. Initiatives such as the Business-Friendly Development Applications project sought to streamline processes, making it easier for businesses to establish and grow within the City. Similarly, the focus on Business-Friendly Outdoor Dining aimed to create more vibrant public spaces that support local hospitality operators.

Looking ahead to 2025 and beyond, I am hopeful that the new representatives of BEDAC will build on these achievements, working collaboratively with Council, businesses, and community stakeholders to realise the City's economic potential.

I would like to extend my gratitude to the dedicated committee members, Council staff, and stakeholders who contributed to our work throughout the year. Their expertise, commitment, and vision have been instrumental in delivering the actions within the Economic Development Growth Strategy and making 2024 a remarkable year for the City of Unley.

DECISION REPORT

REPORT TITLE: UNLEY BUSINESS AWARDS - ELECTED MEMBER REPRESENTATION ON JUDGING PANEL

ITEM NUMBER: 4.2

DATE OF MEETING: 24 MARCH 2025

AUTHOR: JESSICA HARRIS, COORDINATOR
ECONOMIC DEVELOPMENT

DIVISION: CITY SHAPING

ATTACHMENTS: NIL

1. **PURPOSE**

The purpose of the report is to appoint an Elected Member to be on the judging panel of the 2025 City of Unley Business Awards.

2. **RECOMMENDATION**

That:

1. The report be received.
 2. Councillor _____ be appointed to the judging panel of the 2025 City of Unley Business Awards.
-

3. **RELEVANT CORE STRATEGIES - COMMUNITY PLAN 'TOWARDS 2050'**

3. Economy

3.1 We model and enable innovation and entrepreneurship to grow our economy, create jobs, and serve our community.

4. **BACKGROUND**

The Unley Business Awards Program recognises and celebrates excellence in business operations within the City of Unley. The awards highlight Unley as a great place to do business, promote local businesses and services, encourage environmentally sustainable business practices, and support businesses to grow and prosper.

In 2024, the Judging Panel comprised Councillor Stephen Finos as the Elected Member Representative, Joshua McNally (February to June) and Alex Hammett (July to September) as the BEDAC Representatives, and Donna Griffiths as the Economic Development and Strategic Projects Representative. The Panel determined the event planning, award categories, criteria, as well as sourcing sponsorship for the Awards Program. It is anticipated that the Panel will be required to undertake the same tasks in 2025.

Local businesses had an eight-week nomination period from Monday, 27 May 2024 until Friday, 19 July 2024 to submit their application, which saw a total of 208 nominations. Each judge reviewed all nominations and used judging criteria to score the nomination out of 25. An average score for each nomination was then determined. Three finalists were identified per category with one 'winner' per category.

5. **DISCUSSION**

Judging Panel

BEDAC recommended to Council that the 2025 Judging Panel include:

1. One representative from the Unley Economic Development and Strategic Projects Unit.
2. One representative from BEDAC (to be determined by BEDAC at their first meeting).
3. One representative from Elected Members.

Key Dates

To execute the 2025 City of Unley Business Awards the following key milestones will need to be achieved:

Action	Key Date
Sponsorship opens	Monday, 3 March 2025
Sponsorship closes	Wednesday, 30 April 2025
Applications from Businesses open	Monday, 28 July 2025
Applications close	Monday, 1 September 2025
Finalists and winners determined	Wednesday, 3 September 2025
Finalists announced	Monday, 8 September 2025
Site visits by the Mayor commence	Monday, 8 September 2025
Awards Ceremony	Wednesday, 24 September 2025

Key Activities as a Judge

1. The Judging Panel will meet once per month from April to September to determine sponsorship, award categories, and event planning.
2. The Judging Panel is required to reach out to potential sponsors and support the overall success of the program.
3. The Judging Panel can help promote the Awards during the nomination period from Monday, 28 July 2025 to Monday, 1 September 2025.
4. The judging panel will review and assess all nominations.
5. The judging panel will shortlist three finalists per category and determine a winner.
6. The Judging Panel will attend the Awards Ceremony on Wednesday, 24 September 2025.

The Judging Panel - Role and Responsibilities

It is expected that the Elected Member will need to dedicate approximately eight hours towards the success of the awards and event between April and September 2025.

All Judges are required to attend approximately six one-hour meetings to determine the sponsorship, award categories, criteria, terms and conditions, event planning, award finalists and winners throughout the duration of the program. In addition, each judge is expected to reach out to potential sponsors and attend the Business Awards Ceremony on 24 September 2025.

The Judging Panel is responsible for the selection and judging of award nominees and winners and is obligated to be impartial and transparent in their decision-making. All Judges will be required to sign a confidentiality agreement and conflict of interest register.

Role of the Mayor

The Mayor will be the spokesperson for the City of Unley Business Awards and, where appropriate, will speak at business networking events and use existing channels to highlight the importance of the Awards Program. The Mayor will be encouraged to visit the three finalists in each category to award a 'finalist' certificate.

Role of All Elected Members

All Elected Members are encouraged to be advocates for the Awards Program by encouraging local businesses to apply. Where appropriate, Elected Members may speak to businesses and post on social media to highlight the importance of the Awards Program. They are also encouraged to use their existing networks, highlight the benefits of participating, and reach out to corporate partners to propose sponsorships to enhance the Awards Program. All Elected Members will receive a formal invitation to attend the Awards Ceremony.

6. POLICY IMPLICATIONS

6.1 Financial/budget implications

- A budget bid for \$10k has been submitted for the 25/26 Awards. Additional sponsorship will be sought to complement the Council's costs towards the Awards.
- The awards program budget will anticipate 50:50 funding between Council contribution and sponsorship. Should the value of sponsorship income exceed the budget allocation, any savings will be returned to Council because of a reduced requirement for contribution.

6.2 Risk Management (identification and mitigation)

- A Risk Assessment was undertaken prior to the commencement of the Business Awards Program. The Risk Assessment has been reviewed following the conclusion of the 2024 Awards and amended to reflect lessons learned.
- The 2024 Final Risk Assessment is retained and will inform the future management of the Awards program.

6.3 Staffing/Work Plans/Additional Resource Impact

- This is within existing resources of the Economic Development and Strategic Projects Team

6.4 Climate/Environmental Impact

- Nil

6.5 Social/Economic

- This supports the delivery of the Economic Development Growth Plan (2021 – 2025).

7. ANALYSIS OF OPTIONS

Option 1 – Elected Member Representative

1. The report be received.
2. Councillor XXXXX be appointed to the judging panel of the 2025 City of Unley Business Awards.

This option allows for an Elected Member to be on the judging panel of the 2025 City of Unley Business Awards.

Option 2 – No Elected Member Representative

1. The report be received.
2. The judging panel for the 2025 City of Unley Business Awards does not include Elected Member Representation.

This option means that an Elected Member Representative would not be on the judging panel for the 2025 City of Unley Business Awards. In this instance, an additional representative (two members total) from BEDAC will be sought (to be determined by BEDAC at their next meeting).

8. RECOMMENDED OPTION

Option 1 is the recommended option.

9. REPORT AUTHORISERS

Name	Title
Donna Griffiths	Manager Economic Development & Strategic Projects
Ben Willsmore	General Manager City Shaping

INFORMATION REPORT

REPORT TITLE:	ESCOSA LOCAL GOVERNMENT ADVICE FINDINGS
ITEM NUMBER:	4.3
DATE OF MEETING:	24 MARCH 2025
AUTHOR:	MAX MURAWSKY, STRATEGIC FINANCE PROJECTS LEAD
DIVISION:	CORPORATE SUPPORT
ATTACHMENTS:	1. ESCOSA LOCAL GOVERNMENT ADVICE CITY OF UNLEY FEBRUARY 2025

1. **PURPOSE**

This report provides Council with a summary of the findings and recommendations by the *Essential Services Commission of South Australia* (the Commission) following its review of the City of Unley's financial sustainability.

2. **RECOMMENDATION**

That:

1. The report be received.
-

3. **RELEVANT CORE STRATEGIES – FOUR YEAR DELIVERY PLAN**

This report supports the Community Plan's guiding principles of Integrity, Engagement, Financially Sustainable and Thought Leadership.

4. **BACKGROUND**

In 2022 amendments were made to the *Local Government Act 1999* (the Act) which established a *Local Government Advice Scheme* (the Scheme). The aim of the Scheme is to provide independent, risk-based advice to assist councils when making long-term financial and investment decisions for the benefit of ratepayers.

The *Essential Services Commission of South Australia* (the Commission) is the delegated body that has been tasked to provide independent, risk-based advice to assist councils.

The scope of the advice provided by the Commission relates to the appropriateness of a council's long-term financial plans, infrastructure and asset management plans and revenue sources as outlined in funding plans. The Commission's review is intended to identify both risks, and areas of good practice for a council to consider.

A council must ensure that the advice provided by the Commission, and any response of the council to that advice, is published in its draft and adopted annual business plan and budget (ABP&B) in accordance with Section 122(1h) of the Act.

All 68 South Australian councils are subject to the scheme with the advice being provided to individual councils across four annual tranches. Each council is charged \$40,000 for the mandated review.

The City of Unley was allocated to tranche three of the scheme. The Commission commenced its review in April 2024. As part of the process, the Administration met with the Commission on several occasions and responded to queries from the Commission's staff over a period of nine months.

5. **DISCUSSION**

The Commission published its report and advice on 28 February 2025. A copy of the report is provided as Attachment 1.

Attachment 1

ESCOSA's Findings and Recommendations

The Commission's overview statement for the City of Unley was as follows:

"The City of Unley's current and projected financial performance is sustainable, when considering the average expected growth of properties of 0.3% per annum and the planned average rate increases of 2.8% per annum over the next 10 years, and the effective management of assets."

The Commission also found that the City of Unley had been sustainable for the past 10 years and faces low risks in achieving its operating surpluses and effectively managing its assets over the forecast period.

Four recommendations have been made by the Commission, three of which are to continue existing activities. These recommendations, and the Administration's responses to the recommendations, are as follows:

1. ***Publish a comprehensive version of the Long-Term Financial Plan annually, to improve transparency for stakeholders.***

Administration Response

A comprehensive version of the Long-Term Financial Plan (LTFP) was adopted by Council in June 2024 and is published on the Council's website. At the time, the Administration committed to review, update and publish a comprehensive version of the LTFP annually in conjunction with the Annual Business Plan and Budget (ABP&B) process. The continuation of this process (established in 2024-25) has been incorporated as part of the 2025-26 ABP&B process.

The comprehensive LTFP document will be reviewed by the Audit and Risk Committee in April, included as an appendix to the Draft ABP&B in April, and adopted (in its own right) in June 2025.

2. ***Continue*** to review its inflation forecasts in its budget and forward projections at least annually.

Administration Response

The inflation forecasts continue to be monitored on a regular basis. They are:

- considered as part of the initial review of the LTFP by the Audit and Risk Committee in November/December each year.
- presented to an Elected Member briefing prior to the commencement of the draft ABP&B; and
- discussed as part of the budget workshop in March, and the workshop to consider council rate increases before the adoption of the ABP&B in late May/early June.

The Finance Team also monitors the forecasts on a quarterly basis.

3. ***Continue*** to monitor cost growth in its budgeting where possible, and report savings in strategic documents.

Administration Response

Cost pressures and savings are monitored on a quarterly basis and advised where required as part of the ABP&B process or Quarterly Budget Reviews.

An exercise to review and monitor costs associated with the delivery of services is being undertaken in the 2025-26 financial year and will assist to inform the 2026-27 ABP&B process.

The monitoring of cost savings in strategic documents will be considered as part of this process.

4. ***Continue*** to minimise further average rate increases above inflation, to help reduce any emerging affordability risk in the community.

Administration Response

The proposed rate rises are considered as part of the budget workshops in March and late May/early June each year in the context of forecast and actual Adelaide CPI, the cost of maintaining services to the community, and strategic initiatives.

The ESCOSA noted one principal risk as follows:

If operating costs are not contained within forecasts, the forecast operating surplus may not be achieved.

Administration Response

As previously advised, cost pressures are monitored on a quarterly basis and advised where required as part of the ABP&B process or Quarterly Budget Reviews.

Longer term cost pressures are considered as part of the review of the LTFP. The work being undertaken to review and monitor costs associated with the delivery of services will assist in understanding what options the Council has to manage cost pressures over the medium to long term.

Within the report, the Commission identified 10 key points of low-risk (aspects of good practice) and four (4) of moderate-risk. There were no high-risk issues identified.

The ten items of low risk, identified as aspects of good practice, were as follows:

Material plan amendments in 2024-25

1. *Council has adopted the good practice of annual indexation of infrastructure asset values.*

Financial sustainability: Operating Performance

2. *Council has historically achieved operating surpluses, and forecasts continued surpluses.*
3. *Growth in rates per property between 2013-14 and 2022-23 was closely aligned to inflation.*
4. *Growth in expenses per property was below inflation between 2013-14 and 2022-23.*

Financial sustainability: Net Financial Liabilities

5. *The net financial liabilities ratio averaged 29.7 percent between 2013-14 and 2022-23.*
6. *The net financial liabilities ratio is forecast to average 15.4 percent between 2024-25 and 2033-34.*

Financial Sustainability: Asset renewals expenditure

7. *Asset management plans are comprehensive and regularly updated.*
8. *The forecast gross asset renewal funding ratio is 100.0 percent, which is within the LGA recommended range indicating asset renewal spending that meets renewal requirements.*
9. *Forecast capital expenditure is focused on renewal of assets rather than acquisition of new assets.*

Advice on current and projected rate levels

10. *Rate revenue per property increased broadly in line with inflation between 2013-14 and 2022-23.*

Four findings with a moderate risk level were also identified in the review as follows:

1. *Council's inflation assumptions slightly exceeding RBA forecasts.*

Administration Response

The Commission compared the City of Unley's rate rise in 2024-25 (declared in June 2024) to the RBA's forecast CPI for June 2025 of 2.8% released in August 2024, two months after the rates were declared.

Council uses Adelaide CPI estimates provided by Treasury SA, released as part of the SA Government's Budget in and mid-year Budget review. The RBA do not provide a forecast for Adelaide CPI.

Council's average rate increase for 2024-25 was quoted as 4.19%*, which was below the Adelaide CPI for March 2024 of 4.3%.

* *It should be noted that in calculating the average rate increase, the Commission consider the total rate revenue divided by the number of rateable assessments from one year to the next, which captures growth from capital improvements (eg. properties that have extensions or renovations).*

2. *Depreciation grew by 5.2 percent per annum between 2013-14 and 2022-23 and is forecast to increase by 3.1 percent per annum between 2024-25 and 2033-34.*

Administration Response

Depreciation increased at a higher proportion between 2013-14 and 2022-23 due to the investment in major capital assets (e.g. the major redevelopment of King William Road) and cost restraint in other operating costs.

The City of Unley now applies indexation to depreciation on an annual basis, largely in line with other operating costs. Therefore, significant increase should not occur in the future.

Depreciation, as a percentage of overall operation expenditure, may proportionally increase over time. That is largely due to the completion of new capital projects which increase or expand the overall asset base (e.g. the construction of the Unley Community Hub).

3. *The gross asset renewal funding ratio was 114.7 percent, which is above the LGA recommended range, indicating an overspend on asset renewal.*

Administration Response

The overspend was primarily due to the asset renewals aligned to the major redevelopment of King William Road in 2018-19 and 2019-20. This was explained to the Commission. The forecast capital renewals in the LTFP are in line with the Asset Management Plans. However, it should be noted that where there is a major upgrade of infrastructure, the renewal of some specific assets may be brought forward to achieve economies of scale and ensure an integrated approach to the infrastructure upgrade is undertaken.

4. *Rate revenue per property is forecast to grow at 2.8 percent per annum between 2024-25 and 2033-34 which is slightly above forecast inflation of 2.6 percent per annum over the same period.*

Administration Response

Average general rate increases in the LTFP are forecast to increase by Adelaide CPI for June of the preceding year for the first three years of the LTFP (e.g. 2026-27 rates are presently forecast based on Treasury SA's forecast for June 2026). Years 4 – 10 of the LTFP have assumed 2.5% based on the RBA's long-term forecast of between 2% and 3% per annum.

The matters raised by the Commission will continue to be monitored in the LTFP, noting that inflation forecasts are constantly changing and the assumptions in the LTFP are reviewed and updated as required on a regular basis.

In the next cycle of the scheme, the Commission have stated that it will review and report upon:

- Council's ongoing performance against current LTFP estimates,
- The identification and reporting of opportunities for cost savings,
- The planned asset renewal and replacement expenditure versus actual expenditure,
- Council's efforts to minimise any emerging affordability risks, and
- Financial and planning preparedness to optimise outcomes for ratepayers of current and potential urban infill developments, including the economic, social and environmental implications that will be generated by the higher densities.

The Commission's findings that the City of Unley is financially sustainable demonstrates the prudent financial management undertaken by the current and previous Councils, Audit and Risk Committees, and Administrations.

The prudent financial management has been supported by the policies, procedures and reporting arrangements that assist Council to consider the ongoing financial sustainability of Council when making decisions regarding service provision and capital investment. By continuing to be proactive about monitoring and managing its financial sustainability, Council should continue to be financially sustainable into the future.

The Administration is intending to commence a program of service reviews in 2026/27 which will continue to identify opportunities for efficiencies and reduced costs via continuous improvement.

The Commission's advice, and Council's responses to each of the four recommendations, will be included in the Draft 2025-26 Annual Business Plan and Budget, scheduled to be presented to Council on 28 April 2025.

