



## NOTICE OF MEETING

Notice is hereby given that an ordinary meeting of Council will be held in the

**Council Chamber – Glenelg Town Hall  
Moseley Square, Glenelg**

**Tuesday 12 April 2022 at 7.00pm**



**Roberto Bria  
CHIEF EXECUTIVE OFFICER**



## Ordinary Council Meeting Agenda

### 1. OPENING

*The Mayor will declare the meeting open at 7:00pm.*

### 2. KAURNA ACKNOWLEDGEMENT

*We acknowledge Kaurna people as the traditional owners and custodians of this land.*

*We respect their spiritual relationship with country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to Kaurna People today.*

### 3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

*The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.*

### 4. PRAYER

*Heavenly Father, we pray for your presence and guidance at our Council Meeting. Grant us your wisdom and protect our integrity as we carry out the powers and responsibilities entrusted to us on behalf of the community that we serve.*

### 5. APOLOGIES

5.1 Apologies Received – Councillor John Smedley

5.2 Absent

### 6. ITEMS PRESENTED TO COUNCIL

### 7. DECLARATION OF INTEREST

*If a Council Member has an interest (within the terms of the Local Government Act 1999) in a matter before the Council they are asked to disclose the interest to the Council and provide full and accurate details of the relevant interest. Members are reminded to declare their interest before each item.*

### 8. CONFIRMATION OF MINUTES

**That the minutes of the Ordinary Meeting of Council held on 22 March 2022 be taken as read and confirmed.**

### 9. PUBLIC PRESENTATIONS

9.1 Petitions

9.1.1 Petition – Equinox Street event and Continual High Level Loud Noise (Report No: 97/22)

9.2 **Presentations – Nil**

9.3 **Deputations**

- 9.3.1 5049 Coastal Board Community Association  
*Mayor Wilson has approved a deputation from 5049 Coastal Board Community Association regarding Kingston Park Kiosk.*

**10. QUESTIONS BY MEMBERS**

10.1 **Without Notice**

10.2 **On Notice**

- 10.2.1 Mikki Bouchee's Service to Council – Councillor Fleming (Report No: 88/22)
- 10.2.2 Belgravia Lease Agreement – Councillor Bradshaw (Report No: 109/22)

**11. MEMBER'S ACTIVITY REPORTS**

- 11.1 Mayors' Activity Report for January to March 2022 (Report No: 87/22)

**12. MOTIONS ON NOTICE - Nil**

**13. ADJOURNED MATTERS - Nil**

**14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

- 14.1 Draft Minutes – Alwyndor Management Committee Special Meeting (Report No: 101/22)
- 14.2 Minutes – Audit Committee – 16 March 2022 (Report No: 108/22)

**15. REPORTS BY OFFICERS**

- 15.1 Items in Brief (Report No: 85/22)
- 15.2 Sister City Agreements (Report No: 103/22)
- 15.3 Regulated Tree Removal (Report No: 95/22)
- 15.4 Former Buffalo Site Revitalisation – Concept and Tram Options (Report No: 111/22)
- 15.5 Brighton Jetty Sculptures (Report No: 99/22)
- 15.6 Glenelg Beach Access Points (Report No: Report No: 102/22)
- 15.7 Brighton and Seacliff Yacht Club – Stage 1 Landowner Consent (Report No: 106/22)
- 15.8 Dover Square Tennis Club Project Funding (Report No: 107/22)

**16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS**

*Presented for the information of Members is a listing of resolutions subject to formal resolutions, for Council and all Standing Committees, to adjourn or lay on the table items of Council business, for the current term of Council.*

**17. URGENT BUSINESS – Subject to the Leave of the Meeting****18. ITEMS IN CONFIDENCE****18.1 Kingston Park Kiosk – Final Concept Designs (Report No: 104/22)**

*Pursuant to Section 83 (5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:*

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.**

**18.2 Seawall Apartments Redevelopment (Report No: 110/22)**

*Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:*

- h. legal advice.**
- i. information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council.**

**18.3 Glenelg Town Hall – Commercial Area (Report No: 100/22)**

*Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:*

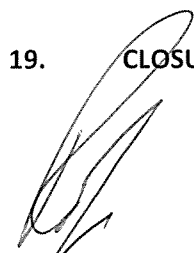
- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.**

18.4 Alwyndor Service Delivery Business Case (Report No: 98/22)

*Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:*

- d. commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and would, on balance, be contrary to the public interest.

19. CLOSURE



**ROBERTO BRIA**  
**CHIEF EXECUTIVE OFFICER**

Item No: 9.1.1

Subject: **PETITION – EQUINOX STREET EVENT AND THE CONTINUAL HIGH LEVEL LOUD NOISE**

Date: 12 April 2022

Written By: Executive Officer and Personal Assistant to the Mayor

Chief Executive Officer: Mr R Bria

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### **SUMMARY**

A petition was received on 20 March 2022 from Ms Anna Montgomery of 2 Milton Street, Glenelg. Ms Montgomery lodged the petition on behalf of residents of Milton Street, Sussex Street and surrounding areas who were impacted by the Equinox Street event, specifically around the continual high level loud noise throughout the event. There are 13 signatories and the petition states:

*“The complaint is of continual high level noise at Holdfast Bay Council Street Party events held previously and current.*

*This petition is being brought against the City of Holdfast Bay Council for supporting a short-term license knowing that the business in question has restrictions placed against it by the Liquor Licensing Commission for specifically, no amplified electrical musical instruments, drum kits of DJs (disc jockeys) are permitted. Council did not place any restrictions on the short-term license effectively allowing the business in question to play loud continuous music using live bands and DJs, affecting residents of Milton Street, Sussex Street and surrounding areas of Jetty Road at the recent Equinox Council Street event held 18-20 March”.*

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### **RECOMMENDATION**

**That Council note the petition from Ms Anna Montgomery regarding the noise level at the recent Equinox Street event.**

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### **STRATEGIC PLAN**

Statutory compliance

### **COUNCIL POLICY**

City of Holdfast Bay Code of Practice – Meeting Procedures

**STATUTORY PROVISIONS**

*Local Government Act 1999*

*Local Government (Procedures at Meetings) Regulations 2013*

**REPORT**

On 20 March 2022, Administration received a petition in relation to the Equinox Street event, specifically around the continual high level loud noise throughout the event.

The petition is deemed to be valid, meeting the requirements of the Code of Practice – Meeting Procedures, Regulation 10 (1) – (9).

The petitioners request that Council consider the following:

- current restrictions when supporting a short-term licence;
- acoustic music only;
- ensure a sound monitoring device be fitted once sound level has been reached, volume cuts out. Businesses would be required to purchase and install at their expense;
- businesses to employ a qualified person to monitor sound levels at their cost;
- breaks of no music on an all-day event; and
- any future street events held by Holdfast Bay Council be only one (1) day in line with all the other businesses on Jetty Road.

A full copy of the petition has been made available to Elected Members under a separate cover and is not attached to this agenda item.

**BUDGET**

Not applicable

**LIFE CYCLE COSTS**

Not applicable

Item No: 10.2.1

Subject: **QUESTION ON NOTICE – MIKKI BOUCHEE’S SERVICE TO COUNCIL – COUNCILLOR FLEMING**

Date: 12 April 2022

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## **QUESTION**

Councillor Fleming asked the following question:

**“How long did Mikki Bouchee give service to the City of Holdfast Bay and Glenelg Council?**

**Was Cr Bouchee the longest serving female Councillor from the City of Holdfast Bay / Glenelg / Brighton Councils?”**

## **ANSWER – Executive Officer and Personal Assistant to the Mayor**

From our records Councillor Mikki Bouchee served City of Holdfast Bay and Glenelg Council for 25 years and 7 months.

Ms Bouchee was first elected to council in 1987, when it was still the City of Glenelg. She served four years as a councillor and four years as Alderman. Ms Bouchee went on to represent her community in the City of Holdfast Bay for almost 18 years and was Deputy Mayor from 2015-2016.

As at 30 July 2021, Councillor Mikki Bouchee was the longest serving female councillor from the City of Holdfast Bay/Glenelg/Brighton councils.



Item No: 10.2.2

Subject: **QUESTION ON NOTICE – BELGRAVIA LEASE AGREEMENT –  
COUNCILLOR BRADSHAW**

Date: 12 April 2022

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## **QUESTION**

Councillor Bradshaw asked the following question:

***“Under the terms of the existing lease with Belgravia, who receives the bar takings throughout the year from the upstairs Function Room at Kauri Parade, Seacliff”.***

## **ANSWER – Manager, Development Services**

Pursuant to the ‘Financial Arrangements’ clause contained in the Management Agreement between the City of Holdfast Bay and Belgravia Health and Leisure Group Pty Ltd, Belgravia (the Manager) collects and retains all income derived from the operation of the Centre (including all kiosk and catering revenue, which includes bar takings). The Council would only receive a portion of that income if there is a surplus of net income for a particular month, in which case the Council would be paid the net surplus amount.

Item No: 11.1

Subject: **MAYOR'S ACTIVITY REPORT FOR JANUARY TO MARCH 2022**

Date: 12 April 2022

## SUMMARY

Presented for the information of Members is the Activity Report for the Mayor for January to March 2022.

