

COUNCIL MEETING

**Minutes of the Corporation of the City of Unley
Held on Monday 22 April 2013 at 7.00 pm
in the Civic Centre
181 Unley Road Unley**

PRESENT

Councillor B Schnell (Deputy Mayor) (A/Presiding Member)

Councillors	J Koumi	M Hudson
	R Sangster	M Saies
	J Boisvert	D Palmer
	A Lapidge	P Hughes
	D Tipper	
	R Salaman	M Hewitson

OFFICERS PRESENT

Chief Executive Officer, Mr P Tsokas
General Manager Economic Development & Planning, Mr D Litchfield
General Manager Community, Ms M Berghuis
General Manager People & Governance, Mr S Faulkner
General Manager Infrastructure & Assets, Mr J Devine
Acting Manager Governance, Ms K Loughhead
Executive Assistant to CEO, Ms C Gowland
Manager Community Development, Ms M Smith
Manager Marketing Communications & Customer Service, Ms A Shinkfield,
Manager Finance & ICT, Ms N Tinning
Senior Accountant, Ms L Northcott
Governance Officer, Ms S Bayly

ACKNOWLEDGEMENT

The Acting Presiding Member opened the meeting with the Aboriginal Acknowledgement.

PRAYER AND SERVICE ACKNOWLEDGEMENT

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

WELCOME

The Acting Presiding Member welcomed Members of Council, Senior Staff, members of the gallery and the media to the April 2013 meeting of the Unley City Council.

APOLOGIES:

Mayor Lachlan Clyne

CONFLICT OF INTEREST

Nil

ITEM 718

CONFIRMATION OF MINUTES

MOVED Councillor Palmer
SECONDED Councillor Hudson

The minutes of the Council Meeting held on Monday 25 March 2013, as printed and circulated, be taken as read and signed as a correct record.

CARRIED UNANIMOUSLY

ITEM 719

PETITION RE TRAFFIC CHANGES TO LEAH STREET AND EVERARD TERRACE

MOVED Councillor Tipper
SECONDED Councillor Boisvert

That:

1. The petition be received.
2. The principal petitioner be notified that the petition has been received.

CARRIED UNANIMOUSLY

ITEM 720**PETITION RE UNLEY NISSAN/RENAULT (UNR) DEALERSHIP**

MOVED Councillor Saies
SECONDED Councillor Sangster

That:

1. The petition be received.
2. The principal petitioner be notified that the petition has been received.

CARRIED UNANIMOUSLY

DEPUTATIONS

Mr Steven Csorba gave a deputation to the Council in relation to the Petition on Unley Nissan/Renault (UNR) Dealership.

EXTENSION OF TIME

The Acting Presiding Member suggested that Mr Csorba was given an extension of time for a further 5 minutes, to complete his deputation to the Council.
This was agreed with a two thirds majority.

Ms Mary Rumbold, President Friends of the City of Unley (FOCUS) gave a deputation to the Council re Unley Business and Economic Development Committee – Motion Without Notice – Unley's Development Plan Amendment Program (Local Heritage Places).

The Acting Presiding Member invited representations from the following persons, in relation to the Periodical Review of Elector Representation in the City of Unley.

- Electoral Reform Society of SA re Periodical Review of Elector Representation in the City of Unley.
- Mr R Peake re Periodical Review of Elector Representation Review in the City of Unley.

No response was received from members of the gallery.

ITEM 721

UNLEY BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE

MOVED Councillor Koumi
SECONDED Councillor Palmer

That:

1. The minutes of the Unley Business and Economic Development Committee meeting (Attachment 1 to Item 720/13) held on Wednesday 3 April 2013, be received.

2. The recommendation listed under:

Item 6

Wi-Fi Project Proposal Goodwood Precinct

be adopted.

3. The following items be reserved:

Item 7

Motion Without Notice – Unley's Development Plan Amendment Program
(Strategic Directions Report and Corridors DPA)

Item 8

Motion Without Notice – Unley's Development Plan Amendment Program
(Local Heritage Places DPA)

Reserved by Councillor Boisvert.