6. REPORT AUTHORISERS

Name	Title
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Advice

Local Government Advice

City of Unley

February 2025

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City of Unley AT A GLANCE

OVERVIEW

The Essential Services Commission finds the City of Unley's current and projected financial performance **sustainable**, considering the Council's average expected growth in properties of 0.3 percent per annum over the next 10 years, the planned average rate increases of 2.8 percent per annum per property over this period, and the effective management of assets.

FINANCIAL PERFORMANCE



Past 10 years
Sustainable



Current
Sustainable



Projected
Sustainable

RISKS IMPACTING SUSTAINABILITY

⚠ If operating costs are not contained within forecasts, the forecast operating surplus may not be achieved.

KEY FACTS

- ▶ Population in 2023 was **39,929** residents
- ▶ Council covers **14.4 square kilometres**
- ▶ 19,399 rateable properties in 2023-24
- ▶ **\$48.9 million** of rate income in 2023-24
- ▶ Value of infrastructure assets held in 2023-24 equals **\$782.0 million**

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1 Executive summary

1.1 Summary of observations

The Essential Services Commission of South Australia finds the City of Unley's current financial position to be **sustainable**. The City of Unley faces low risks in achieving its operating surplus and effectively managing its assets over the forecast period.

The City of Unley has managed its operating surplus conservatively during the 10-year historical period from 2013-2014 to 2022-2023, achieving an average operating surplus ratio of 7.5 percent. It has forecast an operating surplus ratio for the period from 2024-25 through to 2033-34 of 5.2 percent on average.

Rates are the main source of income for City of Unley over both the historical period and the forecast period, and they are increasing as a percentage of total income.

Over the historical period, the main contributors to expenses were 'materials, contracts and other' expenses and depreciation, which increased at an annual average rate of 3.7 percent and 5.2 percent per annum respectively. Looking forward, 'materials, contracts and other' costs are forecast to increase in line with forecast inflation, while depreciation expenses are forecast to grow by 3.1 percent per annum on average between 2024-25 and 2033-34. Depreciation expense as a proportion of total expenses has increased from an average of 17.2 percent in 2013-14 to 22.1 percent in 2023-24, while employee expenses have declined from 38.7 percent to 34.9 percent over the same period.

The City of Unley is taking a pro-active approach to managing its assets and has been transparent with the Essential Services Commission and other stakeholders via its strategic documents about asset management practices. However, stakeholders may benefit from a more detailed annual publication of the Long-Term Financial Plan.

1.2 Summary of Recommendations

The Essential Services Commission recommends that the City of Unley:

1. **Publishes** a comprehensive version of the Long-Term Financial Plan annually, to improve transparency for stakeholders.
2. **Continue** to review its inflation forecasts in its budget and forward projections at least annually.
3. **Continue** to monitor cost growth in its budgeting where possible, and report savings in strategic documents.
4. **Continue** to minimise further average rate increases above inflation, to help reduce any emerging affordability risk in the community.

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2 About the advice

2.1 Background

State Parliament has tasked the Essential Services Commission (**Commission**), South Australia's independent economic regulator and advisory body, to provide advice on material changes proposed by local councils in relation to elements of their Strategic Management Plans (**SMP**), and on the proposed revenue sources, including rates, which underpin those plans.¹

A primary purpose of the Local Government Advice Scheme (**Advice** or **the Scheme**) is to support councils to make financially sustainable strategic decisions in their annual business plans and budgets, in the context of their Long-Term Financial Plans (**LTFP**) and Infrastructure and Asset Management plans (**IAMP**)². The LTFP and the IAMP are both required as part of a council's SMP.³ Financial sustainability encompasses intergenerational equity,⁴ program (service level) and rates stability in this context.⁵ The other main purpose is for the Commission to consider ratepayer contributions in the context of all revenue sources, as outlined in the LTFP.⁶ In addition, the Commission has discretion to provide advice on any other aspect of a council's LTFP or IAMP it considers appropriate, having regard to the circumstances of that council.⁷

The first cycle of the scheme extends over four years from 2022-23 to 2025-26, and the Commission has selected 17 councils for advice in the third year (2024-25) of the Scheme, including the City of Unley (**Council**).

This report provides the Local Government Advice for the Council in 2024-25.

The Council is obliged under the *Local Government Act 1999* (**LG Act**) to publish this advice and its response, if applicable, in its 2025-26 Annual Business Plan (including any draft Annual Business Plan) and in subsequent plans until the next cycle of the Scheme⁸. The Council is not compelled under the LG Act to follow the advice.

The Commission thanks the City of Unley for meeting with Commission staff and for providing information to assist the Commission in preparing this advice.

2.2 The Commission's approach

In providing the Advice for the Council, the Commission has followed the approach it previously explained in the Framework and Approach – Final Report (**F&A**).⁹

The Commission has considered the SMP documents (set out in the box below), with a particular focus on its performance and outlook against three financial indicators: the Operating Surplus Ratio (**OSR**),

¹ Amendments to the LG Act (s122(1c) to (1k) and (9)) specify the responsibilities for the Commission and local councils for the Local Government Advice Scheme. The Commission must provide advice to each council in accordance with the matters outlined in s122(1e), (1f) and (1g).

² Commonly referred to as asset management plans.

³ The objectives of the advice with reference to a council's LTFP and IAMP are presented under LG Act, s122(1g). LG Act s122(1) specifies the requirements of a council's SMP, including the LTFP and IAMP.

⁴ 'Intergenerational equity' relates to fairly sharing services and the revenue generated to fund the services between current and future ratepayers.

⁵ Commission, *Framework and Approach – Final Report*, August 2022, pp. 2-3, available at www.escosa.sa.gov.au/advice/advice-to-local-government.

⁶ LG Act s122(1f)(a) and (1g)(a)(ii).

⁷ LG Act s122(1f)(b) and (1g)(b).

⁸ LG Act s122(1h).

⁹ Commission, *Framework and Approach – Final Report*, August 2022, available at www.escosa.sa.gov.au/advice/advice-to-local-government.

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the Net Financial Liabilities Ratio (**NFLR**) and the Asset Renewal Funding Ratio (**ARFR**).¹⁰ Analysis of these three indicators captures financial and service sustainability, in addition to cost control and affordability risk.¹¹

City of Unley – Strategic Management Plan Documents

- ▶ 2024-25 to 2033-34 City of Unley Long-Term Financial Plan adopted 24 June 2024
- ▶ 2024-25 City of Unley Annual Business Plan and Budget adopted 24 June 2024
- ▶ 2023-24 City of Unley Annual Business Plan & Budget
- ▶ City of Unley Building Asset Management Plan 2023
- ▶ City of Unley Open Space Asset Management Plan 2023
- ▶ City of Unley Stormwater Asset Management Plan 2023
- ▶ City of Unley Transport Asset Management Plan 2023
- ▶ Economic Development Growth Strategy 2021-2025
- ▶ City of Unley Four Year Delivery Plan 2021-2025

Given that the Commission must, in providing its advice, have regard to the objective of councils maintaining and implementing their IAMP (often termed AMPs) and LTFP,¹² it has also considered the Council's performance in that context. Findings regarding the content of the Council's AMP, and the alignment between its LTFP and AMP,¹³ are discussed in section 5.3.

The Commission has also reviewed the Council's template data, which contains the following:

- ▶ 2024-25 LTFP forecasts for 2024-25 to 2033-34
- ▶ 2023-24 LTFP forecasts
- ▶ historical financial data
- ▶ number of rateable properties, and
- ▶ Council staff (Full Time Equivalent (**FTE**)) numbers from 2013-14 onwards.^{14 15}

All charts and tables in the Advice are primarily sourced from these datasets. In addition, the Commission has reviewed the Council's audit committee reports, and other public information, as appropriate.

The Commission has reported estimates in nominal terms, for consistency with the Council's plans and actual rate levels, but it has compared estimated inflation impacts to these trends as a guide to identify

¹⁰ The three financial indicators are specified in the Local Government (Financial Management) Regulations 2011. Since 2011, each council has been required to refer to these three indicators in its plans, annual budget, mid-year budget review and annual financial statements. The councils can adopt their own target range for each ratio, but the Commission has adopted the previously suggested Local Government Association (**LGA**) target ranges as a basis for its analysis, which were established and agreed during the development of the LGA Financial Sustainability Papers (2006-2011).

¹¹ The F&A listed 29 analytical questions that the Commission has answered in assessing the Council's performance against these indicators to determine affordability, cost control and other sustainability risks.

¹² LG Act s122(1g)(a)(i).

¹³ As required under s122(1b) of the LG Act.

¹⁴ Sourced from the Local Government Grants Commission (including data reported by the Office of the Valuer-General) and the Council's data.

¹⁵ The Council's estimates for the 2023-24 financial year, relied on at the time of preparing this advice, were unaudited.

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'real' rather than 'inflationary' effects. In the charts, the Consumer Price Index (CPI) line shows the cumulative growth in the CPI (Adelaide) series from 2013-14, and then projections of this series from 2024-25 based on the Reserve Bank of Australia (RBA) (Australia-wide) inflation forecasts to the December quarter 2026, and the midpoint of the RBA target range (2.5 percent) thereafter.

The Council approved its 2024-25 LTFP in June 2024. The previous formally adopted version of its LTFP was in 2020. While the Council reviews its LTFP each year with an update included in the Annual Business Plan and Budget (adopted each June), this update is a subset of the comprehensive data normally available in the LTFP and does not include detail about sources of revenue, or capital expenditure. Sustainability ratios (asset renewal funding ratio or net financial liabilities ratio) cannot be determined from the level of information published in reviews.

The limited data published between the 2020 and 2024 LTFP does not include sufficient information to provide the transparency that would enable ratepayers or other stakeholders to understand sources of revenue or the relationship between capital expenditure and the asset management plans. The Council's practice of undertaking a major refresh every four years, with minor updates in the intervening years (as published in the Annual Business Plan), limits information flows between the Council and the community it serves. To include financial projections from the AMP in the LTFP assists with developing stakeholder's understanding of the risks, benefits and community value related to delivering capital infrastructure and services,¹⁶ in addition to encouraging alignment between strategic documents (which is a requirement under the LG Act.).

For this reason, the Commission recommends that the Council:

1. **Publish** a comprehensive version of the Long-Term Financial Plan annually, to improve transparency for stakeholders.

Finally, in formulating this Advice, the Commission has had regard to the circumstances of the Council, including its location as a metropolitan council, its income level (\$57.2 million¹⁷) and the size of its rates base (more than 19,399 ratepayers¹⁸).

Legend:  Low-risk  Moderate-risk  High-risk

¹⁶ Australian Local Government Association, (ALGA) 2024 National State of the Assets report, p. 64.

¹⁷ Based on the estimated total income in 2023-24.

¹⁸ Based on the estimated number of property assessments in 2023-24.

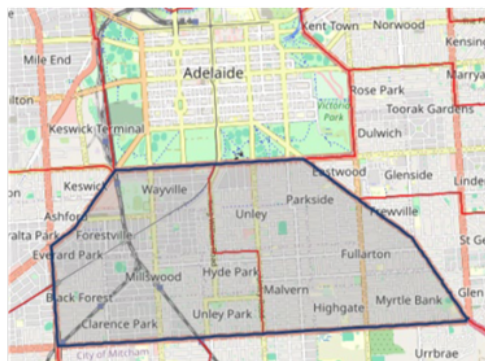
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3 Council profile

The Corporation of the City of Unley is classified by the Commission as an 'Urban Development and Urban City Centre' council and is one of 16 in this category in South Australia.¹⁹ The Council is in the inner south of Adelaide comprising 1,439 hectares.²⁰ It has an estimated resident population of 39,929 and approximately 19,399 rateable properties.²¹

The City of Unley was proclaimed a city in 1906, because of its population reaching 22,000.²²

Figure 1: Council area



The Council region also has the following attributes:

- ▶ stable rateable property growth of approximately 0.7 percent per annum²³
- ▶ population density of 2,798 persons per square kilometre²⁴
- ▶ 171 kilometres of sealed roads and laneways, with minimal unsealed roads²⁵
- ▶ its largest employment sectors are in construction (17.0 percent), healthcare and social assistance (25.2 percent),²⁶ and Professional, Scientific and Technical Services (13.4 percent), and
- ▶ a median population age of 42 years.²⁷

¹⁹ Commission, *Fact Sheet - Local Government Advice Scheme – Schedule of Councils*, May 2023, available at <https://www.escosa.sa.gov.au/ArticleDocuments/21947/20240731-Advice-ScheduleOfCouncils-FactSheet.pdf.aspx?Embed=Y>.

²⁰ Refer to the Department of Infrastructure and Transport - Local Government Grants Commission, 2022-23 *Database Reports*, available at: <https://www.dit.sa.gov.au/local-government/grants-commission/publications#database>.

²¹ Based on the Council's Financial Reporting template provided to the Commission.

²² Refer to <https://www.unley.sa.gov.au/Events-programs-facilities/Facilities-venues/Unley-Museum/Unleys-history/Proclamation>.

²³ Based on the Council's Financial Reporting template provided to the Commission.

²⁴ Refer to Australian Bureau of Statistics, *Data by region*, available at <https://dbr.abs.gov.au/region.html?lga&rgn=47980>.

²⁵ Refer to the Department of Infrastructure and Transport - Local Government Grants Commission, 2022-23 *Database Reports*, available at: <https://www.dit.sa.gov.au/local-government/grants-commission/publications#database>.

²⁶ Unley Economy, available at <https://app.remplan.com.au/unley/economy/summary>.

²⁷ Refer to Australian Bureau of Statistics, *Data by region*, available at <https://dbr.abs.gov.au/region.html?lga&rgn=47980>.

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4 Material plan amendments in 2024-25

The Council has made various amendments to its 2024-25 draft budget and forward projections, for revenue and spending initiatives. The material amendments to some of its main financial forecasts are listed in Table 1 (in nominal terms).²⁸ To ensure a comparable analysis of estimates between the 2023-24 draft LTFP and 2024-25 LTFP, the Commission has reviewed the nine overlapping years' statistics: 2024-25 to 2032-33 and identified material amendments accordingly.

4.1 Key points



Council has adopted the good practice of annual indexation of infrastructure asset values.



Council's inflation assumption slightly exceeds RBA forecasts.

Table 1: Historical and forecast financial items

Selected Financial Item	Sum of 2024-25 to 2032-33 estimates in draft 2023-24 LTFP (\$ million)	Sum of 2024-25 to 2032-33 estimates in 2024-25 LTFP (\$ million)	Change in 2024-25 estimates (\$ million)	Change in 2024-25 estimates (percent)
Total operating income	607.9	611.3	+3.4	+0.6
Total operating expenses	556.7	579.9	+23.2	+4.2
Operating surplus/(deficit)	51.2	31.4	-19.8	-38.7
Capital expenditure on renewal of assets ²⁹	98.5	127.3	+28.8	+29.2
Capital expenditure on new and upgraded assets ³⁰	34.1	40.6	+6.5	+19.0

4.2 Changes to operating performance

The Council has budgeted (2024-25 LTFP) a decline in its operating performance, with a projected surplus of \$31.4 million, compared to a surplus of \$51.2 million in the 2023-24 LTFP. In aggregate, the projections in the Council's current and previous LTFP (that is, over the nine-year comparative period to 2032-33, as shown in Table 1) indicate the Council's cumulative operating performance is expected to decline by \$19.8 million. This result partly reflects the Council's change in practice of including annual indexation of infrastructure asset values (previously the LTFP only included forecasted depreciation

²⁸ Table 1 shows only selected financial items to demonstrate the material amendments made by the Council in its 2023-24 estimates. It excludes various financial items and individual items do not sum to totals.

²⁹ The capital expenditure estimates are based on the 2022-23 LTFP estimates provided by the Council to the Commission (in an Excel template).

³⁰ The capital expenditure estimates are based on the 2022-23 LTFP estimates provided by the Council to the Commission (in an Excel template).

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increases associated with new assets)³¹ which provides a more comprehensive perspective on the forecast depreciation expense.

The increase in its revenue estimates by up to 0.6 percent over the 2024-25 to 2032-33 forecast period, compared with the same estimates in its 2023-24 LTFP, is largely due to a changed business model for the Goodwood Community Centre, increased waste management income, and decline in investment income from lower cash reserves. While increases in income are estimated to be lower than inflation assumptions, the expense forecasts are higher, mainly due to the increased depreciation expense (further discussed in Assets Renewals Expenditure section 5.3).

For the 2024-25 LTFP, the Council notes the declining operating surplus (compared to the previous LTFP) is a result of a 4.2 percent/\$23.2 million increase in operating expenses, partially offset by a 0.6 percent increase (or a \$3.4 million increase) in income.³² Some of the amendments, compared to the previous LTFP, include:

- ▶ higher depreciation, amortisation and impairment estimates resulting from updated asset values and subsequent changes in depreciation forecasts, further discussed in section 5.1
- ▶ a 6.1 percent increase in user charges related to a change in business arrangements, and
- ▶ a 12.2 percent increase in other income related to waste management services.

The Council's historical and projected operating performances are discussed further in section 5.1.