## RECOMMENDATION

**That the Mayor's Activity Report for January to March 2022 be received and noted.**

## REPORT

Date	Activity	Location
09/01/22	Greek Blessing of the Waters	Glenelg Beach and Foreshore
16/01/22	Open Beach Volleyball - Volleyball SA	Glenelg Beach
18/01/22	Council Workshop   Seacliff Plaza Upgrade Stage 1	Brighton Civic Centre
20/01/22	Coast FM Interview	via Phone
21/01/22	Glenelg Accessible Beach Day	Glenelg Foreshore and Beach
24/01/22	Australia Day Event Pre-briefing	via Microsoft Teams
25/01/22	Chief Executive Officer and Mayor Council Agenda meeting	via Microsoft Teams
25/01/22	Meeting between Mayor Wilson, Mr Liam Hanna and Ms Marnie Lock	via Microsoft Teams
25/01/22	Pre Council Workshop   Hoarding Fee Relief	Glenelg Town Hall,
25/01/22	Council Meeting	Glenelg Town Hall,
26/01/22	Citizenship ceremony and Australia Day awards ceremony	Ballroom 1-3, Stamford Grand Adelaide
30/01/22	Come and Try Day, Somerton Yacht Club	Somerton Yacht Club, Somerton Park
30/01/22	Sculptures Winners Presentation	Bindarra Reserve, Brighton
31/01/22	Meeting with Mayor Wilson and Deputy Mayor Smedley	Seacliff
02/02/22	Jetty Road Mainstreet Committee meeting	via Zoom
06/02/22	Marilyn Jetty Swim	Brighton Beach
07/02/22	Grand Opening - Smart Hearing Solutions	Nile Street, Glenelg

<b>Date</b>	<b>Activity</b>	<b>Location</b>
08/02/22	Meeting between Mayor Wilson and Mr Mark Elsdon, President Brighton Sports and Social Club	Brighton Civic Centre
08/02/22	Chief Executive Officer and Mayor Wilson Council Agenda	Brighton Civic Centre
08/02/22	Council Meeting	Glenelg Town Hall
09/02/22	Pioneers Association of SA, SameShips Meeting (HMAS Buffalo)	The Jetty Function Room, Glenelg
09/02/22	Meeting with The Hon Vincent Tarzia MP, Minister for Police and The Hon Stephen Patterson MP, Member for Morphett	Mayor's Parlour, Glenelg Town Hall
11/02/22	Coast Protection Board Meeting	via Microsoft Teams
12/02/22	Glenelg Shellfish Reef	Glenelg Jetty
14/02/33	SA Cricket Association meeting	Brighton Civic Centre
17/02/22	Coast FM Interview	via Phone
22/02/22	Chief Executive Officer and Mayor Wilson Council Agenda meeting	via Microsoft Teams
22/02/22	Meeting with Anthony Marroncelli, Manager Development Services, City of Holdfast Bay	Brighton Civic Centre
22/02/22	Meeting with David Bagshaw and David Cruickshanks-Boyd	via Zoom
22/02/22	Meeting with Matthew Rechner, Manager, Public Realm and Urban Design, City of Holdfast Bay	The Broadway
22/02/22	Council Meeting	Glenelg Town Hall
01/03/22	Council Workshop   Annual Business Plan 2022/23 and 2022/2023 Events Season	Brighton Civic Centre
02/03/22	Jetty Road Mainstreet Committee meeting	Glenelg Town Hall
04/03/22	World Day of Prayer in 2022	Our Lady of Victories Church, Glenelg
05/03/22	Stihl Timbersports Australian Trophy 2022	Jimmy Melrose Park, Glenelg Beach
08/03/22	Chief Executive Officer and Mayor Wilson Council Agenda meeting	via Microsoft Teams
08/03/22	Pre-Council Workshop   Kauri Parade Sporting Complex	Glenelg Town Hall
08/03/22	Council Meeting	Glenelg Town Hall
09/03/22	LG Reconciliation Industry Network Group	via Zoom
12/03/22	Surf Life Saving SA Beach & Junior State Championships	Glenelg Beach
15/03/22	Council Workshop   Annual Business Plan 2022/2023	Brighton Civic Centre
17/03/22	Coast FM Interview	Studio, Glandore
17/03/22	Meeting with Anthony Venning	via Microsoft Teams
19/03/22	By the C Concert	Glenelg Beach
21/03/22	Chief Executive Officer and Mayor Wilson weekly catch up	via Phone
22/03/22	Chief Executive Officer and Mayor Wilson Council Agenda meeting	via Microsoft Teams

<b>Date</b>	<b>Activity</b>	<b>Location</b>
22/03/22	Pre-Council Workshop   Glenelg Town Hall Commercial Areas	Glenelg Town Hall
22/03/22	Council Meeting	Glenelg Town Hall
25/03/22	Coast Protection Board Meeting and Technical Briefing	via Microsoft Teams
26/03/22	La Boheme on the Beach	Glenelg Beach
28/03/22	Chief Executive Officer and Mayor Wilson weekly catch up	via Phone
29/03/22	Council Workshop   Revitalisation of the Former Buffalo Site and Kingston Park Kiosk	Brighton Civic Centre
30/03/22	Meeting with Lyndal Outram and Helen Snoad	via Microsoft Teams

Item No: 14.1

Subject: **DRAFT MINUTES - ALWYNDOR MANAGEMENT COMMITTEE SPECIAL MEETING – 21 MARCH 2022**

Date: 12 April 2022

Written By: General Manager, Alwyndor

General Manager: Alwyndor, Ms B Davidson-Park

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### **SUMMARY**

The draft minutes of the Alwyndor Management Committee Special meeting held on 21 March 2022 are provided for information.

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### **RECOMMENDATION**

1. **That the draft minutes of the Alwyndor Management Committee Special Meeting held on 21 March 2022 be noted.**

### **RETAIN IN CONFIDENCE - Section 91(7) Order**

2. **That having considered Attachment 1 to Report No: 101/22 Draft Minutes - Alwyndor Management Committee Special Meeting – 21 March 2022 in confidence under section 90(2) and (3) (b) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of the Act orders that Attachment 1 be retained in confidence for a period of three (3) years and that this order be reviewed every 12 months.**
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### **STRATEGIC PLAN**

Enabling the people in our communities to live healthy, engaged and fulfilling lives.

### **COUNCIL POLICY**

Not applicable

### **STATUTORY PROVISIONS**

Not applicable

**BACKGROUND**

This report is presented following the Alwyndor Management Committee Meeting.

The Alwyndor Management Committee was established to manage the affairs of Alwyndor Aged Care. The Council has endorsed the Committee's Terms of Reference and given the Committee delegated authority to manage the business of Alwyndor Aged Care.

**REPORT**

The draft minutes of the meeting are attached for Members' information.

*Refer Attachment 1*

**BUDGET**

Nil

**LIFE CYCLE COSTS**

Not applicable

Item No: 14.2  
Subject: **MINUTES – AUDIT COMMITTEE – 16 MARCH 2022**  
Date: 12 April 2022  
Written By: Personal Assistant, Strategy and Corporate  
General Manager: Strategy and Corporate, Ms P Jackson

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### **SUMMARY**

The minutes of the meeting of the Audit Committee held 16 March 2022 are presented to Council for information and endorsement.

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### **RECOMMENDATION**

**That Council notes the public minutes of the meeting of the Audit Committee of 16 March 2022 namely:**

1. **that the Audit Committee advises Council it has received and considered a Standing Items Report addressing:**
    - **Monthly Financial Statements**
    - **Risk Management and Internal Control**
    - **External Audit**
    - **Public Interest Disclosures – previously Whistle-Blowing**
    - **Economy and Efficiency Audits**
    - **Audit Committee Meeting Schedule 2022; and**
  2. **that the Audit Committee advises Council it has received and noted the revised Long Term Financial Plan.**
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### **STRATEGIC PLAN**

Statutory requirement

### **COUNCIL POLICY**

Not applicable

### **STATUTORY PROVISIONS**

*Local Government Act 1999, Sections 41 and 126*

**BACKGROUND**

The Audit Committee is established under Section 41 of the *Local Government Act 1999*, and Section 126 of the *Local Government Act 1999* defines the functions of the Audit Committee to include:

- reviewing annual financial statements to ensure that they present fairly the state of affairs of the council;
- proposing, and providing information relevant to, a review of the council's strategic management plans or annual business plan;
- proposing, and reviewing, the exercise of powers under section 130 A;
- if the council has exempted a subsidiary from the requirement to have an audit committee, the functions that would, apart from the exemption, have been performed by the subsidiary's audit committee;
- liaising with the council's auditor; and
- reviewing the adequacy of the accounting, internal control, reporting and other financial management systems and practices of the council on a regular basis.

**REPORT**

Public minutes of the meeting of the Audit Committee held on 16 March 2022 are attached for Members' information.

*Refer Attachment 1*

**BUDGET**

Not applicable



# Attachment 1



**Minutes of the meeting of the Audit Committee of the City of Holdfast Bay held in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton on Wednesday 16 March 2022 at 6:00pm.**

**PRESENT**

**Members**

Presiding Member – Councillor J Smedley  
Councillor R Snewin  
Mr D Powell  
Mr S Tu  
Ms P Davies

**Staff**

Chief Executive Officer – Mr R Bria  
General Manager, Strategy and Corporate – Ms P Jackson  
Manager, Finance – Mr J Newton  
Management Accountant – Mr C Blunt  
Manager, Strategy and Governance – Ms A Karzek

**Guests**

Ms Janna Burnham, Director of Internal Audit, Galpins  
Mr Tim Muhlhausler, Partner, Galpins

**1. OPENING**

The Chairman declared the meeting open at 6.02pm.

**2. APOLOGIES**

- 2.1 Apologies Received - Nil
- 2.2 Absent - Ni

**3. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

**4. CONFIRMATION OF MINUTES**

**Motion**

**That the minutes of the Audit Committee held on 20 October 2021 be taken as read and confirmed.**

Moved by D Powell, Seconded by Cr Snewin

**Carried**

## 5. ACTION ITEMS

The Action Items were tabled and discussed.

### Leave of meeting

The Presiding Member sought leave of the meeting to propose that Agenda Item 7.4 Internal Audit Program Report (Report No: 72/22) be considered after Item 5.

Leave of the meeting was granted.

#### 7.4 **Internal Audit Program Report** (Report No: 72/22)

Following endorsement of the Council's Internal Audit Plan last year (AC277/21), Internal Auditors, Galpins, have progressed with the 2021-22 scheduled program of reviews.

Of the six risk-based audits outlined for 2021-22, two have been completed, two are currently ongoing and the remaining two are due to be commenced in coming weeks, for completion prior to the financial year end.

#### Motion

1. **That the Audit Committee notes this report.**

Moved P Davies, Seconded S Tu

Carried

#### RETAIN IN CONFIDENCE - Section 91(7) Order

2. **That having considered Attachment 2 to Report No: 72/22 Internal Audit Program Report in confidence under Section 90(2) and (3) (e) of the *Local Government Act 1999*, the Audit Committee, pursuant to Section 91(7) of that Act orders that Attachment 2 be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.**

Moved Cr Snewin, Seconded D Powell

Carried

Ms Burnham and Mr Muhlhausler left the virtual meeting at 6.19pm.

## 6. PRESENTATIONS

#### 6.1 **2022/2023 Annual Business Plan Update**

General Manager, Strategy and Corporate provided an update to the Committee on the draft 2022/2023 Annual Business Plan.

## 7. REPORTS BY OFFICERS

### 7.1 Standing Items – March 2022 (Report No: 69/22)

The Audit Committee were provided with a report on standing items at the meeting.

#### Motion

1. **That the Audit Committee advises Council it has received and considered a Standing Items Report addressing:**

- **Monthly Financial Statements**
- **Risk Management and Internal control**
- **External Audit**
- **Public Interest Disclosures – previously Whistle-Blowing**
- **Economy and Efficiency Audits**
- **Audit Committee Meeting Schedule 2022**

Moved Cr Snewin, Seconded D Powell

**Carried**

### 7.2 Long Term Financial Plan Review (Report No: 70/22)

The Long Term Financial Plan (LTFP) was reviewed and updated to include the 2021/22 Annual Business Plan and 2020/21 audited financial statements and budget updates to 31 December 2021. The projections in the LTFP indicate Council remains in a sound financial position.

