

CITY OF WEST TORRENS



Minutes
of the
Council & Committee Meetings

- **Urban Services Prescribed Standing Committee**
- **Governance Prescribed Standing Committee**

of the

CITY OF WEST TORRENS

held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 2 FEBRUARY 2016
at 7.00 PM

Terry Buss
Chief Executive Officer

INDEX

1.	MEETING OPENED.....	1
1.1	Evacuation Procedure	1
2.	PRESENT	1
3.	APOLOGIES.....	1
4.	DISCLOSURE STATEMENTS.....	1
5.	CONFIRMATION OF MINUTES	2
6.	MAYOR'S REPORT.....	2
7.	ELECTED MEMBER REPORTS	2
8.	PETITIONS.....	3
9.	DEPUTATIONS	3
10.	ADJOURN INTO STANDING COMMITTEES.....	3
11.	ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS.....	3
11.1	URBAN SERVICES COMMITTEE.....	3
11.2	GOVERNANCE COMMITTEE	3
12.	ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS.....	3
13.	QUESTIONS WITH NOTICE	4
13.1	Land at the Intersection of Allchurch Avenue and Packard Street, North Plympton	4
14.	QUESTIONS WITHOUT NOTICE	5
15.	MOTIONS WITH NOTICE.....	5
15.1	Hard Waste Collection Vouchers	5
16.	MOTIONS WITHOUT NOTICE	6
16.1	Sale of Land at the Intersection of Allchurch Avenue and Packard Street, North Plympton	6
16.2	Cr Palmer Leave of Absence.....	6
16.3	Cr Demetriou Leave of Absence	6
17.	REPORTS OF THE CHIEF EXECUTIVE OFFICER.....	6
17.1	Fees and Charges 2016-17	6
17.2	Mendelson Investment Performance Benchmarking	7
17.3	Mainstreet SA 2016 State Conference - Fleurieu Peninsula.....	7
17.4	Dog and Cat Management Board Nominations.....	8
18.	LOCAL GOVERNMENT BUSINESS	8
18.1	Local Government Circulars	8
18.2	LGA Metropolitan Local Government Group Meeting - Key Outcomes Summary	8
19.	MEMBERS' BOOKSHELF.....	9
20.	CORRESPONDENCE	9
21.	CONFIDENTIAL	9

22. MEETING CLOSE9

1. MEETING OPENED

The Presiding Member declared the meeting open at 7.09pm.

1.1 Evacuation Procedure

The evacuation procedures were taken as read.

2. PRESENT

Council Members:

Mayor J Trainer (Presiding Member)

Councillors: R Haese, G Palmer, G Vlahos, C O'Rielley, J Woodward, K McKay, S Rypp, G Demetriou, M Hill, A Mangos, S Tsiaparis, G Nitschke, T Polito.

Officers:

Mr T Buss (Chief Executive Officer)
Mr B Ross (GM Corporate and Regulatory)
Ms P Koritsa (GM Business and Community Services)
Mr D Ottanelli (GM Urban Services - Acting)
Ms R Butterfield (Manager Regulatory Services)

3. APOLOGIES

Council Members:

Cr Dua

Officers:

Mr A Catinari (GM Urban Services)

RECOMMENDATION

That the apologies be received.

COUNCIL DECISION

MOVED Cr McKay SECONDED Cr Woodward that the recommendation be adopted.

CARRIED

4. DISCLOSURE STATEMENTS

The following disclosure of interest has been made in relation to:

Item	Elected Member
17.4 Dog and Cat Management Board Nominations	<i>Cr Vlahos declared a conflict of interest in that the Dog and Cat Management Board is a part of the Department of Environment, Water and Natural Resources, of which he is an employee.</i>

5. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of Council held on 19 January 2016 be confirmed as a true and correct record.

COUNCIL DECISION

MOVED Cr Polito SECONDED Cr Haese that the recommendation be adopted.

CARRIED

6. MAYOR'S REPORT

RECOMMENDATION

That the Mayor's Report be noted.

COUNCIL DECISION

MOVED Cr Polito SECONDED Cr Palmer that the recommendation be adopted.