4.3 Indexation adjustments

The Council applies inflation adjustments to its cost and revenue estimates as detailed in its LTFP. It assumes CPI inflation increases of 3.75 percent in 2024-25, 3.5 percent in 2025-26, and 3.0 percent in 2026-27 with 2.5 percent per annum thereafter.³³

The Council's inflation forecasts are slightly above the current RBA forecasts - CPI (Australia-wide) which suggest growth of 2.6 percent per annum on average between 2024-25 and 2033-34.³⁴

The Commission notes that the Council's stated assumptions for indexation in its 2024-25 LTFP are transparent and based on its annual review of these forecasts. However, in a period of decreasing inflation, it may be appropriate to use a more current inflation forecast when preparing budgets. Notwithstanding the need for the Council to endeavour to find savings and reduce any inflationary impact on its community, the Commission recommends that the Council:

2. **Continue** to review its inflation forecasts in its budget and forward projections at least annually.

4.4 Increase to capital expenditure estimates

The Council's 2024-25 LTFP indicates an increase in capital expenditure for asset renewals (by \$28.8 million or 29.2 percent), and for new and upgraded assets (by \$6.5 million or 19.0 percent),

³¹ Material amendments reasons in the 2024-25 LTFP estimates provided by the Council to the Commission (in an Excel template).

³² Table 1 shows only selected financial items to demonstrate the material amendments made by the Council in its 2023-24 estimates. It excludes various financial items, and individual items do not sum to totals.

³³ City of Unley 2024-25 to 2033-34 Long-Term Financial Plan, p. 22; Inflation assumptions based on Adelaide CPI forecast (SA Treasury) at 30 June of the preceding year used to inform budget.

³⁴ The forecast average annual growth in the CPI from 2024-25 to 2033-34 is estimated to be 2.6 percent based on the RBA forecasts for the CPI (Australia-wide) to June 2027 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

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compared to the previous year's LTFP (for the period from 2024-25 to 2032-33). From the nine-year projections in the 2024-25 LTFP, the Council has factored in a total of \$127.3 million in capital renewal and replacement works and \$40.6 million in new and upgraded capital works, accounting for 76.0 percent and 24.0 percent of the total capital expenditure program respectively.

The Council's recent review of asset management plans in 2023-24 updated data underpinning capital renewal and operational management costs. The work identified a requirement for significant increases in capital renewal expenditure for Transport and Kerbing costs, partly due to updated design and safety standards, and additional assets were included in the Open Space asset category.³⁵ Assets, the asset management plans, and the Council's capital expenditure outlook are discussed further in section 5.3.

4.5 Changes between 2023-24 LTFP and annual business plan

The Council adopted its 2024-25 Annual Business Plan and Budget in June 2024, together with its 2024-25 LTFP. The Commission notes that the Council's LTFP identifies the risks to its estimates after it is adopted (due to economic factors, for example) and that the Annual Business Plan also includes its 2024-25 estimates (aligned with the LTFP). While there is no current regulatory requirement for it to publish its LTFP projections with its annual business plan and budget, the Commission notes the good practice of the Council in aligning the strategic documents (which is a legislative requirement).

³⁵ City of Unley correspondence – Asset Management Plans – Explanation of Significant Variances, 30 September 2024.

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5 Financial sustainability

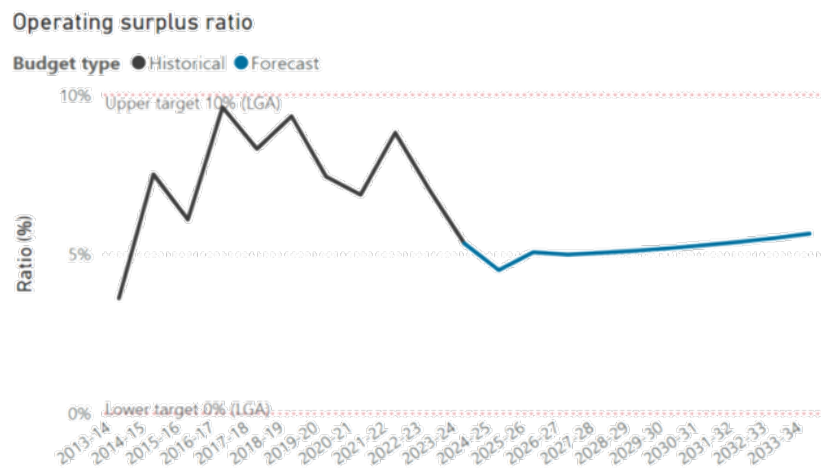
5.1 Operating performance

5.1.1 Key points

- ✓ Council has historically achieved operating surpluses, and forecasts continued surpluses.
- ✓ Growth in rates per property between 2013-14 and 2022-23 was closely aligned to inflation.
- ✓ Growth in expenses per property was below inflation between 2013-14 and 2022-23.
- ⚠ Depreciation grew by 5.2 percent per annum between 2013-14 and 2022-23 and is forecast to increase by 3.1 percent per annum between 2024-25 and 2033-34.

5.1.2 Operating Surplus Ratio

Figure 2: Operating surplus ratio – historical and forecast

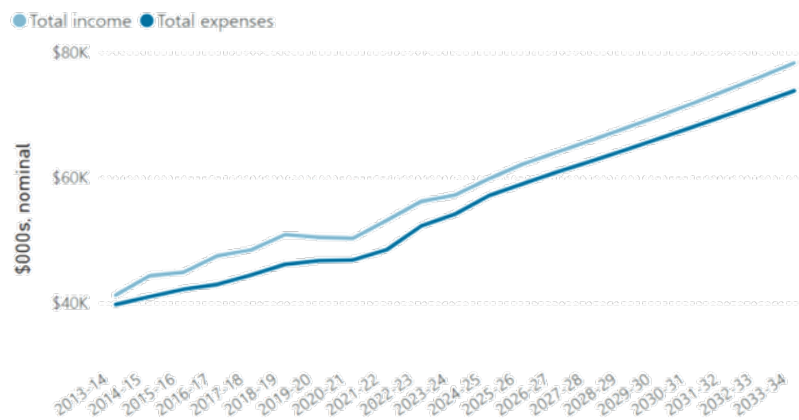


The Council has continuously run operating surpluses from 2013-14 to date, with an average surplus of 3.7 percent per annum and an average OSR of 7.5 percent, which is within the LGA target range of zero to 10.0 percent. The Council's forecast indicates annual growth in the OSR, to reach a maximum of 5.6 percent in 2033-34, remaining within the LGA recommended range for the ratio.

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Figure 3: Total income and expenses – historical and forecast

Total income and total expenses



5.1.3 Income

Rates revenue increased from 2013-14 to 2022-23 by an average of 3.4 percent per annum and total income increased in the same period by 3.5 percent per annum. Rateable properties increased from 18,351 in 2013-14 to 19,507 in 2022-23 – a growth rate of 0.7 percent per annum.

Rates per property increased by an average of 2.7 percent per annum which is closely aligned to CPI inflation increases for the same period (2.6 percent³⁶) but above the rate of expenses growth per property at 2.4 percent.

As a percentage of total income, between 2013-14 and 2022-23, both rates and grants decreased while investment income and reimbursements increased. Grants income was 'lumpy' over the period, mostly reflecting the timing of Federal Government Financial Assistance Grants (FAG). A three-year average in grants of \$3.8 million in 2022-23 compares with the three-year average of \$3.3 million in 2015-16, which reflects an increase in dollars but a decrease in value in real terms when adjusted for inflation.

Looking forward, all categories of income are expected to grow between 2024-25 and 2033-34, increasing total income by 3.0 percent per annum, or just above forecast inflation of 2.6 percent.³⁷ The Council is projecting average annual rates revenue growth of 3.1 percent to 2033-34, (rates are discussed in more detail in section 6). Grants income is anticipated to average \$3.4 million per annum over the forecast period, compared to the historical average of \$3.7 million per annum. The average growth in annual rates revenue is slightly above forecast expense growth.

5.1.4 Expenditure

Over the historical period 2013-14 to 2022-23, total operating expenses increased by an average of 3.1 percent per annum. Accounting for the increase in rateable properties over time, expenses per property increased by 2.4 percent on average, slightly below CPI inflation. Employee costs as a percentage of total expenses declined between 2013-14 and 2022-23, while depreciation and materials/contracts costs both increased due to inflation in contracts and materials, and updated asset

³⁶ ABS historical time series, available at: <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/sep-quarter-2023#capital-cities-comparison>.

³⁷ The forecast average annual growth in the CPI from 2024-25 to 2033-34 is estimated to be 2.6 percent based on the RBA forecasts for the CPI (Australia-wide) to June 2027 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

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data. Depreciation grew by an average of 5.2 percent per annum and materials and contracts expenses grew by an average 3.7 percent per annum between 2013-14 and 2022-23.

Operating expense forecasts indicate employee numbers will increase by 21 FTE in 2024-25 and remain at that level until 2033-34. The higher FTE represents the Council's establishment (approved staffing numbers), and the Council's intention is to fill all vacant positions in 2024-25.³⁸

The Council forecasts that depreciation will grow by 3.1 percent per annum between 2024-25 and 2033-34, while depreciation as a proportion of total expenses is projected to grow from an average of 18.6 percent between 2013-14 and 2022-23 to 22.1 percent in 2023-24. The Council forecasts average growth in materials, contracts and other expenses that approximately aligns with RBA inflation forecasts. Finance costs are forecast to exhibit an annual average growth of 8.0 percent between 2024-25 and 2032-33, as borrowings grow.

Figure 4: Expenses by category – proportions

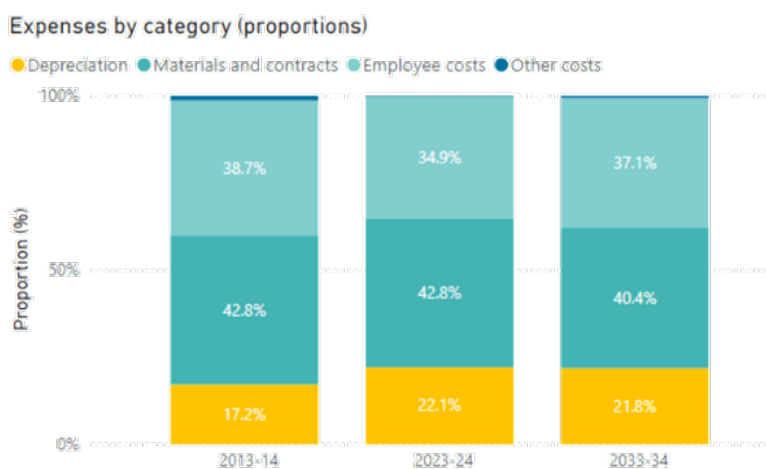


Figure 4 shows the proportions for each type of expense historically and forecast while Figure 5 shows the increase in actual expenses over time.

³⁸ Advised by General Manager, Corporate Support, in conversation, 29 October 2024.

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Figure 5: Expenses by category – historical and forecast

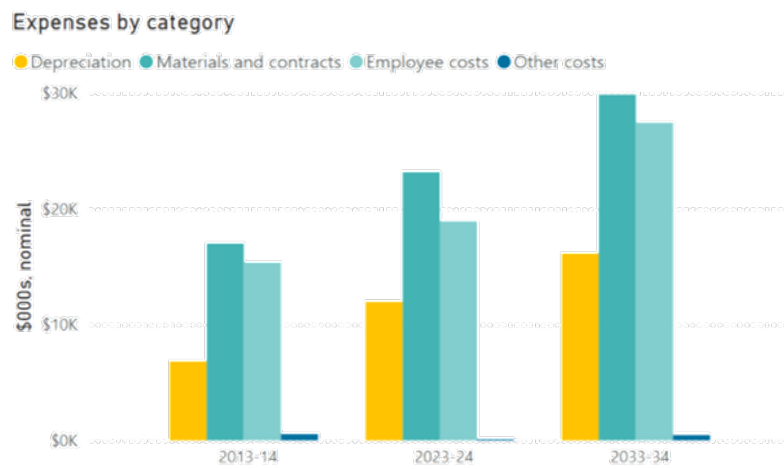
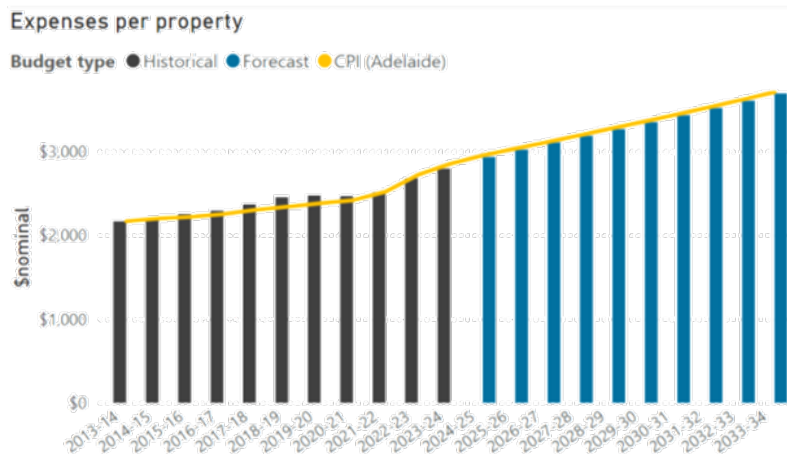


Figure 6: Expense by rated property - historical and forecast



Expenses per property (a metric that also accounts for growth) are expected to increase by an average of 2.6 percent per annum over the forecast period, which aligns with current inflation projections.

The forecast expenditure reflects contained growth, and is a positive trend, noting that the Council's ongoing financial sustainability outlook does rely on continued rate increases and cost constraints.

The Commission notes the Council's ongoing financial sustainability benefits from its geographical location and relatively affluent community. Notwithstanding recent economic shocks, the Council works in a relatively stable low rateable property growth environment, due to a high population density and limited free land. The Council's focus on asset renewal is conducive to effective operation with minimal risk. Expenses have historically run slightly higher than CPI and ratepayers may benefit from the Council closely considering its cost base and productivity while maintaining service levels.

The Commission has observed the current good practice of the Council in conducting regular service level reviews of its operations, including community consultation and reporting process and outcomes.³⁹

³⁹ 2024-25 City of Unley Annual Business Plan & Budget, p. 12.

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5.1.5 Commission's recommendations on operating performance

To ensure the Council is positioned to achieve the real-terms reduction in its cost base that it has forecast, and to improve its operating performance (without the need for further rate increases above inflation), the Commission recommends that the Council:

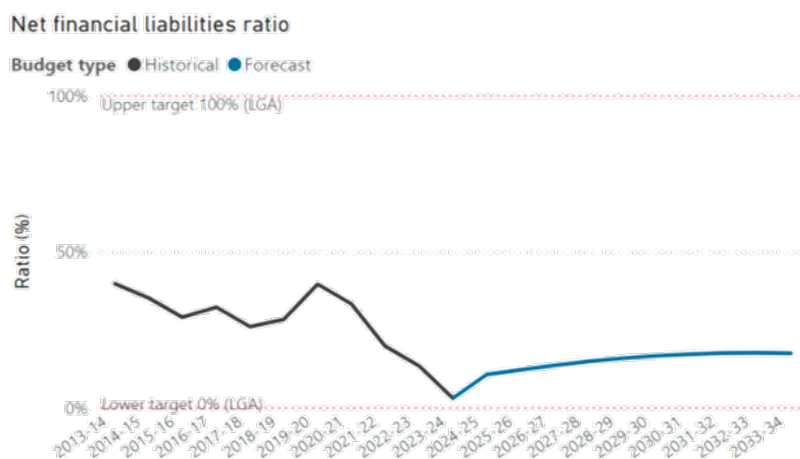
3. **Continue** to monitor cost growth in its budgeting where possible, and report savings in strategic documents.

5.2 Net financial liabilities

5.2.1 Key points

- ✓ The net financial liabilities ratio averaged 29.7 percent between 2013-14 and 2022-23.
- ✓ The net financial liabilities ratio is forecast to average 15.4 percent between 2024-25 and 2033-34.

Figure 7: Net financial liabilities ratio – historical and forecast



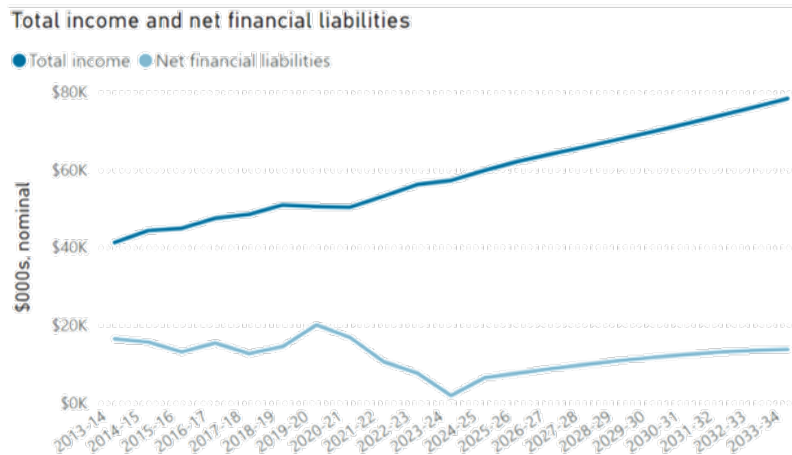
The Council's net financial liabilities ratio trended downwards between 2013-14 and 2022-23 from 40.0 percent to 14.0 percent, with an average net financial liabilities ratio of 29.7 percent over this period. It has been maintained within the suggested LGA target range for the indicator of between zero and 100.0 percent and is at a level that demonstrates the Council is only accumulating liabilities that its operating income can reasonably service.⁴⁰

The forecast net financial liabilities ratio is expected to grow at an average of 5.6 percent per annum and have an average of 15.4 percent between 2024-25 and 2033-34. The forecast ratio trend is upwards because of increasing borrowings as discussed below.