The LTFP has also been informed by the latest Asset Management Plans (AMP) and direction from Council with regard to Council's commitment to financial sustainability. A number of assumptions have been reviewed in updating the plan and these are detailed in the report.

The LTFP will be enhanced as part of the 2022/23 budget process to include major projects that have been identified to be undertaken over the next 10 years.

#### Motion

**That the Audit Committee advises Council it has received and noted the revised Long Term Financial Plan.**

Moved P Davies, Seconded D Powell

**Carried**

### 7.3 Risk Report (Report No: 71/22)

At the last Audit Committee meeting, the Committee was advised that a broader review of the risk function would be undertaken. This work is progressing, under

the direction of the newly appointed Risk and Improvement Officer, who commenced in late December 2021.

The review includes a comprehensive revision of both the policy suite and registers, incorporating internal audit recommendations and best practice. Revised documentation is expected to be ready for the Audit Committee's consideration at the next meeting.

At this time, there is no change to the risk profile or overall risk exposure for Council.

**Motion**

**That the Audit Committee notes this report.**

Moved S Tu, Seconded D Powell

**Carried**

Item 7.4 Internal Audit Program Report (Report No: 72/22) was considered after Item 5 as per leave of the meeting granted.

**8. CONFIDENTIAL ITEMS**

**8.1 Internal Audit Program Report (Report No: 72/22)**

**Motion – Exclusion of the Public – Section 90(3) (e) Order**

- 1. That pursuant to Section 90(2) of the *Local Government Act 1999* the Audit Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 72/22 – Internal Audit Program Report in confidence.**
- 2. That in accordance with Section 90(3) of the *Local Government Act 1999* the Audit Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 72/22 – Internal Audit Program Report on the following grounds:**
  - e. matters affecting the security of the Council, members or employees of the Council, or Council property, or the safety of the any person.**

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

- 3. The Audit Committee is satisfied, in principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.**

Moved Ms Davies, Seconded Cr Snewin

**Carried**

A general discussion took place with the Attachment held in confidence as per the Item 7.4 resolution.

- 8. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil**

- 9. DATE AND TIME OF NEXT MEETING**

The next meeting of the Audit Committee will be held on Wednesday 1 June 2022 in the Mawson Room, Civic Centre, 24 Jetty Road, Brighton.

- 9. CLOSURE**

The Meeting closed at 7.16 pm.

**CONFIRMED 1 June 2022**

**PRESIDING MEMBER**

Item No: 15.1  
Subject: **ITEMS IN BRIEF**  
Date: 12 April 2022  
Written By: Executive Officer and Personal Assistant to the Mayor  
Chief Executive Officer: Mr R Bria

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## **SUMMARY**

These items are presented for the information of Members.

After noting the report any items of interest can be discussed and, if required, further motions proposed.

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## **RECOMMENDATION**

**That the following items be noted and items of interest discussed:**

- 1. Suburb Boundary Alteration of Seacliff, Marino and Seacliff Park**
  - 2. Review of Planning, Development and Infrastructure Act 2016**
  - 3. Glenelg Equinox Festival and Beach Concerts**
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## **REPORT**

- 1. Suburb Boundary Alteration of Seacliff, Marino and Seacliff Park**

Correspondence was received on 28 March 2022 advising of the Surveyor-General's intention to rename the areas constituting the 'Cement Hill' area development as Seacliff, which is provided as attachments 1 and 2. The portion of land that is within the boundaries of the City of Holdfast Bay are already named Seacliff, therefore this proposal does not impact on land in Council's area. Assigning a single suburb name to a single development area is considered sensible. Administration will reply with an email expressing support for the proposal.

*Refer Attachments 1 and 2*

- 2. Review of Planning, Development and Infrastructure Act 2016**

Correspondence addressed to The Hon. Peter Malinauskas MP was received on 5 April 2022 from Acting Mayor, Councillor Simon McMahon, City of Onkaparinga advising that their council will advocate in support of a comprehensive review of the *Planning, Development and Infrastructure Act 2016*.

*Refer Attachment 3*

### **3. Glenelg Equinox Festival and Beach Concerts**

The weekend of 19-20 March 2022 saw a number of events held in Glenelg: two beach concerts (By the C and Summersalt); the Glenelg Equinox Festival; a three-day laneway activation by Beach Burrito from Friday evening to Sunday; and Sunset Markets on Colley Reserve on Sunday 20 March.

By the C, headlined by Jimmy Barnes and including Mondo Rock, Jon Stevens and Vanessa Amorosi among the line-up, was held on Saturday 19 March and attended by 3,500 patrons. A fireworks display was held off Glenelg Jetty at the conclusion of the concert. Summersalt, featuring the Teskey Brothers with Xavier Rudd and Kasey Chambers among others, was attended by 2,800 people on Sunday 20 March.

The Glenelg Equinox Festival was an extended version of the popular street party format, running from 11am-11pm on Saturday 19 March. Jetty Road, Glenelg was closed between Gordon/Partridge Streets to the foreshore, with family friendly entertainment and activities held on Glenelg Foreshore, Moseley Square, Chapel Plaza and a number of side streets. Attendance at the Glenelg Equinox Festival is estimated at approximately 20,000 people. This is fewer than the 30,000 attendees anticipated, which is attributed to hotter than expected weather, the State election, and a saturation of events across Adelaide that weekend (e.g. Adelaide Fringe, concerts in Bonython Park and AFL at Adelaide Oval). Nonetheless, positive feedback has been received from traders who participated in the festival.

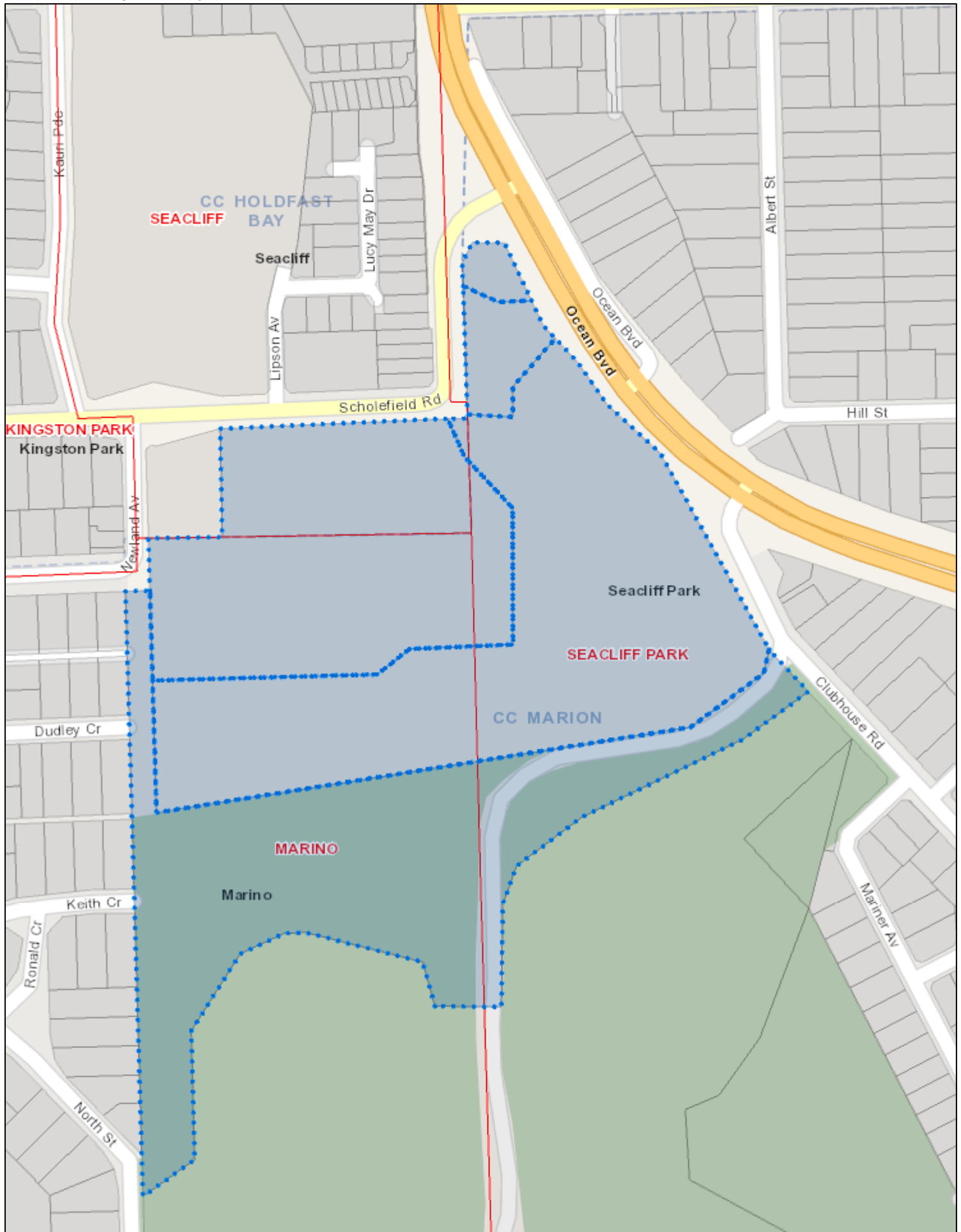
The economic report of the events will be analyzed once the spendmapp data for the period is received. This data is normally provided within 2-3 months.

All events were operated under approved COVID Management Plans/COVID Safe Plans as appropriate.