CARRIED UNANIMOUSLY

ITEM 7

MOTION WITHOUT NOTICE - UNLEY'S DEVELOPMENT PLAN AMENDMENT PROGRAM (STRATEGIC DIRECTIONS REPORT AND CORRIDORS DPA)

MOVED Councillor Koumi

SECONDED Councillor Palmer

That:

1. The information and presentation provided by Mr David Brown, Principal Policy Planner in respect to Council's Strategic Directions Report 2013 be received and noted.
2. The Unley Business and Economic Development Committee advise Council that:
 - (a) it acknowledges and supports the State Planning Strategy (The 30 Year Plan for Greater Adelaide), and more particularly the growth targets identified for the Eastern Region of Adelaide which incorporates the City of Unley, which by extrapolation indicates a proportional target of 7000 people and 3500 dwellings;
 - (b) it acknowledges and supports the City of Unley vision for a 'sustainable' city;
 - (c) it acknowledges and supports the Development Plan Amendment Program proposed within the Council's Strategic Directions Report 2013, including the priority assigned to each initiative and requests that Council continue to devote appropriate resources so as to successfully implement these policy initiatives according to this stated program;
3. More particularly in relation to the Village Living & Desirable Neighbourhoods Development Plan Amendment – Corridors Mixed Use & Residential Vitalisation – Development Plan Amendment, that the Unley Business and Economic Development Committee advise Council that:
 - (a) in specifically identifying areas for mixed use development including medium and high density residential at increased densities on sites along major transit corridors, that areas of low density and valued low scale character may be protected from forms of development that may comprise such;
 - (b) the theoretical development potential (including building height) that is provided for under this DPA will invariably be moderated or constrained by a range of practical considerations including pattern of land ownership and size, existing capital improvements, etc;
 - (c) its supports a strong emphasis towards high quality mixed use buildings that provide comfort, safety, convenience and appeal to the public realm with an emphasis towards achieving a human scale at ground level and pedestrian friendly spaces, with access and car parking provided to the rear of sites;
 - (d) it is appropriate to acknowledge that some level of impact will invariably be

experienced by the occupants of adjoining lower scale residential development at the interface between zones, and that reasonable endeavours will be made to minimise these impacts;

- (e) care needs to be taken to ensure that the quantitative policy proposed by the DPA in relation to building heights, set backs and building envelopes are not overly prescriptive such that they may unreasonably constrain creativity, flexibility, and the achievement of commercially viable development; and
 - (f) it supports the use of 'development incentives' in return for heritage, affordable housing and other desired outcomes, provided such are expressed and applied in a fair and equitable manner, with the 'thresholds' specified being achievable and realistic in the circumstance.
4. Council review proposed DPAs in other Councils with respect to carparking and building height incentives for corridors to determine whether the City of Unley corridors could be commercially disadvantaged in the future.
5. The Unley Business and Economic Development committee request that Council give consideration to a standardised carparking ratio for commercial and retail activities along Unley Road to ensure responsive market forces for changes in land use are facilitated.
- (a) Consideration be given to a suitable width to depth ratio for retail frontages to ensure clustering of activity along Unley Road.
6. Council give further consideration to the economic circumstances regarding the required carparking ratios for commercial development on Greenhill Road.

Councillor Boisvert MOVED an AMENDMENT, SECONDED by Councillor Hewitson, that:

The recommendations of the UBED Committee, held on Wednesday 3 April 2013, under Item 7, regarding the City of Unley Development Plan Amendments be forwarded to the Development Strategy and Policy Committee for consideration with other submissions received during the consultation process on these DPA's, and that the DSP then send its consolidated recommendations to Council for consideration of submission to the Minister.