⁴⁰ The net financial liabilities ratio is defined as: Net financial liabilities ÷ Total operating income. This ratio measures the extent to which a council's total operating income covers, or otherwise, its net financial liabilities. The suggested LGA target range is between zero and 100.0 percent of total operating income, but possibly higher in some circumstances (LGA SA Financial Indicators Paper, pp. 7-8).

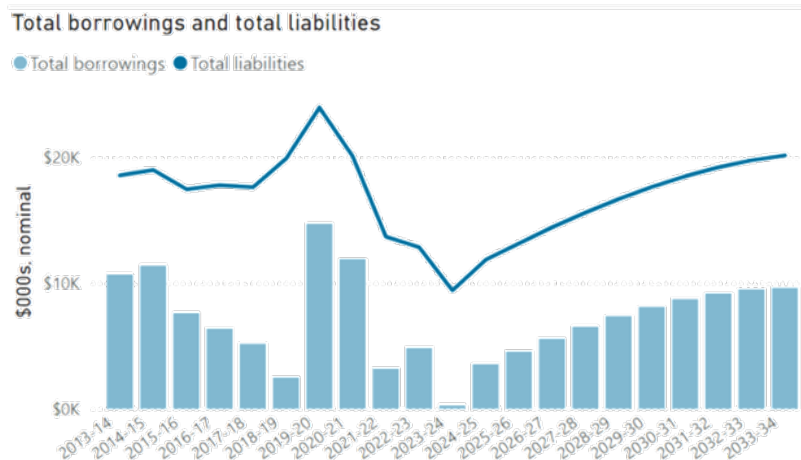
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Figure 8: Total income and net financial liabilities – historical and forecast



The upward trend of total income compared to net financial liabilities indicates that the Council can easily cover its obligations.

Figure 9: Total borrowings and total liabilities – historical and forecast



The Council used loans to fund its renewal of existing assets and acquisition of new and upgraded assets in 2019-20.⁴¹ Total borrowings decreased between 2013-14 and 2018-19 followed by new borrowings in 2019-20 and 2022-23. As a percentage of total liabilities, borrowings decreased from 58.0 percent (2013-14) to 38.0 percent (2022-23). In accordance with the Council's Treasury Management Policy, it utilises Cash Advance Debentures (CAD) through the Local Government Finance Authority (LGFA) to support short term cash flow variability.⁴²

The Council has indicated that it will continue to use borrowings to fund major capital infrastructure projects and utilise CAD to facilitate cash flow.⁴³ Based on the Council's projected borrowings, the net

⁴¹ City of Unley *Long-Term Financial Plan*, June 2024.

⁴² City of Unley, Responses to ESCOSA Questions 22 April 2024.

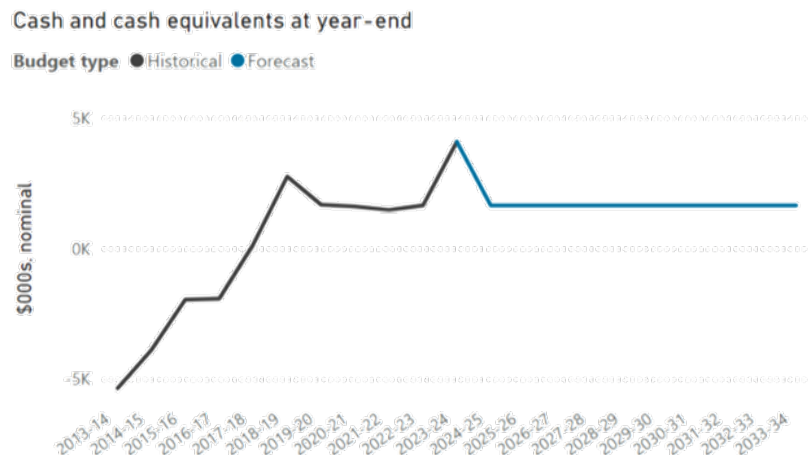
⁴³ Meeting with City of Unley, 13 June 2024.

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financial liabilities ratio is expected to grow by an average of 5.6 percent per annum to a maximum of approximately 18.0 percent by 2033-34. The Council has not identified any repayment plan for borrowings in the LTFP as the long-term repayment of the CAD is based on net cash movements and it intends to maintain borrowings for some projects in the interests of intergenerational equity.⁴⁴

Figure 10: Cash and cash equivalents at year end – historical and forecast



Over the period from 2013-14 to 2022-23, cash held at year end increased, and total liabilities decreased by an average of 4.0 percent per annum. The Council's net cash flows after operating and investing (that is, capital-related) activities averaged \$0.5 million annually between 2013-14 and 2022-23. Cash held at the end of each year, including financing activities, moved from deficit positions between 2013-14 and 2016-17 to a positive cash position between 2017-18 and 2022-23 (see Figure 10). Looking forward, cash is anticipated to remain at a steady level as CAD are used to facilitate cash flow.⁴⁵

5.3 Asset renewals expenditure

5.3.1 Key points

- ✓ Asset management plans are comprehensive and regularly updated.
- ⚠ The gross asset renewal funding ratio was 114.7 percent, which is above the LGA recommended range, indicating an overspend on asset renewal.
- ✓ The forecast gross asset renewal funding ratio is 100.0 percent, which is within the LGA recommended range indicating asset renewal spending that meets renewal requirements.
- ✓ Forecast capital expenditure is focused on renewal of assets rather than acquisition of new assets.

The Commission notes that the Council's asset base is covered by its existing AMP, and asset valuations for those assets have been carried out within the last four years. The Council's transport assets (mainly road assets) represent the largest asset class, and is a major focus of its renewal

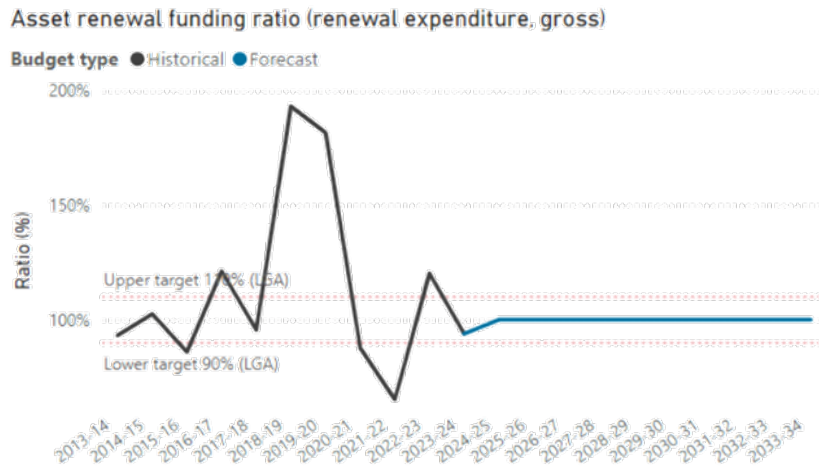
⁴⁴ Correspondence with City of Unley, General Manager, Corporate Support, 4 November 2024.

⁴⁵ Correspondence with City of Unley, General Manager, Corporate Support, 4 November 2024.

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investment, projected to account for 60.0 percent (or \$86.0 million) of the total asset renewal budget over the next 10 years.⁴⁶

Figure 11: Asset renewal funding ratio (renewal expenditure gross) – historical and projected



The Council has met or exceeded the recommended gross asset renewal funding ratio⁴⁷ target between 2013-14 and 2022-23 with significant volatility during the period as per Figure 11. The significant capital renewal expenditure between 2018 and 2020 was due to the renewal and upgrade of a major asset (King William Road).

Between 2013-14 and 2022-23, the gross asset renewal funding ratio (under the 'IAMP-based' approach) averaged 114.7 percent⁴⁸ signifying an overspend on the renewal and rehabilitation needs of its asset stock over this period. The Council's spending on renewal and rehabilitation of assets averaged \$8.5 million each year (over this period). A new asset management approach has been developed in the latter five years to work towards a consistent and smoothed approach to asset renewal funding.⁴⁹ This approach may include bringing forward or deferring expenditure to align projects and reduce overall expenditure, eg undertaking kerb and road surface renewal together.⁵⁰

From 2024-25 to 2033-34, the ratio is forecast to average 100.0 percent, reflecting ongoing expenditure that will meet renewal requirements.

⁴⁶ City of Unley 2024-25 to 2033-34 Long-Term Financial Plan, p. 34.

⁴⁷ The IAMP-based method is the current industry standard whereby asset renewal/replacement expenditure is divided by the recommended expenditure in the IAMP (or AMP). Ideally, this will show the extent to which a council's renewal or replacement expenditure matches the need for this expenditure, as recommended by the plan. The suggested LGA target range for the ratio is 90.0 to 110.0 percent (LGA SA Financial Indicators Paper, p. 9).

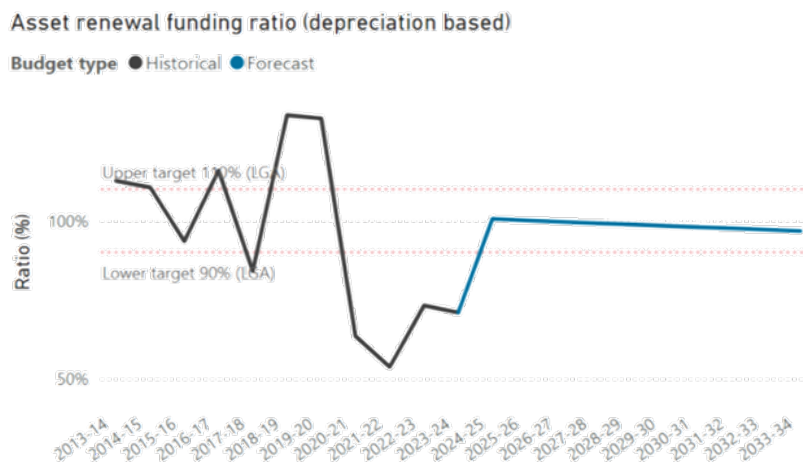
⁴⁸ The quoted averages for the ratio are based on 'gross asset renewal expenditure' (before the sale of replaced assets) rather than 'net asset renewal expenditure'.

⁴⁹ Meeting with City of Unley, 13 June 2024.

⁵⁰ Meeting with City of Unley, 13 June 2024.

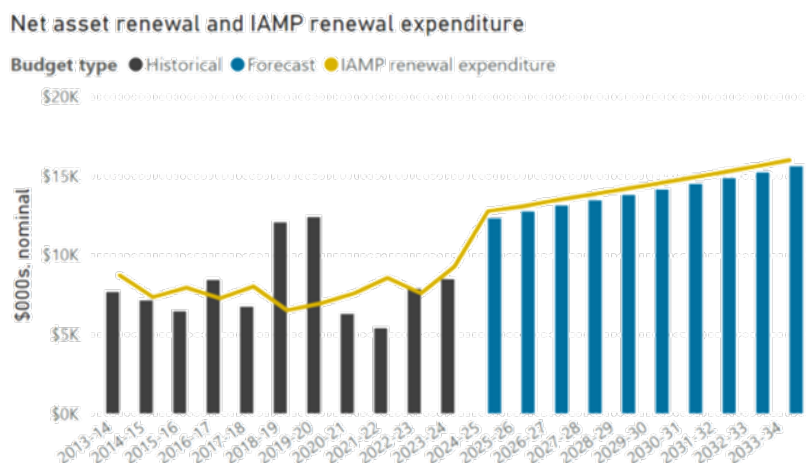
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Figure 12: Asset renewal funding ratio (depreciation based) – historical and forecast



Asset renewals can also be evaluated by the depreciation-based asset renewal funding ratio,⁵¹ which is forecast to track above the recommended minimum level (for the IAMP-based ratio) of 90.0 percent, averaging 98.6 percent per annum to 2033-34. This is marginally above the average historical depreciation-based asset renewal funding ratio of 97.3 percent between 2013-14 and 2022-23. The volatility in the depreciation-based historical asset renewal funding ratio aligns with volatility in gross asset renewal funding ratio, however over time, the average ratio for both is within the LGA's recommended ranges. Both historical and forecast ratio averages indicate a consistent approach to renewal of assets over time, with forecast expenditure anticipated to be smoother than within the historical period.

Figure 13: Net asset renewal and IAMP renewal expenditure – historical and projected



Annual spending on renewal or rehabilitation of assets is projected to average \$14.3 million between 2024-25 and 2033-34, compared to average annual expenditure of \$8.5 million between 2013-14 and 2022-23. Expenditure on new capital assets is projected to average \$4.6 million per annum, which is slightly below the average historical expenditure between 2013-14 and 2022-23 of \$4.8 million per

⁵¹ The Council's asset renewal funding ratio by the depreciation-based method (where asset renewal/replacement expenditure is divided by depreciation expenses). This ratio shows the extent to which capital expenditure on the renewal and replacement of assets matches the estimated rate at which these assets are used or consumed.

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annum. These forecasts suggest that the Council's focus will be on renewal and replacement of assets rather than the acquisition of new assets.

The Council has noted several factors that contribute to the increase in proposed asset renewal expenditure arising from its asset data review, condition assessments and update of asset unit rates, useful lives and valuations. Predominantly, increased expenditure is driven by increased costs for road surfaces/bases and kerbing.⁵² The Council's planned renewal expenditure in 2024-25 is mainly attributed to transport assets (including roads, pathways, kerbing, car parks, street lighting and traffic control devices), which accounts for approximately 58.0 percent of the capital renewal program in 2024-25.⁵³

Figure 14: Total capital expenditure by category – historical and projected

Total capital expenditure by category

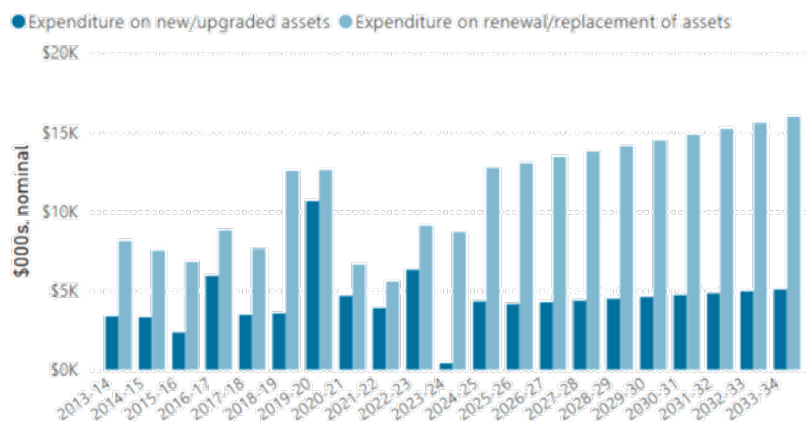
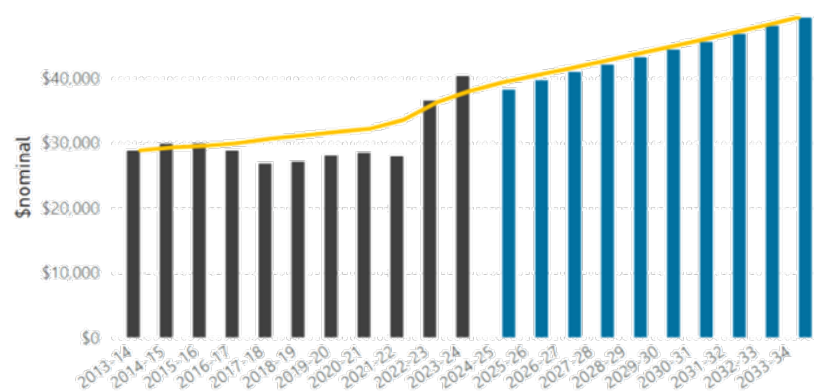


Figure 14 shows the historical and forecast renewal capital expenditure per annum compared to new capital expenditure.

Figure 15: Value of asset stock per rateable property – historical and projected

Value of asset stock per rateable property

Budget type ● Historical ● Forecast ● CPI (Adelaide)



The Council's asset base has grown between 2013-14 and 2022-23 by an average of 3.4 percent per annum. This has led to an average increase in the value of the asset stock per property of \$854 or

⁵² Correspondence with City of Unley, "AMP Explanation of significant variances", 30 September 2024.

⁵³ City of Unley 2024-25 Annual Business Plan & Budget, p. 50.

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2.7 percent per annum (see Figure 15). By implication, this indicates the Council's asset stock has almost exactly kept pace with inflation.

The Council currently has individual AMP for transport, buildings, open space and stormwater assets. These cover the Council's asset base and reflect asset valuations that have been carried out within the last four years. In formulating its AMP, the Council has considered several matters such as customer levels of service, utilisation and demand of its assets, life cycle management, and risk management planning. These matters (among others) have informed the Council's planned operating and maintenance budgets, and asset renewal needs over the period to 2033-34. The Commission's review of the AMP has found that the Council's strategic planning processes aligns with good practice for a council of its size and complexity.