# Attachment 1

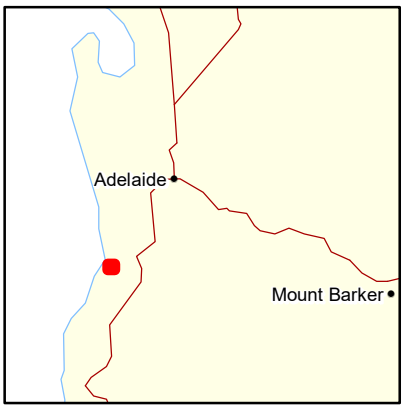
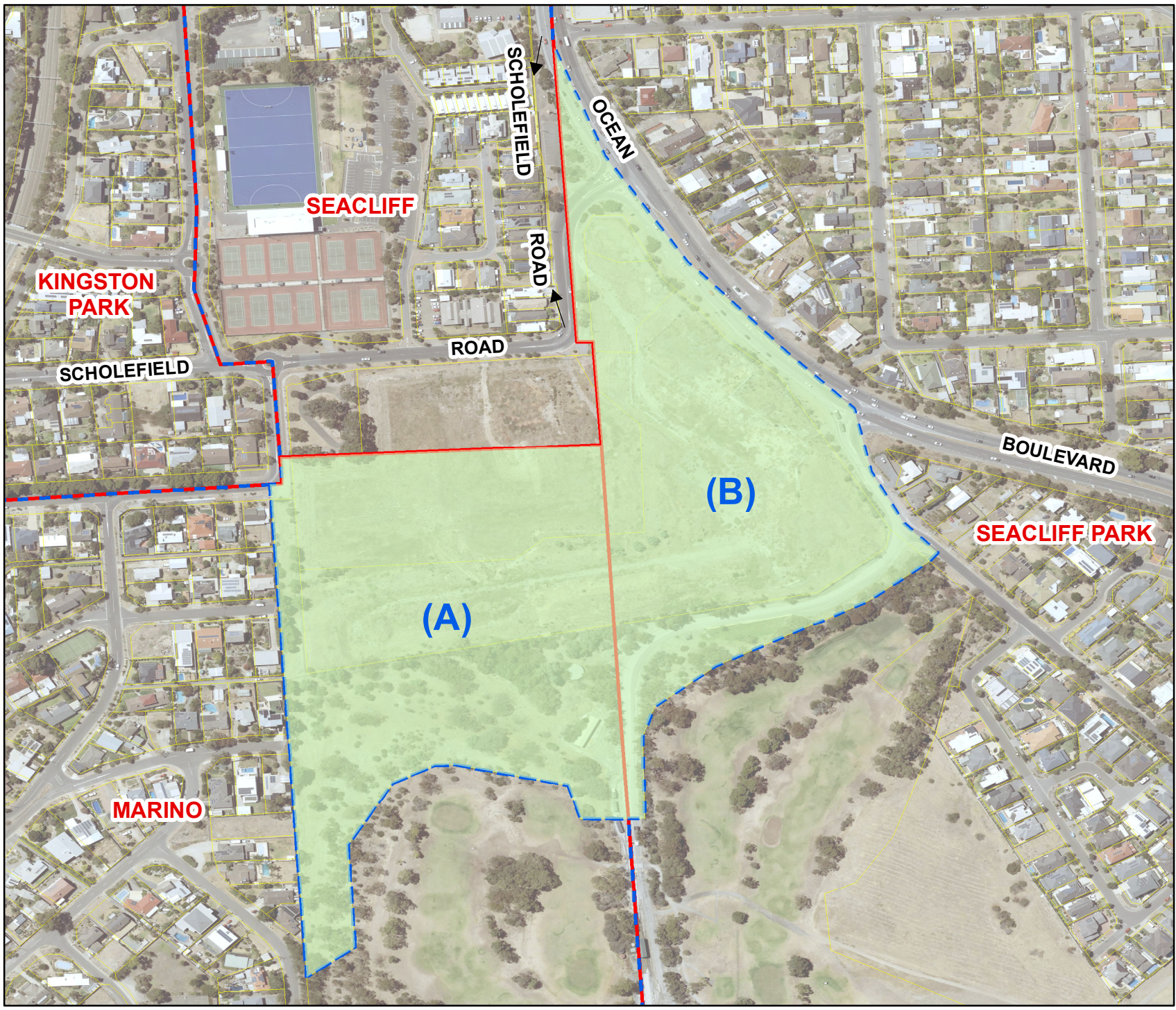




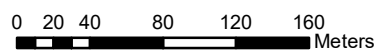
**Disclaimer:** The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

# Attachment 2





**SUBURB BOUNDARY ALTERATION OF SEACLIFF, MARINO AND SEACLIFF PARK**



**Legend**

- AreaAffected
- Parcel Boundaries
- Suburb Boundaries**
- Proposed
- Current

**DESCRIPTION**

Exclude from the suburb of MARINO that area marked (A) and SEACLIFF PARK that area marked (B) shown highlighted in green and include in the suburb of SEACLIFF.



**Government of South Australia**  
Attorney-General's Department

# Attachment 3



5 April 2022

The Hon. Peter Malinauskas MP  
Premier of South Australia  
[premier@sa.gov.au](mailto:premier@sa.gov.au)

Dear Premier

### Review of the Planning, Development and Infrastructure Act 2016

Congratulations on your recent election as Premier and forming of Government. We look forward to working with you.

At its 15 March 2022 [meeting](#), Council made the following resolution (item 11.2):

- That Council advocate in support of a comprehensive review of the Planning, Development and Infrastructure Act 2016 in acknowledgement that the new planning system has resulted in a loss of community voices in its decision-making process.*  
*That the review focus on:*
  - returning appeal rights for representors to the Environment, Resources and Development Court against some performance assessed developments, similar to previous appeal rights for category 3 merit developments under the Development Act 1993*
  - an increase in elected member representation on Council Assessment Panels*
  - increasing the level of protection of local heritage places and historic areas*
  - the preservation of neighbourhood character through consideration of appropriate design principles*
- That the above points be communicated in writing to the Local Government Association, the Premier and the Leader of the Opposition with copies to all SA Councils.*

We note that similar resolutions have also recently been made by the Greater Adelaide Regional Organisation of Councils (GAROC) through the Local Government Association (LGA) of South Australia, including at the Committee meetings held on 28 February and 21 March 2022, to be progressed to the Ordinary General Meeting in April.



We understand that your government intends to undertake a review of the state planning system following the change to the Planning and Design Code in March 2021, and the recent transition from the *Development Act 1993* to the *Planning, Development and Infrastructure Act 2016*. We look forward to working with you and your Government on such a review, together with the Opposition, other SA Councils (including through GAROC and the LGA), and the State Planning Commission.

Please contact me or Renée Mitchell, Director Planning and Regulatory Services if you or your staff have any questions about this matter.

Yours sincerely



Cr Simon McMahon  
**Acting Mayor**

cc Leader of the Opposition  
Local Government Association  
Councils within South Australia

Item No: 15.2

Subject: **SISTER CITY AGREEMENTS**

Date: 12 April 2022

Written By: Manager, Strategy and Governance

General Manager: Strategy and Corporate, Ms P Jackson

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### **SUMMARY**

On 14 September 2021, Council considered a report (290/21) regarding existing Sister City Agreements signed in 1997 with the City of Hayama, Japan and in 2001 with the City of New Orleans, United States of America.

A motion was put forward that “Administration take the necessary steps to reinvigorate the Sister City Agreements with the City of Hayama, Japan dated 15 December 1997 and renewed on 27 May 2007, and the Sister City and Trade Agreement with the City of New Orleans dated 20 April 2001.”

Council resolved that “the motion be adjourned until Administration brings back a report with further information and to allow Administration to contact the Cities to see if they wish to reinvigorate the Agreements” (C140921/2405).

Contact was made with both Cities and replies have been received.

---

### **RECOMMENDATION**

#### **That Council:**

- 1. resolves to maintain the Sister City and Trade Agreement with the City of New Orleans at this time, noting that Council should undertake a workshop to establish its strategic interests and willingness to invest in the relationship, pending further information from the City of New Orleans; and**
  - 2. resolves to terminate the Sister City Agreement with the City of Hayama, in a spirit of goodwill and friendship, noting that neither city is in a current position to invest in the relationship.**
-



## **STRATEGIC PLAN**

While the Strategic Plan does not expressly foreshadow international relationships, the Innovation Focus Area includes an intent to welcome entrepreneurs...to develop and implement creative ideas, enhance our city and strengthen our competitive advantage. The Strategic Plan also includes themes of partnership and contextualizes our ambitions in the global framework of United Nations Sustainable Development Goals.

## **COUNCIL POLICY**

Not applicable

## **STATUTORY PROVISIONS**

*Australian Foreign Arrangements (State and Territory) Arrangements Act 2020*

## **BACKGROUND**

As previously reported on 14 September 2021 (Report number 290/21), the City of Holdfast Bay entered into a Sister City Agreement with the City of Hayama, Japan on 15 December 1997, and then to celebrate the 10<sup>th</sup> anniversary of the arrangement entered into a Renewal of Friendship Agreement on 27 May 2007. A Sister City Agreement and Trade Agreement was also entered into with the City of New Orleans, USA on 20 April 2001.

A motion was put forward that "Administration take the necessary steps to reinvigorate the Sister City Agreements with the City of Hayama, Japan dated 15 December 1997 and renewed on 27 May 2007, and the Sister City and Trade Agreement with the City of New Orleans dated 20 April 2001."

Council resolved that "the motion be adjourned until Administration brings back a report with further information and to allow Administration to contact the Cities to see if they wish to reinvigorate the Agreements." (C140921/2405)

## **REPORT**

On 15 September 2021, the Chief Executive Officer wrote to the Mayor of the City of Hayama and the Mayor of the City of New Orleans to ascertain the views of each City regarding the Agreements and whether there was mutual interest in keeping the Agreements in place.

### ***City of New Orleans***

A representative of the City of New Orleans made contact in short order and advised that they were in the process of considering their Sister City Agreement program. While they did not have records of the agreement with the City of Holdfast Bay, their view was that such agreements are intended to exist in perpetuity and therefore would prefer to identify opportunities/value and activate them.

A follow up meeting was held in late November 2021, however, no further information regarding the City's intentions has been provided to date.

Given the City of New Orleans is keen to maintain the Agreements, it is recommended that they remain in place at this time.

However, Council should also consider its strategic interests and willingness to invest in the relationship. A workshop could be held to explore matters, whether by this Council or after the November election.

***City of Hayama***

The Mayor of the City of Hayama formally replied on 3 March 2021. A copy of the response is provided as Attachment 2.

*Refer Attachment 1*

Given the City of Hayama is not in a position to invest in the relationship and the City of Holdfast Bay does not presently have any clearly aligned strategic intentions or imperatives, it is recommended that the Agreement with the City of Hayama be terminated in a spirit of goodwill and friendship.

**BUDGET**

If Council resolved to proceed with re-activating Agreements, budget considerations would need to follow.

**LIFE CYCLE COSTS**

Not applicable at this time.

# Attachment 1



Received

16 MAR 2022

HOLDFAST BAY

3 March 2021

Dear Mr. Roberto Bria

Thank you very much for contacting us. I apologize for taking two months to reply.

I am aware that you are reconsidering all the agreements owing to international circumstances including local municipalities and universities in your country.

As a matter of fact, we also have discussed several times in our council about the prospect of the international exchange between us since the 20<sup>th</sup> anniversary of the agreement in 2017.

Although we sincerely hope to keep our friendship and goodwill, we are unable to allocate the funds for the agreement in this uncertain economic situation worldwide. At this point, we cannot find any ways to achieve the goals we set when we first concluded the agreement. In fact, I would have to say the agreement is in name only.

Considering these conditions, we are not inclined to hold this agreement. It would be highly appreciated if you would share your candid view with us about this agreement.