The AMENDMENT on being put was **CARRIED**

The AMENDMENT then became the MOTION and was put and **CARRIED**

ITEM 8

MOTION WITHOUT NOTICE - UNLEY'S DEVELOPMENT PLAN AMENDMENT PROGRAM (LOCAL HERITAGE PLACES DPA)

MOVED Councillor Koumi

SECONDED Councillor Palmer

That:

1. The information and presentation provided by Mr David Brown, Principal Policy Planner in respect to Council's Local Heritage Places Development Plan Amendment (DPA) be received and noted.
2. The Unley Business and Economic Development Committee request that Council give consideration to:
 - (a) further investigation and consideration in respect to the economic implications of such new proposed listings in terms of the resultant capacity to develop commercial properties on King William Road, Goodwood Road, Unley Road, Glen Osmond Road, Fullarton Road, Anzac Highway and Greenhill Road in line with policies that are proposed as part of the Main Road Corridors Mixed Use & Residential Vitalisation (Greenhill and Unley Roads) – DPA;
 - (b) a review of those policies within the Development Plan that relate to local heritage places and, if appropriate, pursue required amendments in order to ensure that an appropriate policy framework is in place so as to assess development application for commercial properties, as opposed to residential;
 - (c) investigation and consideration in respect to means by which commercial properties listed as local heritage places may be afforded certain incentives as part of their retention, adaptation and development, particularly in respect to car parking provision, site coverage, building height and residential density; and
 - (d) investigation and consideration in respect to the economic and practical implications associated with the retention of these commercial properties proposed for listing in terms of the resultant requirements under both the Building Code of Australia and the Disability Discrimination Act 1992.
3. The Unley Business and Economic Development Committee request that Council give consideration to engagement of a panel of heritage advisors which can be drawn on for advice in relation to development applications of commercial properties that enjoy a local or state heritage listing.

ITEM 8
MOTION WITHOUT NOTICE - UNLEY'S DEVELOPMENT PLAN AMENDMENT
PROGRAM (LOCAL HERITAGE PLACES DPA) – cont'd

Councillor Boisvert MOVED an AMENDMENT, SECONDED by Councillor Hewitson, that:

The recommendations of the UBED Committee, dated 3 April 2013, under Item 8, regarding the City of Unley Development Plan Amendments be forwarded to the Development Strategy and Policy Committee for consideration with other submissions received during the consultation process on these DPAs, and that the DSP then send its consolidated recommendations to Council for consideration of submission to the Minister.

The AMENDMENT on being put was **CARRIED**

The AMENDMENT then became the MOTION and was put and **CARRIED**

ITEM 722
COMMUNITY AND CULTURE COMMITTEE

MOVED Councillor Hughes
SECONDED Councillor Saies

That:

1. The minutes of the Community and Culture Committee meeting held on Monday 15 April 2013, be received.
2. The recommendations listed under

Item 1
Community Profile and Social Service Inventory

Item 2
Establishment of the Grants Working Group and the Appointment of Members to the Working Group

inclusive, be adopted.

CARRIED UNANIMOUSLY

ITEM 723**DEVELOPMENT STRATEGY AND POLICY COMMITTEE**

MOVED Councillor Hewitson
SECONDED Councillor Palmer

That:

1. The minutes of the Development Strategy and Policy Committee Meeting held on Wednesday 17 April 2013, be received.
2. The recommendations listed under

Item 3
Public Meeting – Local Heritage Places Development Plan Amendment

and

Item 4
Strategic Directions Report 2013

inclusive, be adopted.

CARRIED UNANIMOUSLY

Councillor Tipper left the meeting at 8.25pm.

RECOMMENDATIONS ADOPTED EN BLOC

MOVED Councillor Hughes
SECONDED Councillor Lapidge

That Items 724 - 726 inclusive, be adopted en bloc.

ITEM 724**MAYOR'S REPORT**

That:

1. The report be received.

ITEM 725
DEPUTY MAYOR'S REPORT

That:

1. The report be received.

ITEM 726
CHIEF EXECUTIVE OFFICER'S REPORT

That:

1. The report be received.

CARRIED UNANIMOUSLY

ITEM 727
REPORTS OF MEMBERS

- (a) Items of particular interest, concern or urgency

Councillor Hewitson – thanked Mayor, Elected Members and Staff for the flowers received by his family, regarding recent bereavement.

Councillor Boisvert – rail freight train underground.

Councillor Hudson – support from public in favour of Randolph Avenue and Hackett Reserve. Congratulations to Trevor Stein.

Councillor Sangster – communications from residents re parking in streets.