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6 Advice on current and projected rate levels

6.1 Key points

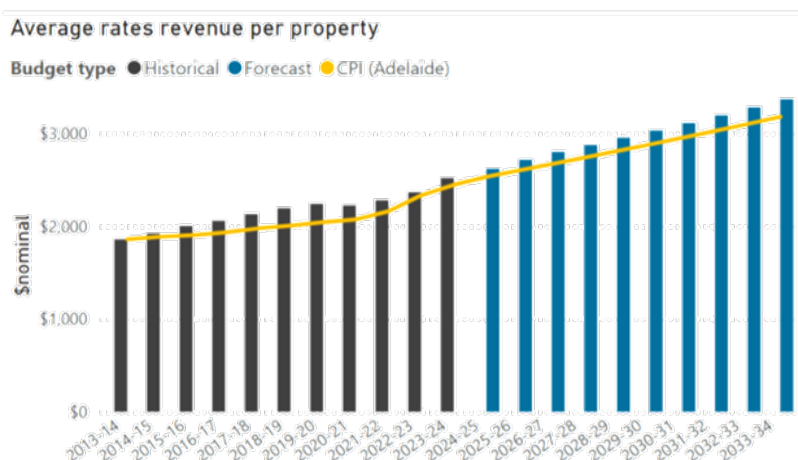


Rate revenue per property increased broadly in line with inflation between 2013-14 and 2022-23.



Rate revenue per property is forecast to grow at 2.8 percent per annum between 2024-25 and 2033-34 which is slightly above forecast inflation of 2.6 percent per annum over the same period.

Figure 16: Average rates revenue per property – historical and projected



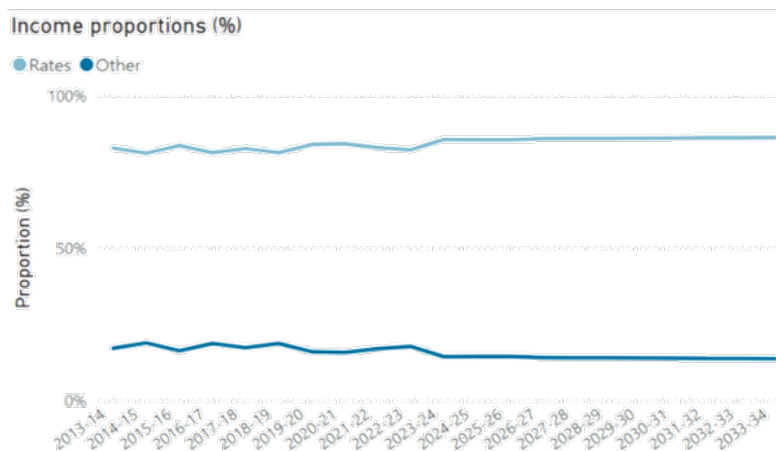
The Council's historical rate revenue per property growth has averaged 2.7 percent or \$56 per annum across all properties over the past 10 years,⁵⁴ to reach an estimated average of \$2,367 per property in 2022-23. This increase was broadly in line with the CPI growth, at an average of 2.6 percent per annum over the same period.⁵⁵ Rateable property numbers grew by an average of 0.7 percent per annum between 2013-14 and 2022-23. Current rate levels partially reflect the Council's recent history of spending growth in 'materials, contracts and other' expenses and increases in depreciation.

⁵⁴ From 2013-14 to 2022-23.

⁵⁵ CPI Adelaide, available at: <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/jun-quarter-2024>.

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Figure 17: Income proportions (percent)



The Council remains reliant on its rate base for its operating sustainability. As Figure 16 indicates, rates revenue has averaged 82.6 percent of total operating income between 2013-14 and 2022-23 with a forecast that rates will account for 85.9 percent of operating income per annum on average between 2024-25 and 2033-34.

6.2 Proposed rate increases for 2024-25

The Council has budgeted for an average residential rate revenue increase of 4.19 percent across all properties based on its inflationary estimates, using the Adelaide CPI for March 2024 (of 4.3 percent).⁵⁶ This increase is above the RBA forecast of 2.8 percent to June 2025.⁵⁷

Differential rate categories apply to different land uses within the Council area and all rate categories are estimated to increase differently, reflecting the Council's recognition of current financial pressure experienced by many households and businesses.⁵⁸ Notably, rates will increase on vacant land by 18.3 percent⁵⁹ following a decrease of 9.9 percent in 2023-24.⁶⁰ The Council raises separate rates from specific business precincts, in consultation with traders for promotion and projects in those areas.⁶¹

On a proportional revenue basis, residential ratepayers account for around 79.0 percent of 2024-25 budgeted rates revenue, followed by commercial office and other (13.0 percent), and commercial shop and industry ratepayers (8.0 percent).⁶²

Other than 'general rates' revenue, the Council collects income from statutory and user charges, grants, investments and reimbursements.

6.3 Projected further rate increases

Over the forward years of its LTFP, the Council is projecting annual average rate revenue increases of 3.1 percent from 2024-25 to 2033-34. When accounting for forecast growth in the numbers of rateable property, this represents an increase of 2.8 percent growth per annum per property.

⁵⁶ Current inflation rate plans developed; 2024-25 City of Unley Annual Business Plan & Budget, p. 27.

⁵⁷ RBA data – forecast time series, available at <https://www.rba.gov.au/publications/smp/2024/aug>.

⁵⁸ 2024-25 City of Unley Annual Business Plan & Budget, p. 27.

⁵⁹ 2024-25 City of Unley Annual Business Plan & Budget, p. 27.

⁶⁰ 2023-24 City of Unley Annual Business Plan & Budget, p. 23.

⁶¹ 2024-25 City of Unley Annual Business Plan & Budget, p. 28.

⁶² 2024-25 City of Unley Annual Business Plan & Budget, p. 26.

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In total, the LTFP effectively projects a cumulative increase averaging \$83 per annum per existing ratepayer (to an estimated \$3,371 per annum) by 2033-34, which is consistent with the Council's assumed inflation growth over this period but is also above the RBA-based inflation forecast of an average of 2.6 percent per annum.⁶³

6.4 Affordability risk

Affordability risk among the community for these further rate increases appears to be low, on balance, when considering:

- ▶ the Council's relative average socio-economic indexes for areas (SEIFA) economic resources ranking for the City of Unley area⁶⁴
- ▶ the current average rates (across most ratepayers) without significant forecast increases above inflation for ratepayers
- ▶ the effect of cumulative increases in rates per existing ratepayer of approximately 2.8 percent per annum in the period 2024-25 to 2033-34, close to the forecast rate of inflation, and
- ▶ the overall financial sustainability risks of the Council and its forecast LTFP trend of consistent operating surplus to 2033-34.

However, as the current economic environment continues to exert pressure on most communities' capacity to pay for further rate increases, including those of the Council, the Commission recommends that the Council:

4. **Continue** to minimise further average rate increases above inflation, to help reduce any emerging affordability risk in the community.

⁶³ The forecast average annual growth in the CPI from 2024-25 to 2033-34 is estimated to be 2.6 percent based on the RBA forecasts for the CPI (Australia-wide) to June 2027 (and the Commission's calculations of average annual percentage growth) and the midpoint of the RBA's target range (2.5 percent) from 2025-26.

⁶⁴ The City of Unley area is ranked 60 among 71 South Australian 'local government areas' (including Anangu Pitjantjatjara and Maralinga Tjarutja Aboriginal community areas and 'unincorporated SA') on the Australian Bureau of Statistics SEIFA Index of Economic Resources (2016), where a lower score (eg, 1) denotes relatively lower access to economic resources in general, compared with other areas, available at <https://www.abs.gov.au/statistics/people/people-and-communities/socio-economic-indexes-areas-seifa-australia/latest-release>.

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7 The Commission's next advice and focus areas

In the next cycle of the Scheme, the Commission will review and report upon the Council's:

- ▶ ongoing performance against its current LTFP estimates
- ▶ the identification and reporting of opportunities for cost savings
- ▶ the planned asset renewal and replacement expenditure versus actual expenditure
- ▶ the Council's efforts to minimise any emerging affordability risks, and
- ▶ financial and planning preparedness to optimise outcomes for ratepayers of current and potential urban infill developments, including the economic, social and environmental implications that will be generated by the higher densities.

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8 Appendix: Glossary of terms

Item	Explanation
ABS	Australian Bureau of Statistics
AMP	Asset management plan (also called an IAMP)
ARFR	Asset Renewal Funding Ratio Since 2013, the asset renewal funding ratio has been defined as: $\text{Asset Renewal Expenditure} \div \text{IAMP Renewal Expenditure}$ Where IAMP Renewal Expenditure is that required according to the IAMP.
Commission	Essential Services Commission, established under the <i>Essential Services Commission Act 2002</i>
CPI	Consumer Price Index (Adelaide, All Groups)
Council	City of Unley
F&A	Local Government Advice: Framework and Approach – Final Report
IAMP	Infrastructure and asset management plan (also called an AMP)
LG Act	<i>Local Government Act 1999</i>
LGA SA Financial Indicators Paper	Local Government Association of South Australia, Financial Sustainability Information Paper 9 - Financial Indicators Revised May 2019
LTFP	Long-term financial plan
NFLR	Net Financial Liabilities Ratio Net Financial Liabilities are defined as: Total Liabilities LESS Current Assets (Cash and Cash Equivalents) LESS Current Assets (Trade and Other Receivables) LESS Current Assets (Other Financial Assets) LESS Non-Current Assets (Financial Assets - excluding equity accounted investments in council businesses) The net financial liabilities ratio is: $\text{Net financial liabilities} \div \text{Total Operating Income}$
OSR	Operating Surplus Ratio The Operating Surplus (Deficit) is defined as: $\text{Total Operating Income} \text{ LESS } \text{Total Operating Expenses}$ The Operating Surplus Ratio is defined as: $\text{Operating Surplus (Deficit)} \div \text{Total Operating Income}$

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Item	Explanation
Regulations	<i>Local Government (Financial Management) Regulations 2011</i>
RBA	Reserve Bank of Australia
SEIFA	Socio-Economic Indexes for Areas
SMP	Strategic management plan
The scheme or advice	Local Government Advice Scheme

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DECISION REPORT

REPORT TITLE: CONSERVATION GRANTS 2024/25
ITEM NUMBER: 4.4
DATE OF MEETING: 24 MARCH 2025
AUTHOR: DON DONALDSON, MANAGER PLANNING AND DEVELOPMENT
DIVISION: CITY SHAPING
ATTACHMENTS: 1. GRANT ASSESSMENT

1. **PURPOSE**

This report seeks Council's endorsement for the allocation of remaining funds for the City of Unley Conservation Grants, from the initial round of grants in 2024.

2. **RECOMMENDATION**

That:

1. The report be received.
2. The following Conservation Grants be funded from the 2024/25 allocated budget, for a total amount of \$5,363.00 as follows:
 - \$773 for maintenance pruning at 25 Byron Road, Black Forest
 - \$573 for maintenance pruning at 10 Bloomsbury Street, Goodwood
 - \$1040 for maintenance pruning at 5 Nelson Street, Fullarton
 - \$1012 for maintenance pruning at 14 Riverdale Road, Myrtle Bank
 - \$1,965 for maintenance pruning at 216A Cross Road, Unley Park

3. **RELEVANT CORE STRATEGIES – COMMUNITY PLAN 'TOWARDS 2050'**

2. Environment

2.5 We partner, facilitate and advocate to overcome constraints and achieve our environmental ambitions.

4. **BACKGROUND**

The City of Unley's Conservation Grants encourage and assist residents

to maintain significant/regulated trees, heritage places and representative places within the Historic Overlay in the Planning and Design Code. An annual budget of \$50,000 is set to fund individual grants that meet the established policy criteria.

As set out in the Council's Conservation Grants Policy, the Council will provide funding of up to 50% of the total cost of works, with a maximum amount of \$3,000 for significant and regulated trees (advice, retention, and maintenance pruning) and \$5,000 towards restoration and maintenance for State/Local Heritage Places and representative buildings.

A copy of the Policy can be found [here](#)

An initial round for the Conservation Grants was called in July 2024. This initial round was completed and endorsed by the Council on 30 September 2024. The applications included:

Application Type	Applications Received	Recommended
Significant / Regulated Tree Pruning	23	23
Local Heritage Places	2	2
Representative Dwellings	5	5
Total Value (30 grants)		\$46,880

At the end of the first round, it was identified that the grant had \$3,120 remaining unallocated. After offers were distributed, there was an additional sum of \$2,243 due to altered quotes and one offer not being taken up. A second round was opened in January 2025 for the remaining funds of \$5,363.

Applications received in this second round have been assessed by staff and are now presented to Council for consideration.

5. **DISCUSSION**

A total of six (6) applications were received, totaling \$11,710.00, comprising:

Application Type	Applications Received	Recommended
Significant / Regulated Tree Pruning	5 (separate properties)	5
Restoration/maintenance - LHP/SHP/ representative building	1 (ineligible)	0
Total Value (5 grants)		\$5,363.00

Arboricultural assessment of the applications was undertaken by Council's independent arborist.

The assessment of the grants received is provided as Attachment 1.

Attachment 1

It is noted that the applications have sought funding based on the requirement of two (2) quotes provided with the submission. Where an applicant has requested 50% of the funding on the higher quote, Council can consider the lower quote where it also proposes appropriate works.

The value of the five (5) applications exceeded the remaining grant funding amount. As all were deemed to be of merit, the recommendation reflects pro-rata amounts to ensure all eligible applicants received grant funding, acknowledging that it is less than 50% of the amount requested.

Alternatively, the Council could choose to omit one application to ensure the remaining 4 received 50% of the amount requested.

6. POLICY IMPLICATIONS

6.1 Financial/budget implications

- The proposed remaining allocation of funding is in accordance with Council's annual budget for Conservation Grants.

6.2 Risk Management (identification and mitigation)

- By providing financial support under the Policy, Council encourages owners to maintain character homes and significant and regulated trees.
- The Grants Program is managed in accordance with the Council's Conservation Grants Policy.

6.3 Staffing/Work Plans/Additional Resource Impact

- The calling and assessment of the grants is resourced within existing operational requirements.

6.4 Climate/Environmental Impact

- *Natural Environment* – Council's Conservation Grants seek to encourage the retention of significant and regulated trees through their ongoing maintenance.

6.5 Social/Economic

- Council's Conservation Grants provide support for the retention of regulated/significant trees and the City's heritage/representative buildings.

7. **ANALYSIS OF OPTIONS**

Option 1 –

1. The report be received.
2. The following Conservation Grants be funded from the 2024/25 allocated budget, for a total amount of \$5,363.00 as follows:
 - \$773 for maintenance pruning at 25 Byron Road, Black Forest
 - \$573 for maintenance pruning at 10 Bloomsbury Street, Goodwood
 - \$1040 for maintenance pruning at 5 Nelson Street, Fullarton
 - \$1012 for maintenance pruning at 14 Riverdale Road, Myrtle Bank

\$1,965 for maintenance pruning at 216A Cross Road, Unley Parkall met the relevant criteria under the Policy and would expend the full Conservation Grants for 2024/25.

1. Option 2 – The report be received.
2. The following Conservation Grants be funded from the 2024/25 allocated budget, for a total amount of \$XXXX as follows:
 - [to be determined by Council]
3. Any remaining funding be allocated as:
 - [to be determined by Council]

If Council determines that alternate funding allocations are priorities, this will need to be reflected in the wording of the resolution. Any remaining funding would also need to be allocated or kept as savings.

8. **RECOMMENDED OPTION**

Option 1 is the recommended option.

9. **REPORT AUTHORISERS**

Name	Title
Ben Willsmore	General Manager City Shaping

Conservation Grants - Attachment 1 - Conservation Grant Assessment and Proposed Allocation

No.	Address	Suburb	Description	Reason	Amount Sought	Eligible Amount	Pro Rata Allocation Recommendation	Arborist Notes
1	25 Byron Road	Black Forest	Maintenance Pruning	Sig Tree	\$1,000.00	\$932.50	\$773.00	SUPPORTED WITH CONDITIONS - Happy to support pruning as proposed for the Iron Bark. The evergreen quote appears the most appropriate.
2	10 Bloomsbury Street	Goodwood	Maintenance Pruning	Sig Tree	\$825.00	\$731.50	\$573.00	SUPPORTED - Happy to support pruning as proposed.
3	5 Culross Avenue	Myrtle Bank	Façade works	Not Representative	\$5,000.00			Not Eligible
4	5 Nelson Street	Fullarton	Maintenance Pruning	Sig Tree	\$2,400.00	\$1,200.00	\$1,040.00	SUPPORTED - Happy to support pruning as proposed.
5	14 Riverdale Road	Myrtle Bank	Maintenance Pruning	Sig Tree	\$1,000.00	\$1,171.50	\$1,012.00	SUPPORTED WITH CONDITIONS - Happy to support pruning as proposed , prefer quote 2.(Adelaide Arborists)
6	216A Cross Road	Unley Park	Maintenance Pruning	Sig Tree	\$1,485.00	\$2,125.00	\$1,965.00	SUPPORTED WITH CONDITIONS - Happy to support pruning as proposed , refer TCT quote.
					\$11,710.00	\$6,160.50	\$5,363.00	

INFORMATION REPORT

REPORT TITLE:	CITY OF UNLEY CORPORATE GREENHOUSE GAS INVENTORY FY23-24 REPORT
ITEM NUMBER:	4.5
DATE OF MEETING:	24 MARCH 2025
AUTHOR:	SAVINI TENNAKOON, SUSTAINABILITY PROJECT OFFICER
DIVISION:	ASSETS AND SUSTAINABILITY
ATTACHMENTS:	1. CORPORATE GHG INVENTORY REPORT 2023-24

1. **PURPOSE**

This report provides Council with a summary of the City of Unley's corporate greenhouse gas emissions and reduction actions for the 2023-2024 Financial Year and progress on Council's target to achieve carbon neutrality by December 2030.

