

## **UNLEY BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE**

**Meeting held Wednesday, 3 April 2013 at 6.04pm  
In the Unley Civic Centre, 181 Unley Road, Unley**

### **PRESENT:**

Councillor John Koumi – Presiding Member  
Mayor Lachlan Clyne – ex Officio  
Councillor Don Palmer  
Councillor Anthony Lapidge  
Councillor Rufus Salaman  
Mr Chris Vounasis  
Mr Phillip Brunning  
Mr Andre Stuyt  
Mr Andrew Bahr  
Ms Gabrielle Leonello (arr. at 6.07pm)  
Mr James Morris  
Mr Sean Bushby  
Mr Craig Phillips (arr. at 6.08pm)  
Ms Angela Winters

### **ACKNOWLEDGEMENT:**

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

### **APOLOGIES:**

Mr Patrick Weaver

### **OFFICERS PRESENT:**

Mr Peter Tsokas, Chief Executive Officer  
Mr David Litchfield, General Manager Economic Development and Planning  
Mr Matt Grant, Manager Economic Development  
Ms Kelley Jaensch, Executive Assistant Economic Development and Planning

### **OBSERVERS:**

Nil.

## **CONFIRMATION OF MINUTES:**

MOVED: Andre Stuyt

SECONDED: Councillor Palmer

That the minutes of the meeting of the Unley Business and Economic Development Committee held on Wednesday, 6 March 2013, as printed and circulated, be taken as read and signed as a correct record.

**CARRIED UNANIMOUSLY**

## **CONFLICTS OF INTEREST:**

Mr Phillip Brunning declared a conflict of interest in regards to the Local Heritage and Corridors DPA discussions as he represents clients that are affected by these changes.

Chris Vounasis declared a conflict of interest in regards to the Local Heritage DPA as he represents clients that are requesting to remove their property from the list.

James Morris declared a conflict of interest in regards to the Local Heritage DPA as he is requesting to have some properties removed from the list.

Councillor Koumi declared a conflict of interest in regards to the Local Heritage DPA.

Angela Winters declared an interest in regards to the Local Heritage DPA as her property is listed but indicated that she has no concerns about the listing.

## **DEPUTATIONS**

Nil.

## **PRESENTATION**

Mr David Brown, Principal Policy Planner, presented on Unley's Development Plan Amendment Program.

## **SUSPENSION OF MEETING PROCEDURES**

The Presiding Member advised the meeting that he thought the meeting would benefit from a short term suspension of the meeting procedures, for up to 15 minutes to allow for discussion on DPA 3A. This was supported with a two thirds majority.

The meeting procedures were suspended at 6.41pm.

## **EXTENSION OF SUSPENSION OF MEETING PROCEDURES**

The Presiding Member advised that a further suspension of meeting procedures would occur for 5 minutes.

This was supported with a two thirds majority of the Committee.

The meeting procedures were suspended at 6.56pm.

The meeting procedures were reinstated at 7.01pm.

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## **ELECTION OF ACTING PRESIDING MEMBER**

MOVED: Councillor Lapidge  
SECONDED: Angela Winters

That Councillor Palmer be elected as Acting Presiding Member of the Unley Business and Economic Development Committee for the duration of the discussion on the Local Heritage DPA due to the declaration of a conflict of interest from Councillor John Koumi (Presiding Member).

**CARRIED**

At 7.09pm Councillor Koumi, James Morris, Chris Vounasis and Phillip Brunning left the meeting due to their conflict of interest.

## **SUSPENSION OF MEETING PROCEDURES**

The Acting Presiding Member advised the meeting that he thought the meeting would benefit from a short term suspension of the meeting procedures, for up to 15 minutes to allow for discussion on the Heritage DPA. This was supported with a two thirds majority.

The meeting procedures were suspended at 7.10pm.

The meeting procedures were reinstated at 7.21pm.

Councillor Koumi, James Morris, Chris Vounasis and Phillip Brunning returned to the meeting at 7.21pm.

Councillor Koumi returned to the Chair as Presiding Member.

## **WRITTEN REPORTS FROM REPRESENTATIVES:**

Nil.

### **ITEM 6**

#### **WI-FI PROJECT PROPOSAL GOODWOOD PRECINCT**

MOVED: Councillor Palmer  
SECONDED: Councillor Salaman

That:

1. The report be received.
2. The new initiative budget of \$130 000 for Mainstreet Improvement Projects currently under consideration in the 2013-14 budget process include progressing an Unley Mainstreet Wi-Fi Connectivity Project.

3. Following the implementation of the Unley Mainstreet Wi-Fi Connectivity Project the Goodwood Central Precinct is considered as the first of the five Precincts for project delivery.

**CARRIED UNANIMOUSLY**

At 7.30pm prior to debate on this Item, Phillip Brunning left the meeting due to his conflict of interest.

**ITEM 7**

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

MOVED: Councillor Palmer

SECONDED: Craig Phillips

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

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(Strategic Directions Report and Corridors DPA) - Continued**

- size, existing capital improvements, etc;
- (c) it 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.

**CARRIED UNANIMOUSLY**

## **ELECTION OF PRESIDING MEMBER**

MOVED: Andre Stuyt

SECONDED: Councillor Lapidge

That Councillor Palmer be elected as Presiding Member of the Unley Business and Economic Development Committee for the duration of the discussion on the Local Heritage DPA due to the declaration of a conflict of interest from Councillor John Koumi (Presiding Member).

**CARRIED**

At 7.59pm Councillor Koumi, James Morris and Chris Vounasis left the meeting due to their conflict of interest.

## **ITEM 8**

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

MOVED: Andre Stuyt

SECONDED: Gabrielle Leonello

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

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(Local Heritage Places DPA) – Continued**

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.

**CARRIED UNANIMOUSLY**

Councillor Koumi, James Morris, Chris Vounasis and Phillip Brunning returned to the meeting at 8.13.

**URGENT BUSINESS:**

**NEXT MEETING**

Wednesday 8 May 2013 – 6.00pm

**CLOSE OF MEETING:**

The Acting Presiding Member closed the meeting at 8.13pm.

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**PRESIDING MEMBER**

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**DATE**