Councillor Koumi – Hackett Reserve 95% support from residents. Figures on value of commercial properties in Unley.

Councillor Salaman – articles in 'In-Daily' re planning reforms and transport strategy. Increase in graffiti during last two weeks.

Councillor Hudson – Adelaide City Council should be made aware of the impact of parking in Unley if they are trying to keep cars out of the City.

Councillor Hughes – Council received the 2013 Age Smart Award through the LGA – congratulations to staff involved.

Councillor Saies – acknowledged the appointment of new Governance Manager, Rebecca Wilson. Offered condolences to Mr Ross Oliver's family.

- (b) Centennial Park Cemetery Authority

Councillor Lapidge provided Members with an update on the items discussed at the last meeting of Centennial Park Cemetery Board meeting.

- (c) Development Matters

Councillor Saies – contacted by resident of Kings Park, concerned about DAP decision.

Councillor Palmer advised Members regarding a decision of DAP to remove a significant tree in Commercial Road.

Councillor Tipper returned to the meeting at 8.26pm.

ITEM 728

LEASE OF 74 EDMUND AVENUE UNLEY TO DASH/METRO HOUSING

MOVED Councillor Lapidge
SECONDED Councillor Hughes

That:

1. The report be received.
2. A 12-month lease agreement be prepared and executed for DASH / Metro Housing based upon the attached lease summary (Attachment 1 to Item 728/13), consistent with the standard lease document and with a CPI increase to the current lease amount, resulting in the total of \$13 869 (GST inclusive) per annum.

CARRIED UNANIMOUSLY

RECOMMENDATIONS ADOPTED EN BLOC

MOVED Councillor Palmer
SECONDED Councillor Salaman

That Items 729 - 731 inclusive, be adopted en bloc.

ITEM 729

LEASE OF UNLEY OVAL TO STURT DISTRICT CRICKET CLUB INCORPORATED

That:

1. The report be received.
2. The Administration prepare and execute a lease agreement for Sturt District Cricket Club Incorporated to conduct cricket and associated activities at Unley Oval, Unley, with a commencing lease fee of \$4,378 (GST inclusive) per annum, indexed annually by CPI.

3. The lease agreement is to be based upon the attached lease summary (Attachment 1 to item 729/13) and consistent with the standard lease document.

ITEM 730

LEASE OF PART 1 CURZON AVENUE MILLSWOOD TO GOODWOOD SAINTS FOOTBALL CLUB INCORPORATED

That:

1. The report be received.
2. The Administration prepares and executes a lease agreement for Goodwood Saints Football Club Incorporated to conduct football and associated activities at Part 1 Curzon Avenue, Millswood, with a commencing lease fee of \$3,546 per annum (including GST), to be indexed annually by CPI.
3. The lease agreement is to be based upon the attached lease summary (Attachment 1 to Item 730/13) and consistent with the standard lease document.

ITEM 731

LEASE OF PART 1 CURZON AVENUE MILLSWOOD TO FORESTVILLE HOCKEY CLUB INCORPORATED

That:

1. The report be received.
2. The Administration prepare and execute a lease agreement for Forestville Hockey Club Incorporated to conduct hockey activities at Part 1 Curzon Avenue, Millswood, with a commencing lease fee of \$3,189 per annum (including GST), to be indexed annually by CPI.
3. The lease agreement is to be based upon the attached lease summary (Attachment 1 to Item 731/13) and consistent with the standard lease document.

CARRIED UNANIMOUSLY

SUSPENSION OF STANDING ORDERS

The Acting Presiding Member advised the Council that he thought the meeting would benefit from a short term suspension of the meeting procedures, for up to 20 minutes, or until the discussion was finished, to discuss the 2013-2014 Draft Annual Business Plan. This was supported with a two thirds majority.

Standing orders were suspended at 8.51pm.

Normal meeting procedures were reinstated at 9.03pm.

Councillors Salaman and Palmer left the meeting at 8.51pm returning at 8.52pm.

Councillor Hughes left the meeting at 8.56pm returning at 8.59pm.

Councillor Saies left the meeting at 8.57pm returning at 8.59pm.