2. **RECOMMENDATION**

That:

1. The report be received.
-

3. **RELEVANT CORE STRATEGIES – FOUR YEAR DELIVERY PLAN**

2. Environment

2.2 We lead, promote, and incentivise local action on a carbon neutral and climate resilient future.

4. **BACKGROUND**

In 2020, the Council joined the Global Covenant of Mayors for Climate and Energy (GCoM). In joining GCoM, councils are asked to measure emissions, set targets and develop a roadmap to support emissions reductions. This commitment led to Council adopting its Climate & Energy Plan 2021-2030 (Plan). The Plan sets a target for Council to be carbon neutral by December 2030 and in doing so, contains actions to reduce Scope 1, 2 and 3 emissions.

Scope 1 and 2 emissions from Council's operations are based on the quantities of fuels and electricity used. Scope 3 emissions are those not produced by Council, but that are created by Council's value chain (i.e. are the result of when we buy, use and dispose of products from suppliers) and include embodied carbon emissions (i.e. concrete, steel and asphalt used in infrastructure projects).

Council develops a Corporate Greenhouse Gas (GHG) Inventory each Financial Year to report in a transparent manner progress towards achieving carbon neutrality by December 2030.

5. DISCUSSION

The total Carbon Footprint for the 2023-24 Financial Year for Scope 1, 2 and 3 GHG emissions for Council's operations is 4,348 tonnes CO²-e.

This represents a 26% decrease in emissions compared to the 2022-23 Financial Year which was 5,863 tonnes CO²-e. This decrease is largely attributed to a decrease in the purchase of materials in the construction materials and services category (Scope 3 emissions).

Scope 3 emissions are complex and more difficult to track than Scope 1 and 2 emissions as they relate to Council's value stream and upstream and downstream providers of products and services. This can result in less precision in the emissions estimates.

Organisations across Australia, including councils, are working to improve Scope 3 emissions reporting. The Administration is also progressing initiatives to improve reporting to help identify emission reduction opportunities including:

- Developing a Data Management Plan (DMP) to improve data collection to refine emissions calculations for Scope 3 activities. It is important to note that this refinement may result in an increase or decrease in the volume of emissions as their sources become better understood.
- Investigating carbon accounting software with a focus on tracking Scope 3 emissions.

While there are many sources of Scope 3 emissions, Council's GHG Inventory only reports on the focus areas for Scope 3 reductions identified in the Plan.

Emissions Reduction Actions

Emissions reduction actions completed in the 2023-24 Financial Year are summarised as follows:

- Purchased Council's first electric vehicle for the Regulatory Services Team.
- Installed two EV chargers at the Civic Centre to support Council's fleet transition to electric vehicles.

- Investigated establishment of public EV charging infrastructure on Council owned property. Council considered responses to a tender for the provision of public EV charging infrastructure and decided not to pursue further.
- Commenced a solar and battery installation project at Goodwood Community Centre (due for completion in the 2024-25 Financial Year).
- Continued with building efficiency upgrades as assets are replaced.
- Partnered with 10 South Australian councils for the *Low Carbon Roads and Footpaths for Local Government Project*.
- Purchased an additional e-bike for Council staff use, to encourage travel to meetings and site visits by bike instead of car.
- Introduced four thermal cameras to library collection to assist residents improve energy efficiency in their homes.
- Delivered 14 Sustainable Homes Expert Webinars in partnership with Renew and Resilient East to help reduce carbon emissions resulting from transport and building and operating a home.
- Reported Council's annual GHG emission data to CDP (Climate Disclosure Project) and GCoM to meet membership requirements.
- Investigated a Power Purchase Agreement for the purchase of 100% renewable energy for large and key smaller sites in partnership with Eastern Adelaide Renewable Power Purchasing Agreement.

The Corporate GHG Inventory Report for the 2023-24 Financial Year is contained in Attachment 1.

Attachment 1

Next Steps

Council is in the process of delivering the following actions that will lead to emissions reductions in the 2024-25 Financial Year:

- Complete the solar and battery installation at Goodwood Community Centre.
- Complete the Low Carbon Roads and Footpaths for Local Government Project.
- Install solar and battery facilities at the Council's Depot.
- Upgrade Unley Swimming Centre solar panel system.
- Upgrade LED Lighting at Civic Centre with a sensor automated system.
- Investigate carbon accounting software to better understand and reduce Scope 3 emissions.
- Install and commission solar monitoring hardware and software across facilities to improve energy monitoring and efficiency.
- Continue to purchase electric vehicles as replacements are due.
- Launch of the first solar and battery bulk buy engagements for the Council's Community Renewables Program. The second is to be held in May 2025.

- Negotiate a Power Purchase Agreement for renewable electricity in partnership with the Cities of Burnside, Campbelltown, Norwood Payneham & St Peters, Prospect, Tea Tree Gully, and Walkerville.

The Corporate GHG Inventory Report for the 2023-24 Financial Year will be published on Council's website.

6. REPORT AUTHORISERS

Name	Title
Maria Zotti	Manager Climate & Sustainability
Claude Malak	General Manager Assets & Sustainability



City of Unley Corporate Greenhouse Gas Inventory FY23-24

18 March 2025

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Kaurna Acknowledgement

We acknowledge that the City of Unley is part of the traditional lands of the Kaurna people and we respect their spiritual connection 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.

1 Executive summary

1.1 Background

The City of Unley has a commitment to achieving carbon neutrality for operations by December 2030 (Climate & Energy Plan, February 2023). This report describes the greenhouse gas emission inventory for the 2023-2024 financial year.

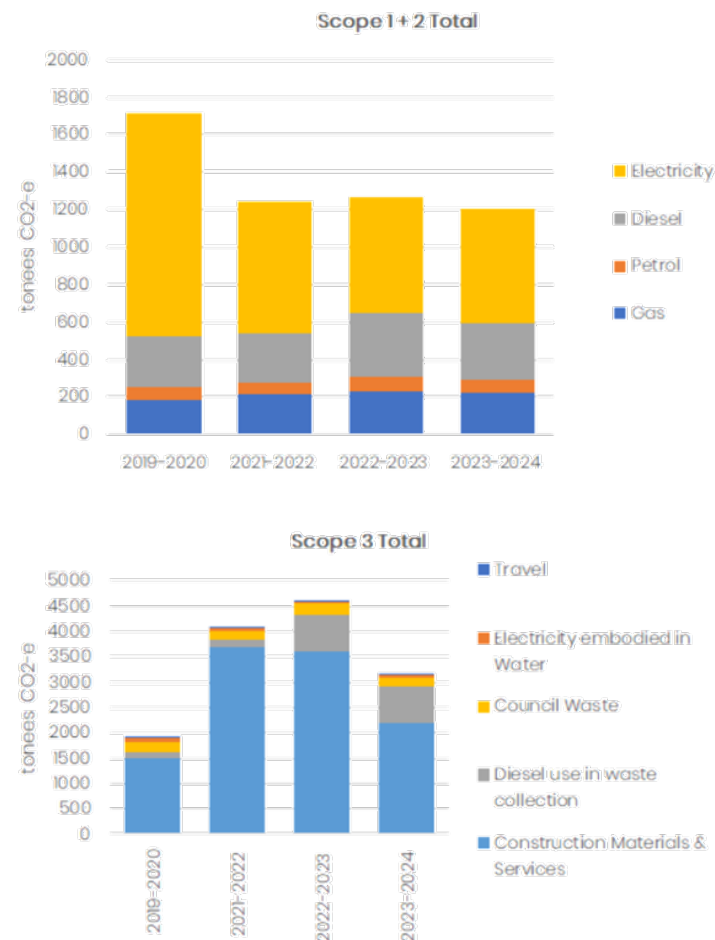
Inventories categorise emissions sources into three scopes:

- **Scope 1** or “direct emissions” are those released directly by Council Operations such as the combustion of petrol, diesel and gas.
- **Scope 2** refers to the emissions embodied in the electricity consumed by Council Operations.
- **Scope 3** refers to other “indirect” greenhouse gas emissions that are generated in the wider economy as a consequence of Council’s operations.

The Scope 1 and 2 emissions from Council Operations are based on the quantities of fuels and electricity used. These are well documented and accurately measured.

Scope 3 on the other hand is largely based on applying general “emissions factors” to categories of expenditure.

The FY2023-2024 inventory total represents a 20% increase in estimated overall emissions compared to the base year FY2019-2020 but is a 26% decrease compared to FY2022-2023. This is largely attributed to a decrease in spending in the construction materials and services category. Further detail is provided in **Table 1** and an explanation for all major changes is provided at Section 4.1.



2 Emissions Reduction Actions during FY2023–2024

City of Unley completed the following emissions reduction actions in FY2023–2024 (Climate & Energy Plan – Year 4):

- Commenced purchase of light fleet Electric Vehicles – Council’s first electrical vehicle for Regulatory Services team.
- Installation of two EV chargers at Civic Centre to support Council’s fleet transition to electric vehicles.
- Investigated establishment of Public EV charging infrastructure on Council owned property. Council considered responses to a tender for the provision of public EV charging infrastructure and decided not to pursue further.
- Commenced a solar and battery installation project at Goodwood Community Centre (due for completion FY24–25).
- Continued with building efficiency upgrades as assets were replaced.
- Partnered with 10 South Australian councils for the Low Carbon Roads and Footpaths for Local Government Project. Led by the City of Charles Sturt, ARUP has been engaged to produce a decision support tool to assist councils to reduce their Scope 3 emissions from their infrastructure projects. The project was part funded through a Local Government Research and Development Scheme grant and is due for completion in FY24–25.
- Partnered with Library team to purchase four thermal cameras for inclusion in the library collection to assist residents of Unley to improve energy efficiency in their homes.
- Delivered 14 Sustainable Homes Expert Webinars in partnership with Renew and Resilient East to help reduce carbon emissions resulting from transport and building and operating a home.
- Reported Council’s annual greenhouse gas emission data to CDP (Climate Disclosure Project) and Global Covenant of Mayors for Climate & Energy to meet membership requirements.
- Investigated a Power Purchase Agreement for the purchase of 100% renewable energy for large and key smaller sites in partnership with Eastern Adelaide Renewable Power Purchasing Agreement.
- Purchased an additional e-bike for staff use to travel to meetings and site visits, replacing car use.

3 Data Sources

City of Unley staff provided data from several sources for this report including:

- Billing data entered into Trellis for electricity and water use,
- Financial data and Audit committee reports,
- Bespoke reporting prepared by staff
- Data from East Waste for waste collection (fuel, kilometres travelled and truck hours)

4 Greenhouse Gas Emissions Inventory FY2023–2024

Scope	Sub Category	Base Year 2019–2020 (t/CO ₂ e)	2021–2022 (t/CO ₂ e)	2022–2023 (t/CO ₂ e)	2023–2024 (t/CO ₂ e)	% Change to base year	% Change to FY22–23
Scope 1	Gas	183	213	230	220	20%	–4%
	Petrol	73	63	78	70	–5%	–11%
	Diesel	270	267	337	301	11%	–11%
Scope 2	Electricity	1193	697	623	613	–49%	–2%
Scope 1 + 2 Total		1,719	1,240	1,267	1,204	–30%	–5%
Scope 3	Travel	4	1	0.3	1.7	–58%	398%
	Electricity embodied in Water	85	38	26	61	–28%	138%
	Diesel use in waste collection	128	139	721	721	463%	0%
	Council Waste	180	178	235	176	–2%	–25%
	Construction Materials & Services	1500	3703	3614	2184	46%	–40%
	Scope 3 Total	1,897	4,059	4,596	3,144	66%	–32%
Total Emissions, Scope 1, 2 & 3		3,616	5,299	5,863	4,348	20%	–26%

Table 1: Total inventory for the City of Unley for FY2023–2024 compared to the base year (FY2019–2021), FY2021–2022, and FY2022–2023.

4.1 Explanation of Significant Changes

Category	FY22-23 tCO ₂ -e	FY 23-24 tCO ₂ -e	Change	Comments
Petrol	78	70	-11%	The 11% decrease is due to a decrease in fuel use. There has been no change to the emissions factors.
Diesel	337	301	-11%	The 11% decrease is due to a decrease in fuel use. There has been no change to the emissions factors.
Travel	0.3	1.7	+398%	This increase is due to more flights with longer distances being made in FY23-24 compared to FY22-23.
Electricity emissions embodied in Water	26	61	+138%	The increase in reported emissions is due to water consumption increasing by 59% in FY23-24. There has been no change to the emissions factor for electricity but the electricity intensity (kWh/kL) of SA Water increased due to more reliance on pumping from the River Murray (and less on surface water inflows to reservoirs).
Council Waste	235	176	-25%	Council Waste emissions are based on data collected from a waste audit conducted by Council staff. The day the audit is conducted can significantly impact on the estimate of waste Council produces.
Construction Materials & Services	3,614	2,184	-40%	Emissions estimates for this category are based on expenditure in generalised categories. The reduction from FY23 to FY24 reflect reduced expenditure.

Note: The scope 3 inventory reports on the focus areas for Scope 3 reduction identified in Council's Climate and Energy Plan. It does not currently include all categories required to comply with the Australian Government's Climate Active approach to Carbon Neutral Certification for Organisations.

Increase in estimated overall emissions for FY2023-2024 compared to the baseline year FY2019-2020

The Climate and Energy Plan's Technical Report used estimates to establish Scope 3 emissions and develop an emissions inventory for the Baseline year in 2019-20. The increase in overall emissions is due to the refinement of emissions data collection for Scope 3 emissions so they have more specificity and accuracy each subsequent year. The Climate and Energy Plan's Technical Report acknowledged that a high degree of uncertainty existed in the scope 3 estimates, and as a result the Climate & Energy Plan included an Action to improve and expand the carbon management system to track Scope 3 emissions. Increases in Scope 3 emissions are not necessarily due to changes in the way we have been undertaking projects, instead they can be due to improvements in understanding and quantifying emission sources. The significant jump in Scope 3 emissions is a reflection of this and is likely to fluctuate over the next few years as we deliver our Data Improvement Plan and improve data collection and more accurate quantification of emissions. For example, the construction emissions in 2019-20 were an estimate based on an average amount of refurbished infrastructure and subsequent emissions inventories have been calculated using actual expenditure and emissions factors. A full explanation can be found in the [2021/22 Corporate Greenhouse Gas Inventory](#).

4.2 Next Steps

The following activities are scheduled to be delivered in Year 4 (FY2024-2025) of the Climate & Energy Plan (2023):

- Complete the solar and battery installation at Goodwood Community Centre.
- Complete the Low Carbon Roads and Footpaths for Local Government Project.
- 30kW Solar installation at Depot – deferred from FY 2023-24 due to SAPN requirements.
- Upgrade Unley Swimming Centre solar panel system.
- Upgrade LED Lighting at Civic Centre and sensor automated system.
- Investigate carbon accounting software to better understand and reduce Scope 3 emissions.
- Install and commission solar monitoring hardware and software across facilities to improve energy monitoring and efficiency.
- Continue to purchase electric vehicles as replacements are due.
- Launch and delivery of first two bulk buys engagements for the City of Unley Community Renewables Program.
- Negotiate a Power Purchase Agreement for renewable electricity in partnership with the Cities of Burnside, Campbelltown, Norwood Payneham & St Peters, Prospect, Tea Tree Gully, and Walkerville.

DECISION REPORT

REPORT TITLE:	ROAD CLOSURE PROCESS – 10 ROBERTS STREET, UNLEY
ITEM NUMBER:	4.6
DATE OF MEETING:	24 MARCH 2025
AUTHOR:	AARON WOOD, MANAGER CITY ASSETS
DIVISION:	ASSETS AND SUSTAINABILITY
ATTACHMENTS:	<ol style="list-style-type: none">1. SURVEY PLAN 10 ROBERTS STREET, UNLEY2. SURVEY PLAN 8 ROBERTS STREET, UNLEY3. PHOTOGRAPH 10 ROBERTS STREET UNLEY

1. **PURPOSE**

This report seeks Council's approval to commence the road closing process for a small parcel of public road, known as Roberts Street, Unley, in accordance with the *Roads (Opening and Closing) Act 1991* (the **Act**).

2. **RECOMMENDATION**

That:

1. The report be received.
 2. Council Administration commences the road closing process in accordance with the *Roads (Opening and Closing) Act 1991* for the subject parcel of public road located at 10 Roberts Street, Unley.
 3. Following the public notice period regarding the parcel of public road located at 10 Roberts Street, Unley, a report be provided to Council advising of any objections and/or recommendations to proceed with the road closure.
-

3. **RELEVANT CORE STRATEGIES – COMMUNITY PLAN 'TOWARDS 2050'**

3. Economy
- 3.4 We create partnerships, collaborate with others, and embrace new ideas to attract investment and enrich our City.

4. BACKGROUND

The property owner of 10 Roberts Street, Unley, lodged a Development Application to undertake improvements on their property. Through the process of assessment, it was identified by Administration that a parcel of Council owned (public road) land was currently fenced within the applicant's property. This has been confirmed with the undertaking of a property boundary survey, and the property owner now seeks to purchase this parcel of (public road) land from Council.

The current status of the parcel of land is a public road and part of the road reserve. However, the request of the property owner can be accommodated, subject to Council approval, without any detrimental impact on Council's infrastructure, as the parcel is deemed surplus to Council's needs or requirements. The parcel of land has been assessed by a licenced property valuer who was engaged by the Administration but paid for by the property owner. The valuation of the parcel of land is \$85,000 (excluding GST) and is 95m² in size.