I hope we could put the priority on our citizens' benefit and move forward to the better future. Wish you and all the members on the council continued success and health.

Mayor of Hayama Town

Yamanashi Takahito

葉山町長

山梨 崇仁

Item No: 15.3  
Subject: **REGULATED TREE REMOVAL**  
Date: 12 April 2022  
Written By: Team Leader, Environment and Coast  
General Manager: Assets and Delivery, Mr M de Heus

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## **SUMMARY**

A tree that is classified as regulated under the *Planning, Development and Infrastructure Act 2016* requires removal. The tree is a river sheoak (*Allocasuarina cunninghamiana*) near 1 Kingston Crescent, Kingston Park. The tree requires removal because it is diseased, structurally unsound and presenting a risk to safe access to the immediate dwelling. The *Planning, Development and Infrastructure Act 2016* requires a development application for the removal and Council's Tree Management Policy requires council to provide landowner's consent for the application.

---

## **RECOMMENDATION**

**That Council provide landowner's consent for a development application for the removal of the river sheoak (*Allocasuarina cunninghamiana*) near 1 Kingston Crescent, Kingston Park.**

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## **STRATEGIC PLAN**

Support the creation of safer places by improving the public realm.

## **COUNCIL POLICY**

Tree Management Policy

## **STATUTORY PROVISIONS**

*Planning, Development and Infrastructure Act 2016*

## **BACKGROUND**

This tree was brought to our attention both by the nearby resident and via the street tree audit. The Senior Urban Forest Officer assessed it as requiring removal.

The trunk of this tree has significant decay and has already had several branches drop due to problems called included branch unions. Due to the rot that has set in, there are no mitigation

options to save this tree as there is no treatment that will stop the rot. It also poses a risk to safe access to the nearby dwelling as it is leaning toward their driveway and parking area.

The location is shown here:



Some of the disease and poor state of the tree can be seen here:



**REPORT**

Administration recommends the removal of this tree because it has a fatal disease that cannot be treated and therefore it cannot be saved.

To reduce delays, a development application has already been lodged and approved, subject to land owner's consent.

The tree will be removed with some urgency.

Three trees will be planted to replace it. At this stage, the resident is keen for a replacement at the same location, via the Adopt-a-Tree program (subject to confirmation), and Administration are investigating options for two others in the Kingston House garden.

**BUDGET**

Operational budget.

**LIFE CYCLE COSTS**

Not applicable

Item No: 15.4

Subject: **FORMER BUFFALO SITE REVITALISATION – CONCEPT AND TRAM OPTIONS**

Date: 12 April 2022

Written By: Team Leader, Sport and Recreation Planning

General Manager: Strategy and Corporate, Ms P Jackson

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### **SUMMARY**

In 2019 a project was initiated to reinvigorate the site previous occupied by a replica of the HMS Buffalo. In 2021 two high level concept designs were presented to the community for feedback. Based on the community engagement, Council approved to proceed with the finalisation of a concept design based on the preferred design (Option 1) with amendments to the design. Further work has been undertaken to finalise the concept design and this report seeks approval of the final concept design. Once approved, Administration will commence detailed design for the project.

---

### **RECOMMENDATION**

**That Council endorses the concept design for the revitalisation of the former Buffalo Site.**

---

### **COMMUNITY PLAN**

Placemaking: Creating lively and safe places  
Placemaking: Developing walkable connected neighbourhoods  
Placemaking: Building character and celebrating history  
Community: Building a healthy, active and resilient community  
Community: Celebrating culture and diversity  
Community: Providing welcoming and accessible facilities  
Community: Fostering an engaged and contributing community  
Economy: Supporting and growing local business  
Economy: Boosting our visitor economy

### **COUNCIL POLICY**

Not applicable



## STATUTORY PROVISIONS

*Development and Infrastructure Act 2016.*  
*Development Regulations 2008*

## BACKGROUND

In 2019, a project was initiated to reinvigorate the site where the HMS Buffalo replica was removed, providing an opportunity to consider the space in its entirety. Community consultation was conducted between 29 November to 19 December 2019, seeking feedback from the community and key stakeholders about how they would like to use this space in the future. Based on this feedback, urban designers City Collective were engaged to develop two concept designs.

Council was successful in receiving \$100,000 from State Government through the Open Space and Places for People Grants from the Planning and Development Fund for detailed design. The Planning and Development Fund is expended in accordance with the *Development and Infrastructure Act 2016* and is administered by the Office for Design and Architecture SA within the Attorney-General's Department. A condition of the grant is that the detailed design must be completed by January 2023.

Council undertook community consultation on the two concept designs in May and June 2021 seeking feedback on a preferred option and the features liked and disliked for each of the two options.

On 28 September 2021 Council resolved (Motion C280921/2426):

*That Council:*

1. *notes the Phase 2 Engagement Summary Report regarding community consultation on the two concepts for the former Buffalo site;*
2. *notes that Option 1 is the preferred concept with some alterations based on feedback;*
2. *approves Administration to proceed with the finalisation of a concept design based on Option 1 which excludes the tram; and*
3. *notes a report will be tabled with Council with options for Tram relocation.*

A workshop with Council was undertaken on the 29 March 2022 to discuss the different cost options associated with the concept.

## REPORT

A final concept with a high-level cost estimate has been developed based on feedback from the consultation results as well as internal and external stakeholders.

*Attachment 1*

In January 2022, quantity surveyors were engaged to provide cost estimates for the construction of the final concept. The cost estimate provided was \$7,656,014, which does not allow for cost escalation beyond 2023. This project is currently not funded for construction. This project will be prioritised for investment, with several other capital projects, for decision by Council as part of the 2023/24 budget process.

Once the concept design is approved, Administration will commence the detailed design phase of the project. Based on feedback received at the workshop with Elected Members on 29 March 2022, this phase will consider the potential staging approach for implementation, specifically the water interface works as a priority. Administration will also further refine the design to reduce the concrete and hardstand paved areas, which is a construction cost saving of approximately \$40,000.

As identified in the report to Council on 28 September 2021, this concept design is based on the relocation of the Tram from the site. A future report will be tabled with Council on the options for the tram relocation.

#### **BUDGET**

The 2021-2022 Annual Business Plan includes \$100,000 which is in addition to matched funding of \$100,000 from State Government's Open Space grant program to undertake detailed design. Total project budget summary is as follows:

City of Holdfast Bay	\$100,000	(2021-22)
Open Space Grant Program	\$100,000	(2021-22)
<b>Total</b>	<b>\$200,000</b>	

#### **LIFE CYCLE COSTS**

Not applicable

# Attachment 1



# REVITALISATION OF THE OLD BUFFALO SITE CONCEPT DESIGN REPORT



# THE VISION

# THE OLD BUFFALO SITE REVITALISATION VISION

The vision for the revitalisation of the Old Buffalo Site to create an **iconic community focused destination** that builds on the surrounding kaleidoscope of public spaces within Glenelg.

Characterised by **diversity and bolstered by placemaking**, the concept design is underscored by **moments that celebrate the historic cultural significance** of the site and **embrace inclusive accessibility** and a **welcoming character** for the community of today and tomorrow.



# A REFINED CONCEPT

## Key

1. Cycling and walking track maintained
2. Event and performing space
3. Permanent kiosk [45m<sup>2</sup>]
4. Kiosk seating [300m<sup>2</sup>]
5. New public toilets
6. Landscaped terrace seating
7. Service vehicle access
8. Promenade
9. Relocated car park [approx. 23 spaces]
10. Bicycle path maintained
11. Canopy structure above
12. Wigley Reserve playground
13. Existing Memorial maintained
14. Entry signage
15. DDA parking spaces
16. Platform access ramp
17. Viewing platform
18. Tram [removed off site]
19. Existing toilets combined with new
20. Shoreline re-alignment
21. Feature concrete pattern
22. Norfolk Island Pine succession planting
23. Native vegetation planting



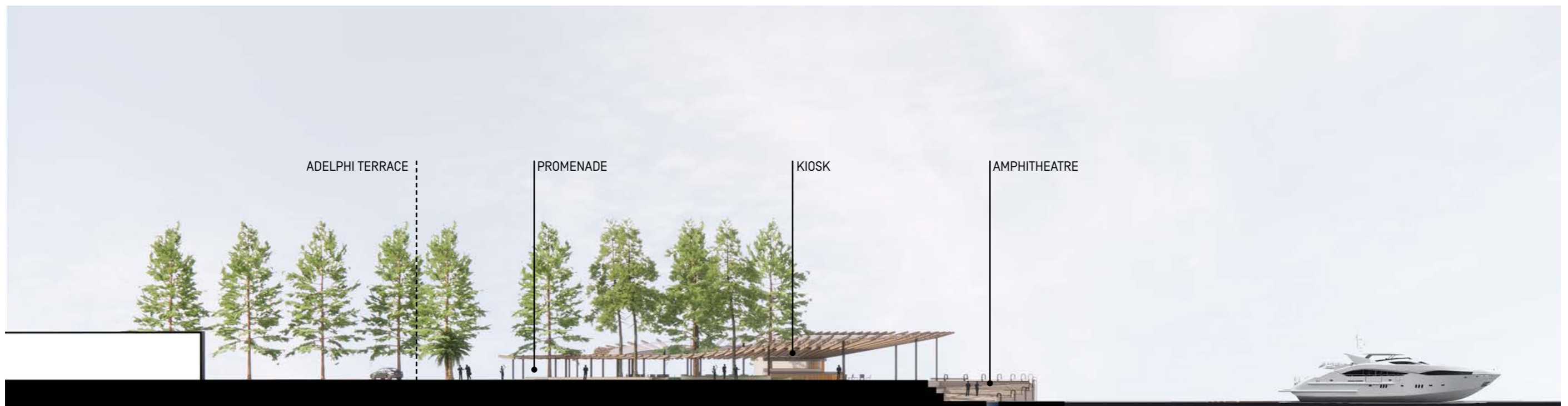
Master Plan

Scale 1:1250 @ A3

ANZAC HIGHWAY

ADELPHI TERRACE

# SITE SECTION

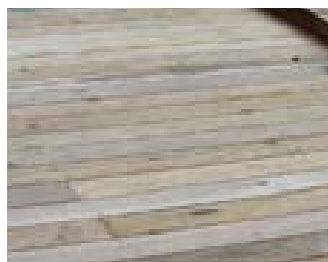


**Site Section**

Scale: 1:500 @ A3



# SITE MATERIALITY AND FEATURES



**01 Timber Decking**  
Class 1 durability  
hardwood, spotted gum



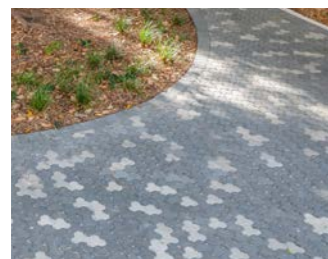
**02 In-Situ Wall**  
Formed in-situ  
concrete with skate-  
stops as necessary