ITEM 732

2013-2014 DRAFT ANNUAL BUSINESS PLAN AND BUDGET FOR CONSULTATION

MOVED Councillor Boisvert
SECONDED Councillor Sangster

That:

1. The report be received.
2. The draft Annual Business Plan and Budget 2013-14, Attachment 2 to Item 732/13, as amended, be endorsed for the purpose of Community Consultation to be conducted between the 24 April and 17 May 2013.
3. The community consultation process outlined in Item 732/13, be endorsed.

CARRIED

ITEM 733
THIRD QUARTER BUDGET REVIEW 2012-13

MOVED Councillor Boisvert
SECONDED Councillor Tipper

That:

1. The report, including Attachments 1 and 2 to item 733/13 be received.
2. Budget variations totalling \$101 000 for the Third Quarter 2012-13 budget be noted.
3. The revised Third Quarter budget financial statements including the Budget Operating Surplus before Capital Revenue of \$1 012 000, and a revised increase of \$3 372 000 to the Net Financial Liabilities be adopted.

CARRIED UNANIMOUSLY

ITEM 734
END OF MONTH FINANCIAL REPORT

MOVED Councillor Tipper
SECONDED Councillor Palmer

That:

1. The report be received.

CARRIED UNANIMOUSLY

ITEM 735
UNLEY GOURMET GALA 2014

MOVED Councillor Lapidge
SECONDED Councillor Boisvert

That:

1. The report be received.
2. The undertaking of the 2014 Unley Gourmet Gala be endorsed.

CARRIED UNANIMOUSLY

Councillor Salaman left the meeting at 9.14pm returning at 9.17pm.

ITEM 736

ELECTOR REPRESENTATION REVIEW – ADOPTION OF PROPOSED STRUCTURE

MOVED Councillor Hewitson
SECONDED Councillor Palmer

That:

1. The report be received.
2. The Council adopt the following elector representation structure:
 - a. the Council name “Unley” be retained;
 - b. the principal member of Council continue to be the Mayor, to be elected by the community at council-wide elections;
 - c. the Council continue to comprise twelve (12) ward councillors;
 - d. the Council area continue to be divided into six wards, as per the ward structure presented in the Representation Review Report (dated March 2013) Map no. 2, page 11, with each ward being represented by two (2) councillors;
 - e. area councillors not be introduced in addition to ward councillors;
 - f. the current Goodwood South ward be renamed Clarence Park ward;
 - g. the remaining five wards maintain their current (coinciding) ward names being Goodwood, Unley, Parkside, Unley Park, and Fullarton;
 - h. the boundary between the proposed Unley and Parkside wards align with George Street, Regent Street and Porter Street to Greenhill Road;
 - i. the boundary between the proposed Unley Park and Fullarton wards align with Windsor Street rather than Fern Avenue;
 - j. the boundary between the proposed Clarence Park and Unley Park wards align with Goodwood Road.
3. The Chief Executive Officer prepare a report in accordance with Sections 12(12) and 12(12a) of the *Local Government Act 1999*, detailing the review process undertaken by Council and its findings, consideration of options and conclusions, and forward the report to the Electoral Commissioner for South Australia.

4. The Chief Executive Officer be authorised to publish a notice in the South Australian Government Gazette giving effect to the review once a certificate is received from the Electoral Commissioner in accordance with section 12(15) of the *Local Government Act 1999*.

Councillor Saies MOVED as an AMENDMENT

That:

1. The report be received.
2. The Council adopt the following elector representation structure:
 - a. the Council name "Unley" be retained;
 - b. the principal member of Council continue to be the Mayor, to be elected by the community at council-wide elections;
 - c. the Council continue to comprise twelve (12) ward councillors;
 - d. the Council area continue to be divided into six wards, as per the ward structure presented in the Representation Review Report (dated March 2013) Map no. 2, page 11, with each ward being represented by two (2) councillors;
 - e. area councillors not be introduced in addition to ward councillors;
 - f. the current Goodwood South ward be renamed Clarence Park ward;
 - g. the remaining five wards maintain their current (coinciding) ward names being Goodwood, Unley, Parkside, Unley Park, and Fullarton;
 - h. the boundary between the proposed Unley and Parkside wards align with George Street, Regent Street and Porter Street to Greenhill Road;
 - i. the boundary between the proposed Clarence Park and Unley Park wards align with Goodwood Road.
3. The Chief Executive Officer prepare a report in accordance with Sections 12(12) and 12(12a) of the *Local Government Act 1999*, detailing the review process undertaken by Council and its findings, consideration of options and conclusions, and forward the report to the Electoral Commissioner for South Australia.
4. The Chief Executive Officer be authorised to publish a notice in the South Australian Government Gazette giving effect to the review once a certificate is received from the Electoral Commissioner in accordance with section 12(15) of the *Local Government Act 1999*.

The Acting Presiding Member advised he would not accept the Amendment.

FORMAL MOTION

MOVED Councillor Salaman
SECONDED Councillor Lapidge

That the motion be put.

CARRIED

Councillor Saies declared a conflict of interest in respect to 2(i) of the Item and left the meeting at 9.35pm.

The Motion was then put and declared **CARRIED UNANIMOUSLY**

ITEM 737

FULLARTON PARK REGENERATION

MOVED Councillor Tipper
SECONDED Councillor Hughes

That:

1. The report be received.

CARRIED UNANIMOUSLY

Councillor Saies returned to the meeting at 9.38pm.

ITEM 738

EASTERN REGION ALLIANCE (ERA) – DRAFT FEDERAL INITIATIVES GROUP

MOVED Councillor Hudson
SECONDED Councillor Boisvert

That:

1. The report be received.

CARRIED UNANIMOUSLY

ITEM 739
COUNCIL ACTION RECORDS

MOVED Councillor Sangster
SECONDED Councillor Palmer

That:

1. The report be received.

CARRIED UNANIMOUSLY

Councillor Boisvert left the meeting at 9.41pm.

QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

QUESTIONS WITHOUT NOTICE

Nil

ITEM 740
CORRESPONDENCE

The correspondence from

- Urban Development Institute of Australia
- Tafe SA
- Heart Foundation
- Local Government Association

be noted.

Councillor Boisvert returned to the meeting at 9.43pm.

ITEM 741

NOTICE OF MOTION FROM COUNCILLOR HUDSON RE ARTHUR STREET/OXFORD TERRACE PREMISES

MOVED Councillor Hudson
SECONDED Councillor Saies

That the Administration prepare a detailed report for the June Council meeting, on the financial and physical implications of a strategy that would:

- See the transfer of current activities at the Unley Community Centre in Arthur Street to the former 'Jack's' Club in 39 Oxford Terrace.
- The potential leasing opportunities of the Arthur Street premises in the short term.

LOST

ITEM 742

NOTICE OF MOTION FROM COUNCILLOR BOISVERT RE PURCHASE OF LAND FROM DPTI

MOVED Councillor Boisvert
SECONDED Councillor Tipper

That

1. A report be prepared by the Administration that explores the feasibility of acquiring some or all of the land from DPTI, that was purchased in the vicinity of the Victoria Street crossing, related to the rail upgrade projects.
2. This report be prepared in a timely manner so that Council is able to make an offer to DPTI when/if the opportunity arises and if the purchase is feasible.
3. The report should also explore external funding sources for the purchase of the land and any potential landscaping.

CARRIED UNANIMOUSLY

Councillor Koumi left the meeting at 10.09pm returning at 10.11pm.

Councillor Hudson left the meeting at 10.13pm returning at 10.16pm.

MOTIONS WITHOUT NOTICE

Nil

ITEM 743 **UNRESOLVED ITEMS**

Meeting Date	Item	Status
Council 22/3/10	Item 622 (UBED Item 46 Adjourned Debate – Item 46 – Unley Business and Economic Development Committee – Glen Osmond Road Separate Rate Negotiation. (copy attached)	The Item lie on the table.

CLOSURE

The Acting Presiding Member closed the meeting at 10.23 pm.

NEXT MEETING

27 May 2013 – 7.00 pm.

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A/PRESIDING MEMBER

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