A copy of the property survey provided to Council by the property owner is attached.

Attachment 1

5. DISCUSSION

Current Status

In reviewing available Council records and aerial photographs, it appears that the current fence/hedge has been on the same alignment prior to the first house being constructed on this property in the 1950s. As such, it is believed that the original owners of the property unknowingly fenced in the parcel of (public road) land and since that time have assumed it to be part of the property. With the issue being identified, the current property owner now wishes to purchase the subject parcel of land and undertake the improvements as proposed under their Development Application which has been placed on hold until this matter is resolved.

The property owner has been advised by the Administration of the necessary and required process pursuant to the Act and associated costs which are estimated to be \$8,000 to \$10,000 which they have agreed to meet. The costs would cover surveying, conveyancing and any relevant Lands Titles fees.

A valuation of the parcel of land has been undertaken by a licensed property valuer who was engaged by the Administration, with the cost met by the property owner. The valuation of the parcel of land is \$85,000 (excluding GST) for 95m² of land, which the property owner has agreed to pay subject to Council approval and the road closure process being finalised.

It should be noted that a similar issue arose at 8 Roberts Street, Unley which is an adjacent property on the opposite side of the creek, whereby the property's front fencing also unknowingly included a parcel of public road land. In that situation, Council resolved to close the parcel of public road and sell it to the owner of 8 Roberts Street, Unley. The agreed sale was \$44,450 (excluding GST) for 48m² of land. For comparison, a copy of that property survey is contained in attachment 2.

Attachment 2

Use of the land

Since the current dwelling was initially built in the 1950s, the subject parcel of public road has been contained within the property and maintained by the current and previous property owners.

In this respect, the subject parcel of land has not 'been used' as an actual parcel of public road by Council for more than 70 years and the street does not require this parcel to function. The road, footpath and verge widths in this location are adequate to meet current standards, and the street is lined with mature trees. From this perspective the land parcel is deemed surplus to requirements.

The current make-up of the 95m² parcel of land is as follows:

- 35m² of Canopy cover provided by two large trees located on Council land near the creek that encroach over the land parcel. The area is mostly paved underneath with a small shed.
- 40m² of Paved driveway
- 20m² of Garden which mostly consists of the large hedge along the edge of footpath.

There are currently no trees planted on the parcel of land.

If Council were to reclaim the land parcel, there would be the potential to achieve the following:

- 35m² of canopy to remain by the existing large adjacent trees.
- 40m² of paved driveway would need to remain to provide vehicle access to the property.
- The potential to plant 1-2 trees and increase canopy cover by an estimated 70m² if the trees were to encroach further into the existing road corridor and property driveway crossover. The existing hedge would need to be removed.

Noting the reclaiming of the land will place significant cost onto the resident to remove all encroaching assets on Council land and realign to the correct current property boundary.

Alternatively, If Council were to sell the parcel of land the income of \$85,000 could be used to plant an estimated 200 trees in other locations across the city.

Historic Public Road Usage and Infrastructure

It is thought that when the City of Unley was first surveyed, the Roberts Street Road corridor was made unusually wider at the creek crossing. This could have been to enable the provision for a large bridge to accommodate a horse and cart, possibly to travel in both directions, along with a footpath and any other relevant infrastructure of the day.

With the size of the vehicles today being much smaller, the road that was dedicated for horse and cart use many years ago appears to be no longer relevant. This is also shown in the width of the existing constructed public road over the Parklands Creek not being the full width of the small piece of dedicated road.

Footpath

Council staff have inspected the existing constructed footpath adjacent the property and it is an adequate width for safe pedestrian access in what is a typical residential street.

Council will however request that the hedge be pruned back in some sections. It should be noted that the existing boundary of the property's front fence is where it will remain if Council approves the disposal of the subject parcel of land. Attachment 3 illustrates the current situation.

Attachment 3

Creek

The parcel of land is on the boundary of the existing Parklands Creek. As such, the Project Director of the Brown Hill Keswick Creek (BHKC) Stormwater Project has been consulted regarding this matter and has confirmed that the parcel of land will not be required for the widening of the Creek as part of any future works.

Sewer Easement

The closure of the parcel of Roberts Street will necessitate the need to create a Sewerage Easement in favour of SA Water for a portion of the land. The valuation of the land being considered for sale has taken this encumbrance into consideration which has resulted in a discounting of the land value.

6. POLICY IMPLICATIONS

6.1 Financial/budget implications

- There are no costs to be incurred by Council regarding this matter as all costs are to be met by the property owner. Council will potentially receive an income of \$85,000 from the sale of the parcel of land once the legislative process has concluded and Council approval granted, which is subject to a further report for consideration.

6.2 Risk Management (identification and mitigation)

- The Act is the relevant South Australian legislation that provides provisions for the opening and closing of roads (not necessarily physically).
- Now that Council is aware of the parcel of land which is public road that is fenced into private property, a decision needs to be made as to how to manage the parcel of land moving forward. Whether Council has the choice to accede to the request which has been made by the property owner or to retain the parcel of land.

6.3 Staffing/Work Plans/Additional Resource Impact

- If Council decides to accede to the request which has been made by the property owner, the required process will be managed by Council staff within current workplans.
- If Council decides to reclaim the parcel of land, then Council staff will need to supervise the removal of any encroachment onto Council land such as the gate, brick fence and hedge, these tasks can be managed within current workplans.

6.4 Climate/Environmental Impact

- The parcel of land currently comprises a total of 55m² of canopy cover and or vegetation. If Council reclaims the land and plants 1-2 additional trees, then the potential canopy cover for this parcel would be estimated to equate to 105m².
- If Council were to sell the land to the adjacent landowner at a fee of \$85,000, this income could potentially be used to increase canopy cover to a far greater extent across the city, with the planting of approximately 200 trees which could equate to an increase of 7000m² (conservative assumption of 35m² canopy cover per tree).
- Alternatively, Council could use these funds towards the purchase of land for open space purposes.

6.5 Social/Economic

- There has been no community consultation undertaken to date regarding this matter. However, as part of the Road Closing process pursuant to the provisions of the Act, Council is required to undertake public notification once it has made a formal decision to commence the process.

The public notice period will allow for 28 days within which objections can be lodged with the Council. If any objections are received, they will be considered and dealt with in accordance with section 14 of the Act.

7. **ANALYSIS OF OPTIONS**

Option 1 –

1. The report be received.
2. Council Administration commence the road closing process by giving public notice of the proposed road closure in accordance with section 10 of the *Roads (Opening and Closing) Act 1991* for the subject parcel of public road located at 10 Roberts Street, Unley.
3. Following the public notice period regarding the parcel of public road located at 10 Roberts Street, Unley, a report be provided to Council advising of any objections and/or recommendations to proceed with the road closure.

Under this option, Council would commence the road closing process which includes a public notice period, and subject to any objections being received, Council would consider selling the parcel of land to the property owner at 10 Roberts Street, Unley in a future report.

Option 2 –

1. The report be received.
2. Council retains the subject parcel of public road located at 10 Roberts Street, Unley, utilising it as its intended purpose of being a public road.
3. The Administration advises the owner of 10 Roberts Street, Unley, of Council's decision not to proceed with the road closing process that would have enabled any potential disposal of the subject parcel of public road.

Under this option, Council would not accede to the request which has been made by the property owner of 10 Roberts Street, Unley. The parcel of land will remain designated as public road with Council as the owner of the road.

This option will also require the landowner of 10 Roberts Street to remove the existing fencing and construct a new fence along the legally defined property boundary to enable Council to use the public road as intended.

8. **RECOMMENDED OPTION**

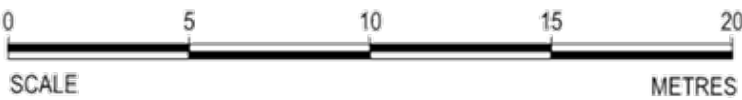
Option 1 is the recommended option.

9. **REPORT AUTHORISERS**

Name	Title
Claude Malak	General Manager Assets & Sustainability

IDENTIFICATION SURVEY

ALLOTMENT 243 IN F12868
HUNDRED OF ADELAIDE
IN THE AREA NAMED
UNLEY
CT 5821/892

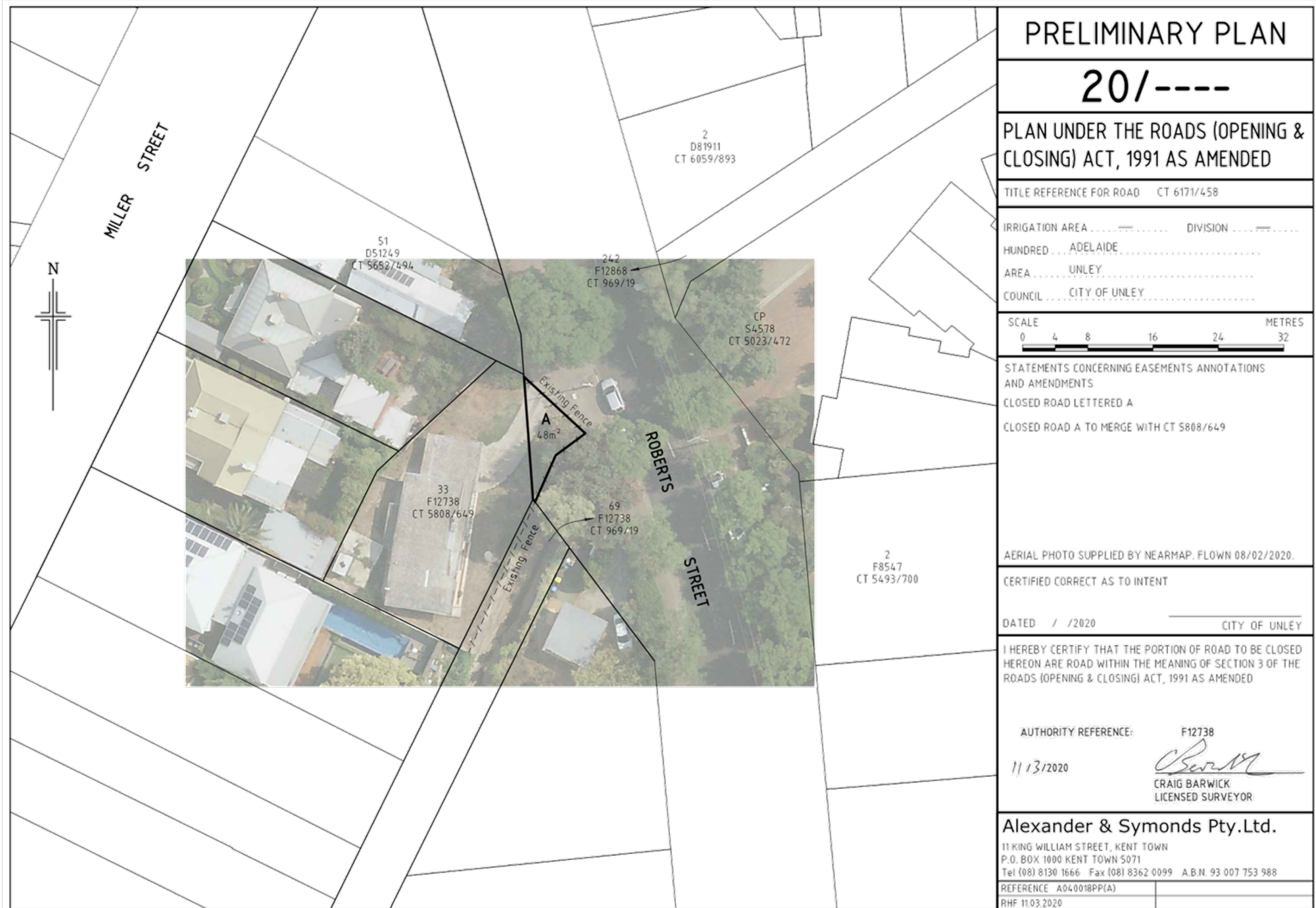


NOTE:
SEWERAGE EASEMENT IS REQUIRED
THROUGH ROAD CLOSURE.



IMPORTANT NOTE
This plan is of an identification survey only and as such is not registered by the lands title office. Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of PYPER LEAKER Surveying Services Pty. Ltd. who can accept no responsibility for such differences.

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10 Robert's Street, Unley

COUNCIL ACTION REPORT

REPORT TITLE: COUNCIL ACTION RECORDS
ITEM NUMBER: 4.7
DATE OF MEETING: 24 MARCH 2025
AUTHOR: DANIELLE EDWARDS, PRINCIPAL
GOVERNANCE AND POLICY OFFICER
DIVISION: OFFICE OF THE CEO
ATTACHMENTS: 1. COUNCIL ACTION REPORT MARCH
2025

1. **PURPOSE**

To provide an update to Members on information and actions arising from resolutions of Council.

2. **RECOMMENDATION**

That:

1. The report be noted.
-

COUNCIL ACTION REPORTS - ACTIONS TO MARCH 2025					
Meeting Date	Item #	Subject and Council Resolution	Responsible Exec.	Status/Progress	Expected Completion Date
12/12/22	4.1	UNLEY OVAL COMMUNITY HUB HIRE - FEES AND FACILITY NAME 3. In the interim the Unley Oval Community Hub facility is named the "Unley Oval Community Hub" and Administration is authorised to investigate, in consultation with Kaurna Elders and Sturt Football Club, a singular Kaurna name or a co-name for this facility with a further report back to Council for consideration. Subject to the contents of the report, a singular Kaurna name or a co-name for this facility is intended to be chosen.	General Manager Community & Organisational Development	The facility has been named the Unley Oval Community Hub as an interim measure at this time. Subject to resources being available, the Administration is seeking to progress broader cultural mapping of the City of Unley as an action in its Reflect RAP (Action 5.3). This process will identify cultural and topographical information, names and other information of significance that can inform discussions with the Kaurna Yerta Aboriginal Corporation and Kaurna Warra Karpantni (KWK) about potential Kaurna names for a range of places across the City of Unley, including Unley Oval. A budget bid of \$70,000 for cultural mapping will be included in the Draft 2025/26 Budget.	TBA
27/05/24	4.2	DRAFT COMMUNITY LAND MANAGEMENT PLANS FOR COMMUNITY CONSULTATION 2. The following draft Community Land Management Plans be endorsed for the purpose of undertaking community consultation as set out in the following attachments to this report (Item 4.2, Council Meeting 27/05/2024): a. Parks and Gardens (Attachment 1) b. Sport and Recreation (Attachment 2) c. Linear Parks (Attachment 3) d. Community Facilities (Attachment 4) e. Operational and Other Community Land (Attachment 5)	General Manager Assets & Sustainability	Community consultation regarding the Draft Community Land Management Plans has been completed and the feedback received is currently being collated. A report outlining the results of the consultation undertaken and the final Plans is proposed to be presented to Council for its consideration at its meeting to be held in May 2025.	May 2025
24/06/24	4.1	GREER STREET, HYDE PARK – RENEWAL OF EXISTING INFRASTRUCTURE 3. Council authorises the Administration to investigate slow speed treatments at the entry, bends and points along Greer Street as required to achieve a slow-speed environment that would support safer pedestrian access along the roadway instead of along the footpath, for the purpose of community consultation.	General Manager City Shaping	The civil design is 70% complete based on the landscape design concept. This will ensure the changes proposed will work from a traffic and pedestrian movement, site constraint (bins, driveways, carparking) and drainage perspective before the next phase of community engagement.	April 2025
		5. A further report be presented to Council outlining the details of the proposed concept and results of consultation with residents and property owners of the street, to enable Council to make a final determination.		A report will be presented to Council following the completion of the concept design and community consultation process to enable Council to make a final determination.	June 2025
		6. All residents and property owners of the street be informed of Council's decision regarding this matter.		A letter has been sent to all residents and property owners of Greer Street informing them of Council's decisions regarding this matter.	Completed
09/09/24	4.3	MAIN COLLECTOR ROADS 40 KM/H SPEED LIMIT REDUCTION 2. The Administration be authorised to proceed with the application process to the Department for Infrastructure and Transport (DIT) to reduce the speed limit of all Council-owned collector roads from 50 km/h to 40 km/h. 3. The Administration be authorised to allocate the \$30,000 from the 2024/25 Annual Business Plan and Budget to implement the 40 km/h speed limit on all collector roads in the City of Unley to conduct the recommended additional studies to support the DIT application process. 4. Notes that Elected Members will be updated on the outcomes of the DIT application process and additional studies through the Elected Member portal. 5. Subject to DIT's approval, a further budget bid will be sought as part of the 2025/26 Annual Business Plan and Budget to inform the community and to implement the speed limit reduction on the approved roads.	General Manager Assets and Sustainability	The Administration is currently finalising the collation of information required to lodge the application with the Department of Infrastructure and Transport (DIT). This is expected to occur in April 2025. Elected Members are being kept informed with progress on this matter via the Elected Member portal.	April 2025