**03 Pre-Cast Concrete Paver**  
Pre-cast concrete -  
Adbri Havenbrick



**04 Pre-Cast Concrete Paver**  
Boral keypave in  
'Clinker Red'



**05 Pre-Cast Concrete Paver**  
Permeable pre-cast  
concrete heavy duty  
interlocking 'tri-hex'  
paving



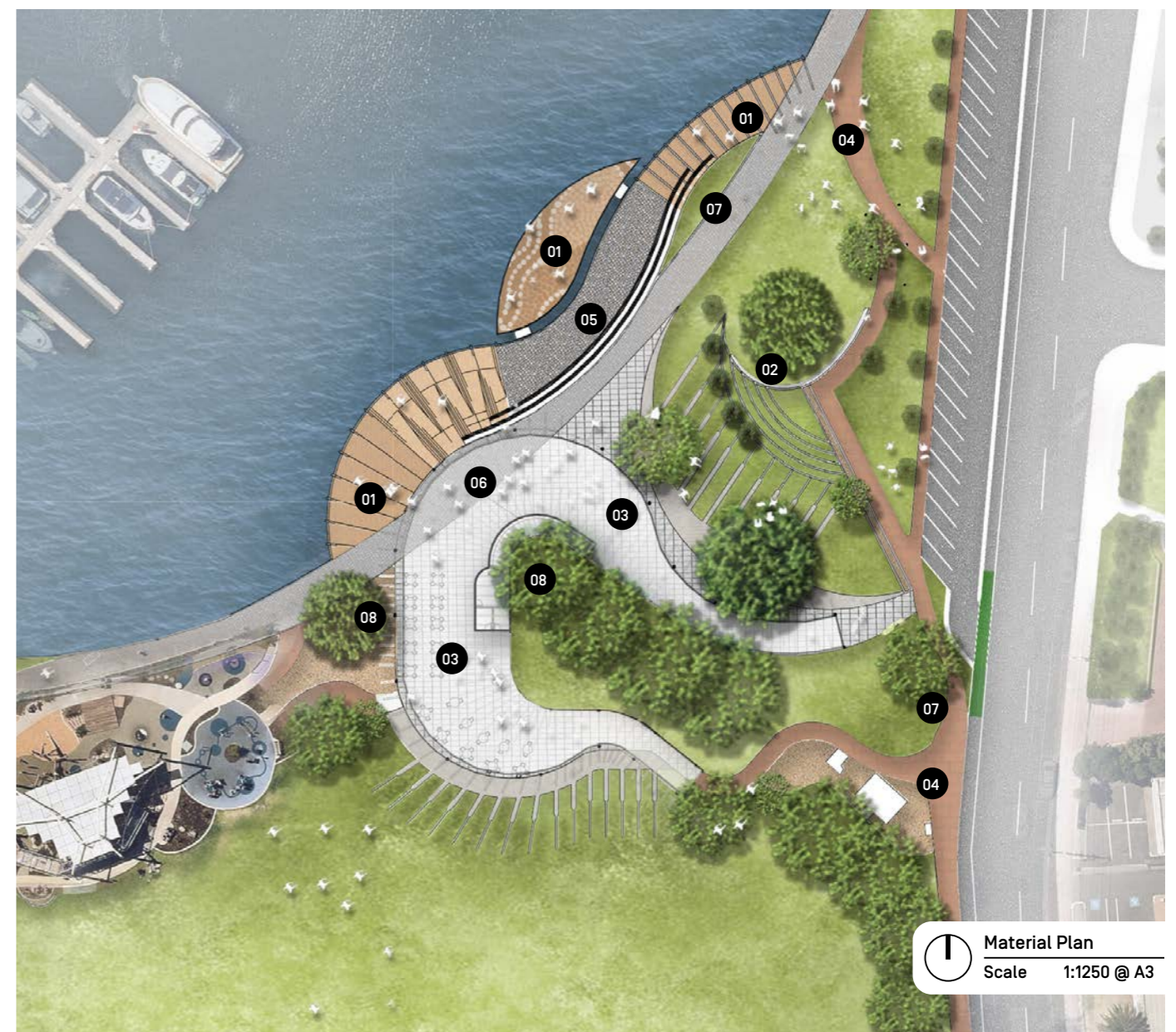
**06 In-Situ Concrete**  
Lightly washed  
exposed aggregate  
concrete



**07 Wayfinding Signage**  
Coastal grade finish,  
vinyl based lettering  
and images, re-  
useable structure in  
line with Council style  
guide



**08 Power Bollard**  
Pedestal pole, double  
sided with two lockable  
doors



**Material Plan**  
Scale 1:1250 @ A3

# PROVIDING A LEGACY OUTCOME AT WIGLEY RESERVE



The revitalised site of the Old Buffalo will be an iconic place within the Holdfast Bay area which celebrates the cultural significance of the site, embraces inclusive accessibility and opportunity, and provides greater opportunity for **events and activation**, whilst being a **civic focal point** within the community

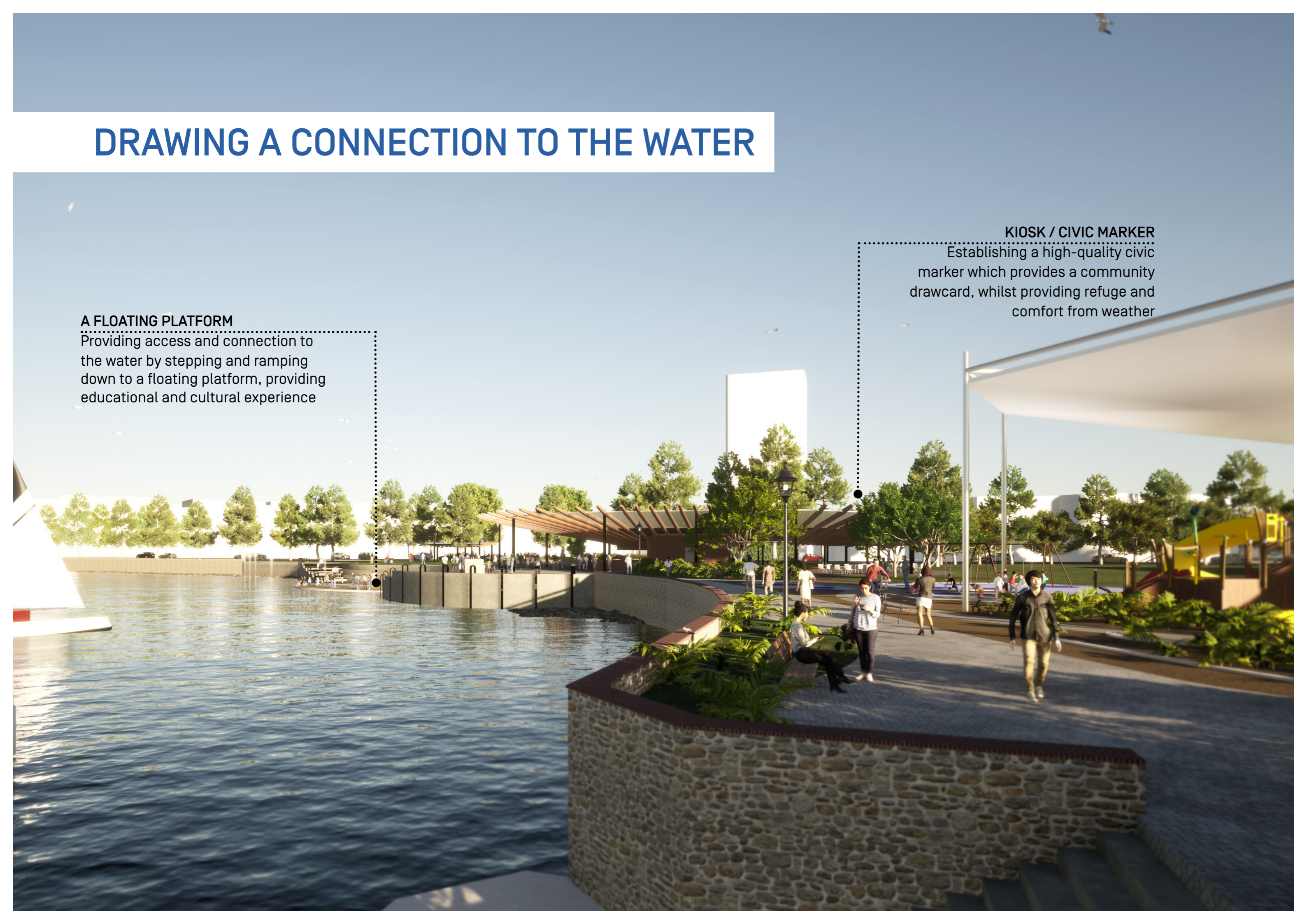
# DRAWING A CONNECTION TO THE WATER

## A FLOATING PLATFORM

Providing access and connection to the water by stepping and ramping down to a floating platform, providing educational and cultural experience

## KIOSK / CIVIC MARKER

Establishing a high-quality civic marker which provides a community drawcard, whilst providing refuge and comfort from weather



# A PLACE TO SUPPORT A BROAD MIX OF VISITORS

## **KIOSK / CIVIC MARKER**

Establishing a high-quality civic marker to draw community attention to the site

## **DUNE LOUNGE**

Activating the foreshore with a terraced lounge area overlooking the event space and water



# A SPACE FOR DAY AND NIGHT USE

## A CONTINUOUS PATHWAY

Maintaining the alignment and free-access of the Patawalonga pathway to connect to other important community nodes in the Holdfast Bay area

## A SAFE AND WELCOMING SPACE

Feature lighting which provides path lighting for night users, and the ability to project patterning onto paths and viewing platform for an immersive night experience



Item No: 15.5

Subject: **BRIGHTON JETTY SCULPTURES COUNCIL PURCHASE**

Date: 12 April 2022

Written By: Arts and Culture Coordinator

General Manager: Community and Business, M Lock

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### **SUMMARY**

A new piece of public art was selected and purchased from the 2022 Patritti Brighton Jetty Sculpture Exhibition. A location has been identified for the permanent installation of the artwork and Administration seek Council approval of the recommended site for installation.

---

### **RECOMMENDATION**

**That Council endorses the installation of the sculpture purchased from the 2022 Brighton Jetty Sculptures Exhibition at Dulcie Perry Reserve.**

---

### **STRATEGIC PLAN**

Wellbeing: Arts and culture create vibrancy, celebrate creativity, and encourage people to connect with country, place and each other.

Public spaces are universally accessible, welcoming, green, just around the corner and feel nurtured by nature.