CARRIED

7. ELECTED MEMBER REPORTS

Cr Rypp advised of his attendance at the following:

- West Torrens Summer Festival Event 3 – 'Big Backyard' on Saturday 23 January 2016
- West Torrens Historical Society Committee meeting on Monday 25 January 2016
- City of West Torrens Australia Day Awards and Citizenship Ceremony at Thebarton Community Centre on Tuesday 26 January 2016
- West Beach Surf Life Saving Club Pink Swim/ Walk in partnership with the National Breast Cancer Foundation on Saturday 30 January 2016

Cr Mangos advised of his attendance at the following:

- Australia Day Awards Ceremony at Government House on Wednesday 20 January 2016 in his capacity as Treasurer of the Australia Day Council of South Australia
- Australia Day Council of South Australia Luncheon at the Adelaide Entertainment Centre on Friday 22 January 2016
- Australia Day in the City Parade and Fireworks on Tuesday 26 January 2016

Cr Haese advised of her attendance at the following:

- City of West Torrens Australia Day Awards and Citizenship Ceremony at Thebarton Community Centre on Tuesday 26 January 2016
- Airport Over 50s Australia Day Barbecue on Tuesday 26 January 2016
- Lockleys Neighbourhood Watch Meeting on Monday 1 February 2016

Cr Palmer advised of his attendance at the Airport Over 50s Australia Day Barbecue on Tuesday 26 January 2016.

Cr Demetriou acknowledged that Novar Gardens resident, Mr Robert Clarke AM, was presented with a Member of the Order of Australia Award in the Australia Day Honours.

COUNCIL DECISION

MOVED Cr Nitschke SECONDED Cr Woodward that the reports from Members be noted.

CARRIED

8. PETITIONS

Nil

9. DEPUTATIONS

Nil

10. ADJOURN INTO STANDING COMMITTEES

RECOMMENDATION

That the meeting be adjourned, move into Standing Committees and reconvene at the conclusion of the Governance Prescribed Standing Committee.

COUNCIL DECISION

MOVED Cr Demetriou SECONDED Cr O'Rielley that the recommendation be adopted.

CARRIED

7.16pm the meeting adjourned into Committees.

8.04pm the meeting reconvened. All those present prior to the adjournment of the meeting were present in the Chamber when the meeting reconvened.

11. ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS

11.1 URBAN SERVICES COMMITTEE

RECOMMENDATION

That the recommendations of the Urban Services Prescribed Standing Committee held on 2 February 2016 be adopted.

COUNCIL DECISION

MOVED Cr Polito SECONDED Cr Rypp that the recommendation be adopted.

CARRIED

11.2 GOVERNANCE COMMITTEE

RECOMMENDATION

That the recommendations of the Governance Prescribed Standing Committee held on 2 February 2016 be adopted.

COUNCIL DECISION

MOVED Cr Palmer SECONDED Cr Woodward that the recommendation be adopted.

CARRIED

12. ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS

Nil

13. QUESTIONS WITH NOTICE

13.1 Land at the Intersection of Allchurch Avenue and Packard Street, North Plympton

At the meeting of Council on 19 January 2016, Cr Mangos asked the following question which was taken on notice:

Can the Administration please provide information on the options for disposal of the land at the intersection of Allchurch Avenue and Packard Street, North Plympton?

Answer

Initially it should be noted that the approximate size of each corner parcel of land (parcels) *appears* to be close to the minimum allotment size under the relevant policy area for a detached dwelling to be constructed upon each site.

However, as the land is classified as road reserve, Council would need to initially write to all parties owning property which adjoins the road reserve to determine whether they have any interest in acquiring (portion of) the road reserve and, if so, at what price point. (This correspondence would also indicate that any potential acquisition of the land would be on the basis that the purchasers agree to pay all costs associated with its acquisition, in addition to an agreed/negotiated sale price.)

Prior to commencing the above process, and particularly given the unusual nature and size of the parcels in this specific location, the Administration would recommend engaging a property consultant to undertake an historic search in an endeavor to:

- determine why and how these parcels came about; and
- determine whether there are any impediments that may serve to restrict potential disposal of any, or all, of these parcels.

And to:

- confirm that the parcels satisfy the minimum allotment size for construction of detached dwellings in this location; and
- set a market value for each parcel of land. (In the event that the parcels do not meet the minimum allotment size the "market value" would be determined on the basis that the parcels are offered to the owners of adjacent property only.)

Should these investigations not disclose any significant impediments or restrictions to possible disposal and Council determine to proceed with the process to close the road and offer the land for sale, either of two courses of action would be required.

Where the size of each parcel **satisfies** the minimum allotment size - negotiations may proceed in the open market.

Where the size of each parcel **does not satisfy** the minimum allotment size - negotiations proceed with the owners of properties adjacent the road reserve only.