COUNCIL ACTION REPORTS - ACTIONS TO MARCH 2025					
Meeting Date	Item #	Subject and Council Resolution	Responsible Exec.	Status/Progress	Expected Completion Date
23/09/24	4.1	UNLEY OVAL PERIMETER FENCING INVESTIGATION - STAGE 1 CONSULTATION SUMMARY 2. Having considered the results of the first stage of consultation, the Administration be authorised to proceed with the next stage of the investigation, including the preparation of concept design options for a perimeter fence around Unley Oval, including fence location, fence design, indicative costings and aims to manage openings. 3. A further report be presented to Council for its consideration which outlines the concept design options for their review and approval prior to the commencement of public consultation. 4. All respondents to the original survey are to be notified of the Council's decision.	General Manager City Shaping	External designer has been approached to commence concept design options for a perimeter fence for Unley Oval, with workshop to be scheduled in early 2025. Following a workshop held on 11 March 2025 to collate Elected Member feedback, a final report outlining concept design options for consideration will be presented to Council in April 2025 All respondents have been notified.	Completed April 2025 Completed
23/09/24	5.1.3	NOTICE OF MOTION FROM COUNCILLOR M RABBITT RE: LANEWAY BETWEEN ESMOND ST AND FASHODA ST, HYDE PARK 1. Council investigates options to address the issues of the privately owned laneway between Esmond Street and Fashoda Street, Hyde Park and provide a report to Council on this matter.	General Manager Assets & Sustainability	The Administration has received all the information required regarding this matter including a cost estimate for Council to undertake the upgrades to the Lane. A report will be presented to Council regarding this matter at its meeting to be held in April 2025.	April 2025
23/09/24	5.1.5	NOTICE OF MOTION FROM COUNCILLOR M BRONIECKI RE: TREE CANOPY PROPOSAL 1. Council conducts public consultation to ask the following three (3) questions with background information: a. Do you support Council's Policy target of a 30% tree canopy across the City of Unley? b. Do you support Council's approach to address the ongoing loss of trees on private property through an incentive to comply with the current planning rules? c. Do you support Council's proposal to undertake a trial on a Tree Canopy Offset scheme on new developments that increase the built form? 2. The consultation methodology be similar to that used for the Australia Day public consultation with relevant context provided	General Manager Community & Organisational Development	A report will be presented to Council in April 2025 with relation to public consultation methods and considerations.	April 2025
09/12/24	4.1	SCOPE OF CONSULTATION FOR THE ANIMAL MANAGEMENT PLAN 2026-2030 2. Council endorses the following topics for inclusion in preliminary community engagement, to inform the development of the Animal Management Plan 2026-2030, including: 2.1Cat By-Law 2.2Off-leash Restrictions in Parks 2.3Use of Technology 2.4Park Safety 2.5Expanded Education	General Manager Community & Organisational Development	Community consultation regarding the Animal Management Plan 2026-2030 will occur in 2025.	August 2025
28/01/25	4.1	YOUNG STREET NEIGHBOURHOOD BICYCLE ROUTE STREETSCAPE IMPROVEMENTS 2. The preferred concept design for Stages 2 and 3 of the Young Street Neighbourhood Bicycle Route between Unley Road and Glen Osmond Road, as set out in Attachment 2 to this report (Item 4.1, Council Meeting 28 January 2025), be endorsed by Council for the purpose of undertaking community consultation. 3. A further report be submitted to Council summarising the feedback received on the preferred concept design option for each stage and outlining the next steps regarding this project.	General Manager Assets & Sustainability	Consultation material for Stage 2 and 3 is currently being prepared. Community consultation is scheduled to commence in mid-April 2025 and conclude in mid-May 2025. A report is expected to be presented to Council outlining the results of the consultation feedback to be received at its meeting to be held in August 2025.	May 2025 August 2025
28/01/25	5.1.1	NOTICE OF MOTION FROM COUNCILLOR J GAFFEY RE: EXPANSION OF CONSERVATION GRANTS 1. Administration holds an Elected Member briefing to discuss opportunities for Council to assist residents to retain and manage existing trees. One option to be included is whether Council's Conservation Grants program can be expanded to include helping residents who wish to prevent damage to their property from the roots of street trees.	General Manager Assets & Sustainability	The Administration will hold an Elected Member workshop around April 2025. The options to be presented will include assistance being provided to residents by Council through its Conservation Grants Program. Input from the Local Government Association Mutual Liability Scheme will be sought as part of Council's consideration regarding this matter.	April 2025

COUNCIL ACTION REPORTS - ACTIONS TO MARCH 2025					
Meeting Date	Item #	Subject and Council Resolution	Responsible Exec.	Status/Progress	Expected Completion Date
24/02/25	4.3	SHORT-STAY ACCOMMODATION - PROPOSED CHANGE IN LAND USE 4. Community consultation on the proposed change is undertaken as part of the consultation on the Draft 2025-26 Annual Business Plan and Budget in May 2025.	General Manager Corporate Support	Community consultation will be undertaken as part of consultation on the Draft 2025-26 Annual Business Plan and Budget in May 2025.	May 2025
		5. The Administration write to the principal ratepayers of residential properties offering short-stay accommodation advising of the proposed change in land use and providing details on how to provide feedback through the community consultation process.		A letter has been drafted and is intended to be sent to the affected principal ratepayers before the end of March.	March 2025
24/02/25	4.6	ESTABLISHMENT OF BANKING FACILITIES 2. Council approve the establishment of the following banking facilities with the Commonwealth Bank of Australia: 2.1an overdraft facility of \$500,000; and 2.2a corporate card facility with a monthly limit of \$250,000	General Manager Corporate Support	Currently finalising the documentation with the Commonwealth Bank to set up new overdraft and corporate card facilities	April 2025
		3. Any National Australia Bank overdraft facility and corporate card facilities be closed by 30 June 2025.		Upon successful transition to the Commonwealth Bank, the National Australia Bank facilities will be closed.	June 2025

QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN

REPORT TITLE:	QUESTIONS ON NOTICE FROM COUNCILLOR M BRONIECKI RE: TREE CANOPY RELATED ACTIVITIES
ITEM NUMBER:	5.3.1
DATE OF MEETING:	24 MARCH 2025
ATTACHMENTS:	NIL

The following Questions on Notice have been received from Councillor M Broniecki and the answers are provided:

QUESTIONS

Regarding Council's total tree canopy related activities, for each of the 2022-23, 2023-24 and 2024-25 financial years:

1. What was Council's total budget allocation?
2. What was the total number of Council employees and contractors used?
3. What is the estimated total number of hours worked by Council employees and contractors?
4. Has Council increased the allocation of its annual operating budgets to maintain trees as a result of the annual additional tree plantings which have been undertaken?

ANSWERS

1. **What was Council's total budget allocation?**

Council's tree canopy activities encompass tree pruning, tree removal, tree planting, tree watering and tree general maintenance.

Council's total budget allocations for its tree canopy activities for the said three financial years are summarised as follows:

- 2022-23 FY - \$1,479,692
- 2023-24 FY - \$1,662,336
- 2024-25 FY - \$1,770,957

The above figures include Council staff and contractor costs.

2. What was the total number of Council employees and contractors used?

The total number of contractors used (i.e. number of companies) to provide a service in any given financial year can be provided. However, the number of actual individual staff used by each contractor to deliver the services is not a record that is kept by Council.

Council's total number of employees and contractors used is summarised as follows:

- 2022-23 FY - Council staff (10) | Council contractors (4)
- 2023-24 FY - Council staff (11) | Council contractors (4)
- 2024-25 FY - Council staff (11) | Council contractors (5)

3. What is the estimated total number of hours worked by Council employees and contractors?

The estimated total number of hours worked by Council employees and contractors is as follows:

- 2022-23 FY - 20,064 hours
- 2023-24 FY - 21,736 hours
- 2024-25 FY - 15,884 hours (as at the end of February 2025)

4. Has Council increased the allocation of its annual operating budgets to maintain trees as a result of the annual additional tree plantings which have been undertaken?

Council allocates funding in its Annual Business Plan & Budget for delivering its Accelerated Tree Planting Program (i.e. 440 additional new trees which are planted annually in accordance with its Tree Strategy increased canopy target).

In developing the annual budget, the Administration considers known additional costs such as CPI, contractor costs, material costs, etc. However, there have been no additional costs factored into Council's annual budgets for maintaining trees that are planted under the Accelerated Tree Planting Program.

In July 2025, the Administration will commence the undertaking of a review of Council's current resources (i.e. staff, equipment, plant and finances) which are used to deliver tree maintenance services. The review will be undertaken to determine what (if any) increases in resources Council needs to make, to ensure the sustainable and ongoing maintenance and care of the additional trees which have and continue to be planted under the Accelerated Tree Planting Program.

The review will be undertaken in consultation with Elected Members and may require formal decisions be made by Council depending on what (if any) changes are recommended to be made to increase current resources, following the conclusion of the review.

MAYOR'S REPORT

REPORT TITLE: MAYOR'S REPORT FOR MONTH OF MARCH 2025

ITEM NUMBER: 6.1.1

DATE OF MEETING: 24 MARCH 2025

ATTACHMENTS: NIL

1. RECOMMENDATION

That:

1. The report be received.
-

Some functions attended (19/02/25 to 18/03/25)

Legend for attendance type at Function/Event:		
Attendee – only, no duties	Guest – specifically invited as an event guest	
Interview – on-air radio guest	Host – hosted a meeting as Mayor	
Mayor – attended as the Mayor of City of Unley	Presenter – involved in presenting awards	
Representative – attended as Council representative	Speaker – attended and gave a speech as Mayor	

Date	Function/Event Description	Type
19/02/25	Active Ageing Alliance	Attendee
20/02/25	Meeting with Barry Haydon re Sister City Discussion	Mayor
21/02/25	Mayor and Unley Ward Councillors Catch Up	Mayor
21/02/25	LGA CEO & Mayoral Remuneration Webinar	Mayor
23/02/25	Millswood Open Day & Sausage Sizzle Lunch	Mayor
23/02/25	Fringe Pugmill Award Exhibition Opening	Mayor
24/02/25	Meeting with CEO	Mayor
24/02/25	Council Meeting	Mayor
25/02/25	Parkside Ward Councillors Meeting	Mayor
27/02/25	Meet The Mayor	Host
27/02/25	Citizen of the Year Awards Ceremony – Government House	Mayor
28/02/25	Mayor and Deputy Mayor Meeting	Mayor
28/02/25	Elected Members Catch Up	Host
03/03/25	CEO Performance Review Panel Meeting	Mayor
03/03/25	EM Briefing – My Voice In My Hands; Events 3-Year Forward Plan; Strategic Planning Framework	Attendee
Date	Function/Event Description	Type

04/03/25	Meeting with Sunrise Christian School Principal and Vice Principal	Host
06/03/25	Metropolitan Mayors Forum – In Café and Studio	Mayor
06/03/25	Ex Animo Art – Unveiling of Outdoor Sculpture	Mayor
07/03/25	Meeting with Deputy Mayor and CEO	Mayor
09/03/25	Adelaide Male Voice Choir – Unley Town Hall	Attendee
11/03/25	EM Briefing – Unley Oval Engagement; Four Year Delivery Plan Workshop	Attendee
14/03/25	ERA Mayors Breakfast – Exchange Lane	Mayor
14/03/25	Meeting with CEO	Mayor
15/03/25	Budget Bus Tour	Attendee
17/03/25	LGA GAROC Meeting	Mayor
17/03/25	Swearing In Ceremony – Councillor Tony Roach Goodwood Ward	Mayor
17/03/25	Budget Workshop	Mayor
18/03/25	Unley Business and SA Business Chamber Networking	Speaker
Date	Radio Interviews	
12/03/2025	5AA Unley Oval External Fence positive debate	Interview
12/03/2025	ABC Adelaide Was our External Fence for Unley Oval consultation satisfactory?	Interview

Mayor's Report

On Monday 17 March 2025 I attended the GAROC Committee Meeting, at which time an item of business was tabled for which I had an interest.

Recommendation Proposed by the GLA Secretariat

That the GAROC Committee does not approve the following item of business requested by City of Unley being included in the agenda for the Board of Directors to be held on 27 March 2025:

That the Annual / Ordinary General Meeting requests the LGA to

“lobby the State Government to allow Councils to develop local solutions and in particular provide all Metropolitan Councils the power to determine waste collection frequencies that benefit their communities. Also for the Minister for Planning to approve the Tree Canopy incentive trial across the City of Unley.”

In discussion with Mayor Hewitson and the Chair of GAROC, it was agreed that the Item of Business be amended to:

“reaffirm support for the continued advocacy to empower councils to:

- determine waste collection frequencies for the benefit of their communities;*

and

- undertake actions to support the delivery of the state government’s tree canopy target through initiatives such as the incentrial trial across the City of Unley.”*

DEPUTY MAYOR'S REPORT

REPORT TITLE: DEPUTY MAYOR'S REPORT FOR MONTH OF MARCH 2025

ITEM NUMBER: 6.2.1

DATE OF MEETING: 24 MARCH 2025

ATTACHMENTS: NIL

1. **RECOMMENDATION**

That:

1. The report be received.
-

Functions attended (19/02/25 to 18/03/25)

Date	Function/Event Description
21/02/25	Deputy Mayor Training – LGA House
23/02/25	Sri Lankan Festival Opening- Fullarton Park
24/02/25	Council Meeting
28/02/25	EMs Social Catch Up – Mayors Parlour
03/03/25	EM Briefing- My Voice in My Hands, Events 3 Year Forward Plan, Strategic Planning Framework
07/03/25	Ridge Park Overview- Mayors Parlour with Cr Hughes and Mayor Hewitson
11/03/25	EM Briefing-Unley Oval Engagement/ 4 Year Delivery Plan Workshop
14/03/25	Meeting with CEO and General Manager Corporate Support
15/03/25	City of Unley Budget Review Bus Tour
17/03/25	Budget Workshop

REPORTS OF MEMBERS

REPORT TITLE: REPORTS OF MEMBERS FOR MONTH OF MARCH 2025
ITEM NUMBER: 6.3.1
DATE OF MEETING: 24 MARCH 2025
ATTACHMENTS: 1. COUNCILLOR M BRONIECKI

Council to note attached reports from Members:

1. Councillor M Broniecki
-

REPORTS OF MEMBERS**REPORT TITLE:** REPORT FROM COUNCILLOR M BRONIECKI**Functions attended (19/02/25 to 18/03/25)**

Date	Function/Event Description
19/03/2025	Meeting with resident, Acting Manager Planning, and Councillor Michael Rabbitt
21/03/2025	Meeting with Mayor Hewitson and Councillor Michael Rabbitt
24/02/2025	Council Meeting
25/02/2025	Unley Community Centre Ride
27/02/2025	Sturt Bowling Club Nightowls visit re budget bid
28/02/2025	Elected Member gathering
28/02/2025	Twilight Tunes, Soutar Park
3/03/2025	CEO Performance Review Meeting
3/03/2025	Council Briefing: My Voice in My Hands / Events 3-Year Forward Plan / Strategic Planning Framework
4/03/2025	Annual Tuesday bicycle count
4/03/2025	Unley Community Centre Ride
5/03/2025	Unley Bicycle User Group meeting at Forestville Reserve
11/03/2025	Unley Community Centre Ride
11/03/2025	Council Briefing: Unley Oval Engagement / Four Year Delivery Plan Workshop
12/03/2025	Meeting with IT
12/03/2025	Meeting with Team Leader Traffic and Councillor Michael Rabbitt regarding Northgate Street stormwater matters associated with Stage 5 Wood-Weller Bikeway
15/03/2025	2025-26 Budget bus tour

CORRESPONDENCE

REPORT TITLE:	CORRESPONDENCE
ITEM NUMBER:	6.4.1
DATE OF MEETING:	24 MARCH 2025
ATTACHMENTS:	1. LOUISE MILLER-FROST MP, FEDERAL MEMBER FOR BOOTHBY

The correspondence from:

- Louise Miller-Frost MP, Federal Member for Boothby – Re. Heavy Freight on Cross Road.

be noted.

Louise Miller-Frost MP

YOUR FEDERAL MEMBER FOR BOOTHBY



CEO Peter Tsokas
City of Unley
By Email: ptsokas@unley.sa.gov.au

Dear Mr Tsokas,

I was pleased to meet with many of you in Canberra last year about the issue of heavy freight travelling through our suburbs, particularly along Cross Road.

It has come to my attention that a significant volume of misinformation is being spread across our various communities regarding this issue.

The Labor Government has no plans to turn Cross Road into a major freight route for heavy trucks.

This was confirmed by South Australia Minister for Transport and Infrastructure, Tom Koutsantonis in a media release dated 10 February 2025 and by Chief Executive of the Department of Transport and Infrastructure, John Whelan on ABC radio on 27 February 2025.

In fact, the South Australian Government has completed a detailed strategic business case for a project, known as the High Productivity Vehicle Network Project. The project known as the Truro Bypass Project has been incorporated into this business case.

This business case and proposal now sits with Infrastructure Australia for consideration. I am actively advocating for the Federal Government to support this project.

In contrast, when the Liberals were in government at both State and Federal level, they cancelled their planned freight bypass of the city, known as Globelink.

Further to this, as was reported in the Advertiser on 7 February 2025, the former Liberal State Government undertook planning to expand intersections along Cross Road, including forcibly acquiring up to 190 properties. Indeed, when expanding intersections at Cross and Fullarton Road, the request for tender stipulated a focus on "improved freight efficiency".

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Rest assured; Labor will not be turning Cross Road into a freight route.

I would be pleased to discuss this matter or any other with you.

Yours sincerely

A handwritten signature in blue ink that reads "Louise Miller-Frost". The signature is written in a cursive style with a large initial 'L'.

Louise Miller-Frost MP
Federal Member for Boothby
7 March 2025