### **COUNCIL POLICY**

Public Art Policy and Guidelines.

### **STATUTORY PROVISIONS**

Not applicable

## BACKGROUND

The Patritti Brighton Jetty Sculptures Exhibition was held 19 - 30 January 2022 and continues to be a valued community art event within the City of Holdfast Bay. This year's event exhibited over 200 sculptures including more than 80 outdoor installations on the popular Sculptures Walk along the Esplanade and in Bindarra Reserve.

The City of Holdfast Bay has sponsored the Sculptures event since its commencement 15 years ago and has shown ongoing support of the annual festival. This arts event is appreciated by community, visitors and nearby Jetty Road, Brighton traders and is a much loved summer event. This year the Brighton Jetty Sculptures Committee with Council support delivered another sensational event, which attracted large audiences to the seaside destination of Brighton.

Since 2011, Council maintained a commitment to purchase and install a suitable public artwork from the annual sculptures exhibition. The purchased artworks have been selected for a permanent outdoor display to add interest and vibrancy to public space throughout the city. Initially the artworks were installed along the coast to create a coastal arts trail, however over the last few years sites away from the coastal path have been identified and works have been installed in other locations throughout the city such as reserves, roundabouts and landscaped gardens.

In 2020, the new Public Art Policy and Guidelines were developed to reinforce Council's commitment to deliver quality public art that creates distinctive places and precincts and strengthens our rich cultural heritage and creative identity. The Public Art Policy and associated Guidelines require Council to endorse the planned placement of major and /or direct commissioned sculptures. Therefore, Administration seek Council consideration and approval of the recommended installation site for the selected Council purchase from the 2022 Patritti Brighton Jetty Sculptures Exhibition.

## REPORT

Council allocated \$20,000 for the purchase of an outdoor sculpture from the 2022 sculptures event. A selection panel was formed to ensure a fair and transparent process and the panel comprised of five members including arts professionals, artists, educators and Council. The panel was asked to judge the outdoor artworks and base their decisions on a range of criteria. Consideration was also given to the suitability of the sculpture for permanent public installation.

This year the panel selected a piece for purchase titled *Rugged Beauty*, a sandstone sculptural bench by Daniel Toonen Rockstar. The bench is a two sided sandstone work that has been beautifully carved out of one large slab of sandstone. The piece is not only aesthetically beautiful but it has a delightful textural quality that people are naturally drawn to.

*Rugged Beauty* was a firm favorite from this year's sculptures exhibition and was awarded the 2022 Patritti Brighton Jetty Sculptures Outdoor Winner. The artistic bench is robust and will be a lasting addition to Councils Public Art assets.



Dulcie Perry Reserve located in North Brighton has been identified as the perfect site for installation of the bench seat, which will be positioned within a lovely landscaped space that is located close to the playground. The existing park bench will be removed and replaced with the sandstone bench which will enhance the aesthetic of the design and be a welcoming contribution to the space.



The playground at Dulcie Perry Reserve was upgraded in 2020 and the reserve and playground is well-utilised and loved by community and visitors.

#### **BUDGET**

The purchase of the artwork was within the allocated \$20,000 budget.

#### **LIFE CYCLE COSTS**

Life cycle costs for the artwork will be undertaken within the allocated maintenance budget.



Item No: 15.6

Subject: **GLENELG BEACH ACCESS**

Date: 12 April 2022

Written By: Project Manager, Public Realm and Urban Design

General Manager: Strategy and Corporate, Ms P Jackson

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### **SUMMARY**

At its meeting on 22 February 2022, Council endorsed that Administration develop detailed designs for a DDA compliant ramp at Glenelg. It also endorsed Administration to continue to investigate funding opportunities for detailed design and construction of a DDA compliant ramp, beach matting and beach wheelchairs at Glenelg Beach. This report seeks approval of a final concept design for the access ramp, as well as seeks additional funding to complete construction of the ramp. The report also highlights the funding that has been committed to for the project, as well as a possible future funding opportunities.

---

### **RECOMMENDATION**

#### **That Council:**

- 1. approves the concept design for the Glenelg Beach DDA Access Ramp north of the Glenelg Jetty;**
  - 2. provides Land Owner consent for the new beach entry infrastructure to be constructed as per the locations and plans shown in Attachment 1 and 3; and**
  - 3. approves \$15,000 from the 2021/22 budget to complete construction of the Glenelg Beach DDA Access Ramp.**
- 

### **STRATEGIC PLAN**

Our beaches and Council-controlled public areas are accessible and inclusive (Our Holdfast 2050+ Strategic Plan)

## **COUNCIL POLICY**

Social Development Policy

## **STATUTORY PROVISIONS**

*Disability Discrimination Act (Cth) 1992*

*Disability Inclusion Act (SA) 2018*

## **BACKGROUND**

At its meeting on 22 February 2022, Council (Motion C220222/2551) endorsed that *“Administration develop a detailed design for a DDA compliant ramp at Glenelg that considers the needs of all beach users inclusive of people with a disability; and Administration continues to investigate funding opportunities for detailed design and construction of a DDA compliant ramp, beach matting and beach wheelchairs at Glenelg Beach.”*

In February 2022, the State Government donated \$50,000 toward the project.

Concurrently, several beach access points between Glenelg Jetty and The Broadway had been identified for renewal in the 2021/22 Capital Renewal Program. An assessment was undertaken of all six beach access points and a number of issues identified. These access points are all highly varied and include a mixture of stairways and ramps, all of which present different issues regarding maintenance requirements and levels of risk to the community. The majority of existing access points are made from concrete and are being inundated with sand which simply accumulates on and around them, making them less suitable and usable for the community. A summary of each of the sites and its respective condition is shown in Attachment 1.

*Attachment 1*

Due to the synergies with the design and construction of the DDA compliant ramp at Glenelg, and the renewal of the six beach access points between Glenelg Jetty and The Broadway, it is recommended that the projects be combined and tendered and construction as one project. This will ensure Council maximises efficiencies and minimises the costs of the associated the projects.

## **REPORT**

### **Glenelg Beach DDA Access Ramp - Design**

Two concept options were produced and presented to Council on 22 February 2022.

Option 1 featured an ‘L’ shaped option which maintained the existing access point at the southern end of the site and ran in a straight line along the existing walls edge. The intent of this design was to keep the layout as compact and simple as possible.

Option 2 featured a ‘U’ shaped switchback option which shifted the entrance point to the east of the site before running the path around the existing void, terminating approximately where the current temporary timber access path to Moseley Club is situated.

On balance, Option 2 was considered the preferable of the two options due to its more compact layout, reduced impact on beach volleyball courts and better exit location in relation to both the Moseley Club and linkage to the beach for matting and wheelchair accessibility.

A refined concept design for Option 2 is provided in *Attachment 2*.

*Refer Attachment 2*

Detailed designs have also been developed for the six beach access points between Glenelg Jetty and The Broadway. The designs ensure consistent in approach with the design for the Glenelg Beach DDA Access Ramp, as well as preventing similar maintenance issues occurring, are low maintenance and provide improved safety and user amenity for the community. The detailed designs for these access points are provided in Attachment 3 for Council's information.

*Refer Attachment 3*

### **Funding Opportunities**

As discussed, at its meeting on 22 October 2022, Council asked Administration to investigate funding opportunities for the detailed design and construction of the DDA compliant ramp, beach matting and beach wheelchairs at Glenelg Beach.

On 15 February 2022, a letter was received by Administration from the Paraplegic and Quadriplegic Association of South Australia Ltd (PQSA) committing to fully funding beach mats, roller frame and beach wheelchair. Approximately 70m of beach matting and at least one beach wheelchair will be required, at an estimated cost of \$40,000 - \$50,000. Administration will continue to work with PQSA regarding the supply of this equipment and provide Council with updates as required.

*Refer Attachment 4*

A formal cost estimate has been conducted for the Glenelg Beach Access Ramp. This estimated construction cost is \$127,750. As discussed, the State Government has provided a donation of \$50,000, resulting in a funding requirement of \$77,750. By combining the Glenelg Beach Access Ramp with the renewal of the other six beach access points, Administration has been able to cover most of that funding requirement, however required an additional budget of \$15,000 to complete the construction of the access ramp. Approval of this budget will allow Administration to undertake the tender process and finalise construction for all sites in time for September/October this year.

Further work is being undertaken on options of a storage solution to house the beach mats and wheelchair. A future report will be tabled outlining the options and associated costs. The Holdfast Bay, Somerton and Glenelg Rotary Clubs have registered interest in contributing to the project. Any future commitment from these clubs will be included in future reports.

**Glenelg Beach DDA toilet investigation**

An initial site analysis has been undertaken by Administration with regards to suitability of the Glenelg Jetty precinct for a DDA toilet. Specifically, the location immediately adjacent the Jetty, to the North was considered. The assessment determined this site has a number of attributes that would make it unsuitable for the construction of a DDA toilet. The site poses a number of design issues relating to existing gradient, dimensions of pathway (width and length) and a significant amount of civil works would be required to ensure a compliant gradient and ramp access to the toilet. A number of Crime Prevention Through Environmental Design (CPTED) concerns are also present that would need to be addressed if this site was considered further. On balance, better signage / way finding map) directing beach users to the nearest public toilets should be installed as a priority.

**BUDGET**

There is currently no budget approved for the construction of the Glenelg Beach Access Ramp. With the donation of the State Government donation, and the budget from the six beach access points from Glenelg Jetty to The Broadway, the budget required to complete this project is \$15,000. Therefore, Administration seeks approval of \$15,000 from the 2021/22 budget.

# Attachment 1



## PROJECT INTRODUCTION

The coastal access points in Glenelg are frequently used by City of Holdfast Bay residents and visitors alike and should be safe, functional, cost effective and easy to maintain. Unfortunately, many of these access points are no longer functional with some even posing potential dangers to the community. This investigation looks in to each of the access points between Jetty Road and the Broadway and what can be done to improve them for both Council and the general public.



Site 1 - Redundant stairway buried in sand



Site 2 - Timber Decking with ramp buried in sand



Site 3 - Stairway being surrounded with sand & vegetation



Site 4 - High maintenance ramp between wall and sand dune



Site 5 - Stairway with lower end buried in sand



Site 6 - Large non-compliant ramp



## PROJECT PRIORITIES

**HIGH** - These sites should be prioritised due to excessive maintenance requirements or potential dangers to the public.

**MEDIUM** - These sites should be addressed due to undesirable maintenance requirements or potential dangers to the public.

**LOW** - These sites do not have major maintenance requirements or pose any major dangers to the public, but would be desirable to improve.