Should Council resolve to proceed with disposal of this land, the Administration will also use this opportunity to undertake an audit and identify other similar parcels of land within the City of West Torrens that may be considered for disposal.



14. QUESTIONS WITHOUT NOTICE

Nil

15. MOTIONS WITH NOTICE

15.1 Hard Waste Collection Vouchers

At the meeting of Council on 19 January 2016 Cr Polito moved the following motion which the Presiding Member ruled would be deferred to the meeting of Council on 2 February 2016.

That all ratepayers be eligible for one free hard waste collection voucher per year.

Cr Polito sought leave of the meeting to amend his motion as follows:

MOVED Cr Polito SECONDED Cr Palmer that all residential property owners be eligible for one free hard waste collection voucher, until the at-call system has been trialled and community consultation has been completed.

AMENDMENT

MOVED Cr Demetriou that the owner/ratepayer of a rented residential property in the City of West Torrens be entitled to one free waste voucher per annum.

The amendment lapsed for want of a seconder.

FORMAL MOTION

MOVED Cr Woodward SECONDED Cr Mangos that the motion be adjourned to the 16 February 2016 meeting of Council.

CARRIED

16. MOTIONS WITHOUT NOTICE

16.1 Sale of Land at the Intersection of Allchurch Avenue and Packard Street, North Plympton

MOVED Cr Mangos that Council resolve to proceed with the disposal of the parcels of land at the intersection of Allchurch Avenue and Packard Street, North Plympton and that the Administration use this opportunity to undertake an audit and identify other similar parcels of land within the City of West Torrens that may be considered for disposal.

The Presiding Member ruled that the motion be deferred to the 16 February 2016 meeting of Council.

16.2 Cr Palmer Leave of Absence

Cr Palmer sought a leave of absence for the Council meeting to be held 16 February 2016.

MOVED Cr Rypp SECONDED Cr Woodward that leave be granted.

CARRIED

16.3 Cr Demetriou Leave of Absence

Cr Demetriou sought a leave of absence from 25 April to 4 June 2016.

MOVED Cr Palmer SECONDED Cr Nitschke that leave be granted.

CARRIED

17. REPORTS OF THE CHIEF EXECUTIVE OFFICER

17.1 Fees and Charges 2016-17

This report presented revised fees and charges for 2016/17 for consideration and adoption pursuant to the requirements of Section 188 of the *Local Government Act 1999*.

RECOMMENDATION

It is recommended to Council that the fees and charges as detailed in **attachment 1** be adopted pursuant to Section 188 of the *Local Government Act 1999*.

COUNCIL DECISION

MOVED Cr Demetriou SECONDED Cr Hill that:

1. The fees and charges as detailed in **attachment 1** be adopted pursuant to Section 188 of the *Local Government Act 1999*; and
2. The City Works hourly rate charge be re-examined for consideration in 2017.

CARRIED

17.2 Mendelson Investment Performance Benchmarking

This report provided benchmarking information on the investment performance of the Mendelson Foundation.

RECOMMENDATION

It is recommended to Council that this report be received.

COUNCIL DECISION

MOVED Cr Haese SECONDED Cr Hill that the recommendation be adopted.

CARRIED

17.3 Mainstreet SA 2016 State Conference - Fleurieu Peninsula

The Mainstreet SA Committee, in collaboration with Adelaide City Council, will hold its Annual State Conference in Victor Harbor, as well as workshops in the District Council of Yankalilla and Alexandrina Council on Thursday 7 and Friday 8 April 2016.

RECOMMENDATION(S)

It is recommended to Council that:

1. Subject to their confirmation, Council approves the attendance ofat the Mainstreet SA 2015 Annual State Conference to be held on Thursday 7 and Friday 8 April 2016.
2. Expenses be reimbursed in accordance with Council policy; and
3. Subject to their confirmation, Council approves the attendance of the spouses/partners of Elected Members and further, consistent with Council policy, that costs be met by Council.

or

The report be received.

COUNCIL DECISION

MOVED Cr Haese SECONDED Cr McKay that the report be received.

CARRIED

17.4 Dog and Cat Management Board Nominations

*Cr Vlahos declared a conflict of interest in that the Dog and Cat Management Board is a part of the Department of Environment, Water and Natural Resources, of which he is an employee and retired from the meeting at **8.30pm**.*

This report sought the nomination of local government members to the Dog and Cat Management Board.

RECOMMENDATION(S)

It is recommended to Council that Cr/s..... be nominated as the local government member to the Dog and Cat Management Board.

Or

The report be received.

COUNCIL DECISION

MOVED Cr Palmer SECONDED Cr Haese that the report be received.

CARRIED

18. LOCAL GOVERNMENT BUSINESS

18.1 Local Government Circulars

This report provided a detailed listing of current items under review by the Local Government Association.

RECOMMENDATION

It is recommended to Council that the Local Government Circulars report be received.

COUNCIL DECISION

MOVED Cr Demetriou SECONDED Cr Tsiaparis that the recommendation be adopted.

CARRIED

18.2 LGA Metropolitan Local Government Group Meeting - Key Outcomes Summary

This report presented the Key Outcome Summary from the 20 January 2016 meeting of the LGA Metropolitan Local Government Group.

RECOMMENDATION(S)

It is recommended to Council that the report be received.

COUNCIL DECISION

MOVED Cr Demetriou SECONDED Cr Polito that the recommendation be adopted.

CARRIED

19. MEMBERS' BOOKSHELF

RECOMMENDATION

That the additions to Members' bookshelf be noted.

COUNCIL DECISION

MOVED Cr Palmer SECONDED Cr McKay that the recommendation be adopted.

CARRIED

20. CORRESPONDENCE

20.1 Toward a Nuclear-Weapon-Free World: One Billion Citizens' Appeal

Correspondence was received from the President of Mayors for Peace and the Mayor of Hiroshima, Mr Kazumi Matsui, regarding the '*One Billion Citizens' Appeal*' toward a nuclear-weapon-free world.

RECOMMENDATION

That the correspondence be received.

COUNCIL DECISION

MOVED Cr Rypp SECONDED Cr Tsiaparis that the recommendation be adopted.

CARRIED

21. CONFIDENTIAL

Nil

22. MEETING CLOSE

The Presiding Member declared the meeting closed at 8.32pm.

I N D E X

- 1. MEETING OPENED.....1
- 2. PRESENT1
- 3. APOLOGIES.....1
- 4. DISCLOSURE STATEMENTS.....1
- 5. CONFIRMATION OF PREVIOUS MINUTES1
- 6. COMMUNICATIONS BY THE CHAIRPERSON.....2
- 7. QUESTIONS WITH NOTICE2
- 8. QUESTIONS WITHOUT NOTICE2
- 9. MOTIONS WITH NOTICE.....2
- 10. MOTIONS WITHOUT NOTICE2
- 11. URBAN SERVICES DIVISION REPORTS.....2
 - 11.1 Star Theatre Maintenance Plan2
 - 11.2 Request for Private Parking Area Agreement3
 - 11.3 Urban Services Activities Report.....3
- 12. MEETING CLOSE3

1. MEETING OPENED

The Presiding Member declared the meeting open at 7.17pm.

2. PRESENT

Committee Members:

Cr T Polito (Presiding Member)

Mayor J Trainer

Councillors: R Haese, G Palmer, G Vlahos, C O'Rielly, J Woodward, K McKay, S Rypp, G Demetriou, M Hill, A Mangos, S Tsiaparis, G Nitschke.

Officers:

Mr T Buss (Chief Executive Officer)

Mr D Ottanelli (GM Urban Services - Acting)

Mr B Ross (GM Corporate and Regulatory)

Ms P Koritsa (GM Business and Community Services)

Mr A King (Manager City Assets - Acting)

Ms J Lennon (Manager City Development)

3. APOLOGIES

Council Members:

Cr Dua

Officers:

Mr A Catinari (GM Urban Services)

RECOMMENDATION

That the apologies be received.

COMMITTEE DECISION

MOVED Cr Palmer SECONDED Cr Haese that the recommendation be adopted.

CARRIED

4. DISCLOSURE STATEMENTS

Nil

5. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Urban Services Prescribed Standing Committee held on 19 January 2016 be confirmed as a true and correct record.

COMMITTEE DECISION

MOVED Cr Rypp SECONDED Cr Hill that the recommendation be adopted.

CARRIED

6. COMMUNICATIONS BY THE CHAIRPERSON

Nil

7. QUESTIONS WITH NOTICE

Nil

8. QUESTIONS WITHOUT NOTICE

Nil

9. MOTIONS WITH NOTICE

Nil

10. MOTIONS WITHOUT NOTICE

Nil

11. URBAN SERVICES DIVISION REPORTS

11.1 Star Theatre Maintenance Plan

This report provided Members with a detailed assessment and priority list for a forward work plan and program to upgrade and maintain the Star Theatre Complex for the next ten (10) years.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. That the Report be received.
2. Funding required to complete the identified items in the (10) year forward program of works and maintenance is referred to future budgetary deliberations.

COMMITTEE DECISION

MOVED Cr Mangos SECONDED Cr Palmer that:

1. The Report be received.
2. Funding required to complete the identified items in the (10) year forward program of works and maintenance is referred to future budgetary deliberations.
3. The Administration set up a meeting with lessee Malcolm Harslett to discuss the required works and to identify any potential savings for necessary works only.

CARRIED

11.2 Request for Private Parking Area Agreement

The purpose of this report was to approve an agreement for Council's Compliance Officers to police a private parking area at Keswick.

RECOMMENDATION

The Committee recommends that Council enter into an agreement under the Private Parking Areas Act with Coffey International Limited to police the private parking area within their leased site at 33 Richmond Road Keswick.

COMMITTEE DECISION

MOVED Cr Woodward SECONDED Cr Mangos that the item be deferred to the 1 March 2016 meeting of the Urban Services Prescribed Standing Committee.

7.35pm Cr Mangos left the meeting

7.36pm Cr Mangos returned to the meeting

CARRIED

11.3 Urban Services Activities Report

This report provided Elected Members with information on activities within the Urban Services Division.

RECOMMENDATION

The Committee recommends to Council that the Activities Report be received.

COMMITTEE DECISION

MOVED Cr Rypp SECONDED Cr Palmer that the recommendation be adopted.

CARRIED

12. MEETING CLOSE

The Presiding Member declared the meeting closed at 7.49pm.

I N D E X

- 1. MEETING OPENED.....1
- 2. PRESENT1
- 3. APOLOGIES.....1
- 4. DISCLOSURE STATEMENTS.....1
- 5. CONFIRMATION OF PREVIOUS MINUTES1
- 6. COMMUNICATIONS BY THE CHAIRPERSON.....2
- 7. QUESTIONS WITH NOTICE2
- 8. QUESTIONS WITHOUT NOTICE2
- 9. MOTIONS WITH NOTICE.....2
- 10. MOTIONS WITHOUT NOTICE2
- 11. GOVERNANCE REPORTS2
 - 11.1 Legislative Progress Report - January 20162
- 12. MEETING CLOSE2

1. MEETING OPENED

The Presiding Member declared the meeting open at 7.51pm.

2. PRESENT

Committee Members:

Cr G Palmer (Presiding Member)

Mayor J Trainer

Councillors: R Haese, G Vlahos, C O'Rielly, J Woodward, K McKay,
S Rypp, G Demetriou, M Hill, A Mangos, S Tsiaparis, G Nitschke, T Polito.

Officers:

Mr T Buss (Chief Executive Officer)

Ms P Koritsa (GM Organisational Support)

Mr B Ross (GM Corporate and Regulatory)

Mr D Ottanelli (GM Urban Services - Acting)

3. APOLOGIES

Council Members:

Cr Dua

Officers:

Mr A Catinari (GM Urban Services)

Lateness

Council Members:

Cr Woodward (7.52pm)

RECOMMENDATION

That the apologies be received.

COMMITTEE DECISION

MOVED Cr Tsiaparis SECONDED Cr Haese that the recommendation be adopted.

CARRIED

4. DISCLOSURE STATEMENTS

Nil

5. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Governance Prescribed Standing Committee held on 19 January 2016 be confirmed as a true and correct record.

COMMITTEE DECISION

MOVED Cr Rypp SECONDED Cr Tsiaparis that the recommendation be adopted.

CARRIED

6. COMMUNICATIONS BY THE CHAIRPERSON

Nil

7. QUESTIONS WITH NOTICE

Nil

8. QUESTIONS WITHOUT NOTICE

Questions were asked and responses provided by the Administration.

7.52pm Cr Woodward entered the meeting

9. MOTIONS WITH NOTICE

Nil

10. MOTIONS WITHOUT NOTICE

Nil

11. GOVERNANCE REPORTS

11.1 Legislative Progress Report - January 2016

This report provided an update on the status of proposed legislative changes affecting local government, dealt with in Parliament, by the Local Government Association or contained in the Government Gazette during the preceding month.

RECOMMENDATION

The Committee recommends to Council that the report be received.

COMMITTEE DECISION

MOVED Cr Polito SECONDED Cr Rypp that the recommendation be adopted.

CARRIED

12. MEETING CLOSE

The Presiding Member declared the meeting closed at 8.03pm.