Site 1 - **Medium** due to trip hazard



Site 2 - **High** due to maintenance requirements and cost



Site 3 - **Medium** due to build up of sand & poor usability



Site 4 - **High** due to persistent maintenance requirements



Site 5 - **Low** due to trip hazard not being too significant



Site 6 - **High** due to potential safety issues



This entrance point is a simple staircase which has been almost completely inundated with sand. The current condition poses a risk to the public as the existing handrails (which no longer have any acceptable function) pose as trip hazards due to their close proximity to the new sand surface level.

The design solution to this would seem relatively simple – remove the handrails and steps and replace with a simple 'step down' solution on to the new sand level. This may not require a new handrail as it would most likely be a single step, which in time, may also be inundated with sand coming up to the surface level of the adjoining bitumen linear path.

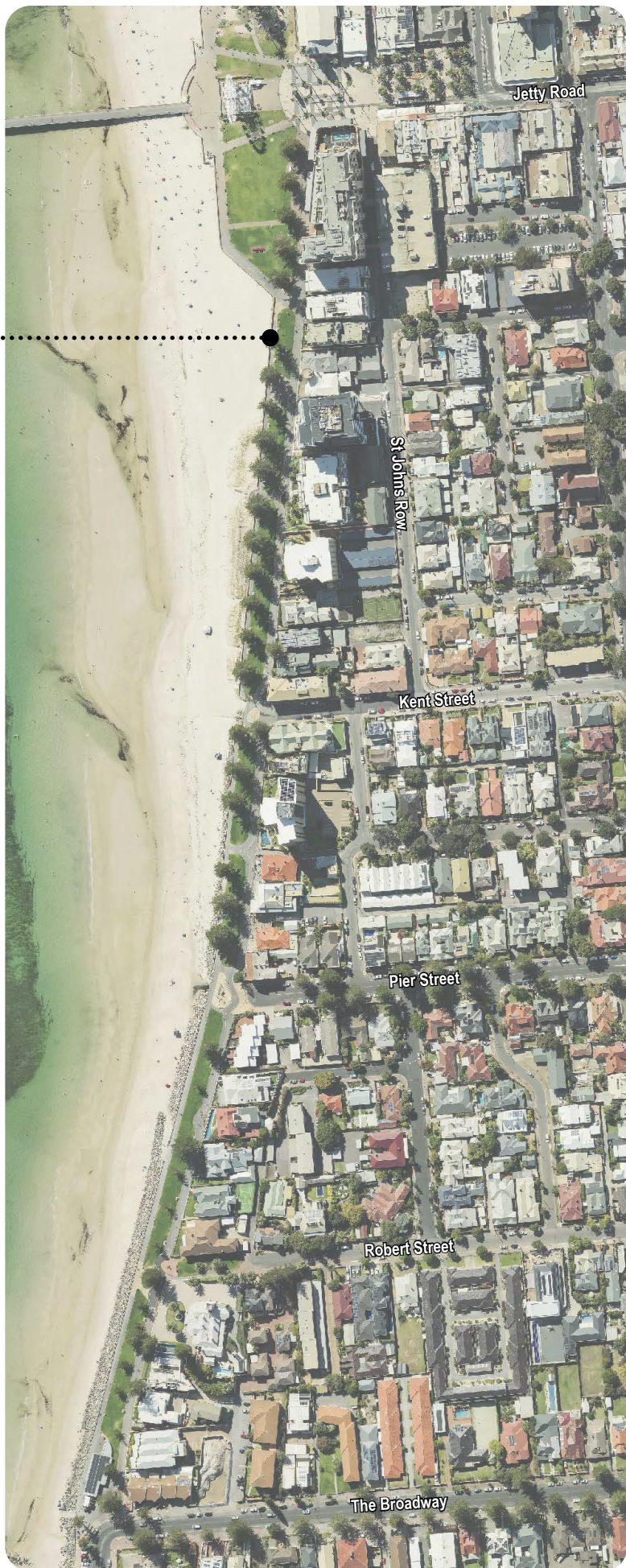
Site 1 - What it is....



Site 1 - What it could be....

Asphalt path flush with sand, remove handrails

Asphalt path flush with sand, remove handrails





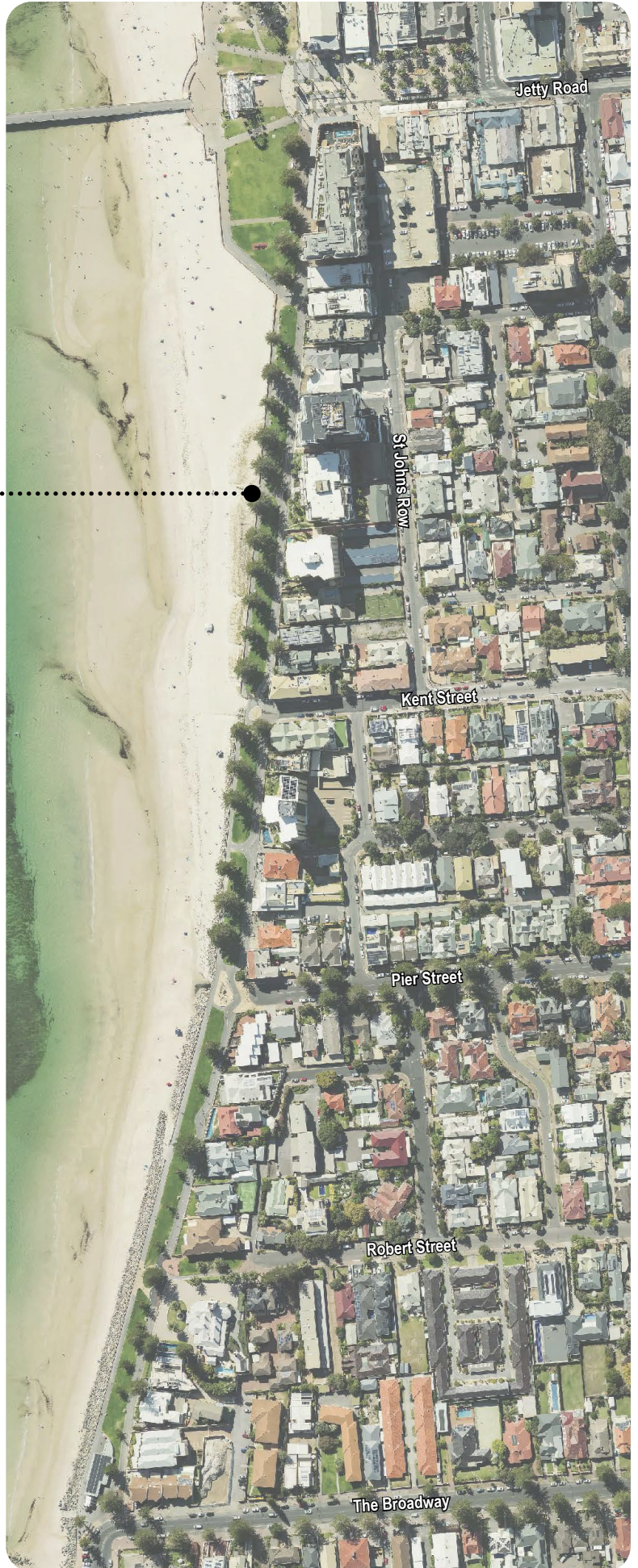
This site has proven to be a maintenance issue due to the large extent of timber and custom design elements involved. The access ramp which stretches around the structure and down to the beach also causes issues as it gets inundated with sand and is no longer functional for prams and picnic trollies.

The design solution would be to replace the existing custom shelter with a City of Holdfast Bay style Coastal Shelter and replace the timber decking with a most substantial solid structure which would not require as much maintenance. A new elevated path or elevated staircase could also be incorporated near the shelter to provide adequate coastal access which is not prone to sand inundation.

Site 2 - What it is....



Site 2 - What it could be....



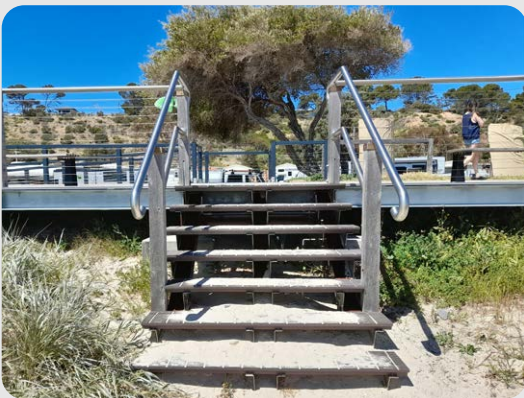
This entrance point is another that has been impacted by the build-up of sand which has led to usability with the staircase being significantly narrowed. This means that the handrails are no longer in a position to assist less ambulant people who may need them – posing a potential threat to the public.

The best design solution would be to bring the upper level of the staircase out (closer to the beach) and elevate the steps above the existing sand level. This would mean that the staircase going forward would be less susceptible to sand build-up and provide adequate function to the public.

Site 3 - What it is....



Site 3 - What it could be....



This ramp access point has proven to be a maintenance nightmare for Council due to the continual battle to prevent the thoroughfare from being blocked with sand. There is also the issue that the adjacent sand bank could potentially erode and close off the ramp.

The best design solution here would be to relocate the ramp to the beach side adjacent the sand bank in order to prevent the issue of sand build-up. The access point could come straight out over the top of the existing sand bank allowing the extent of ramp to be elevated.

Site 4 - What it is....



Site 4 - What it could be....



Whilst this staircase does not present an immediate issue, the base of the staircase has been inundated with sand build-up (similar to Site 1) which has meant that the handrails now pose as trip hazards. The existing handrails still however function to a certain point until the sand build-up begins.

A new elevated staircase structure would appear to be the most reasonable design solution here.

Site 5 - What it is....



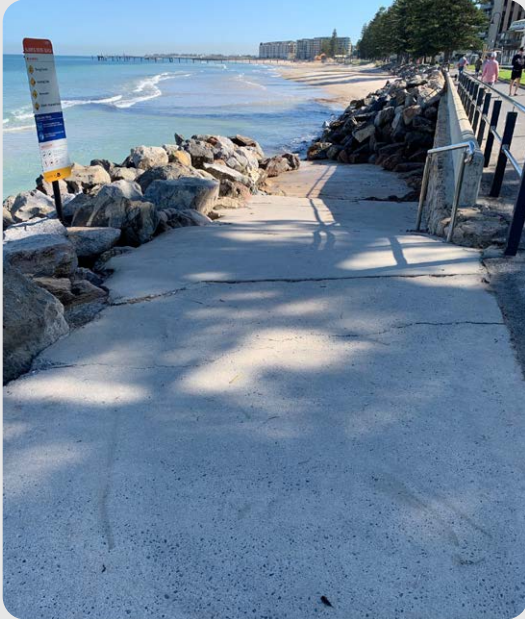
Site 5 - What it could be....



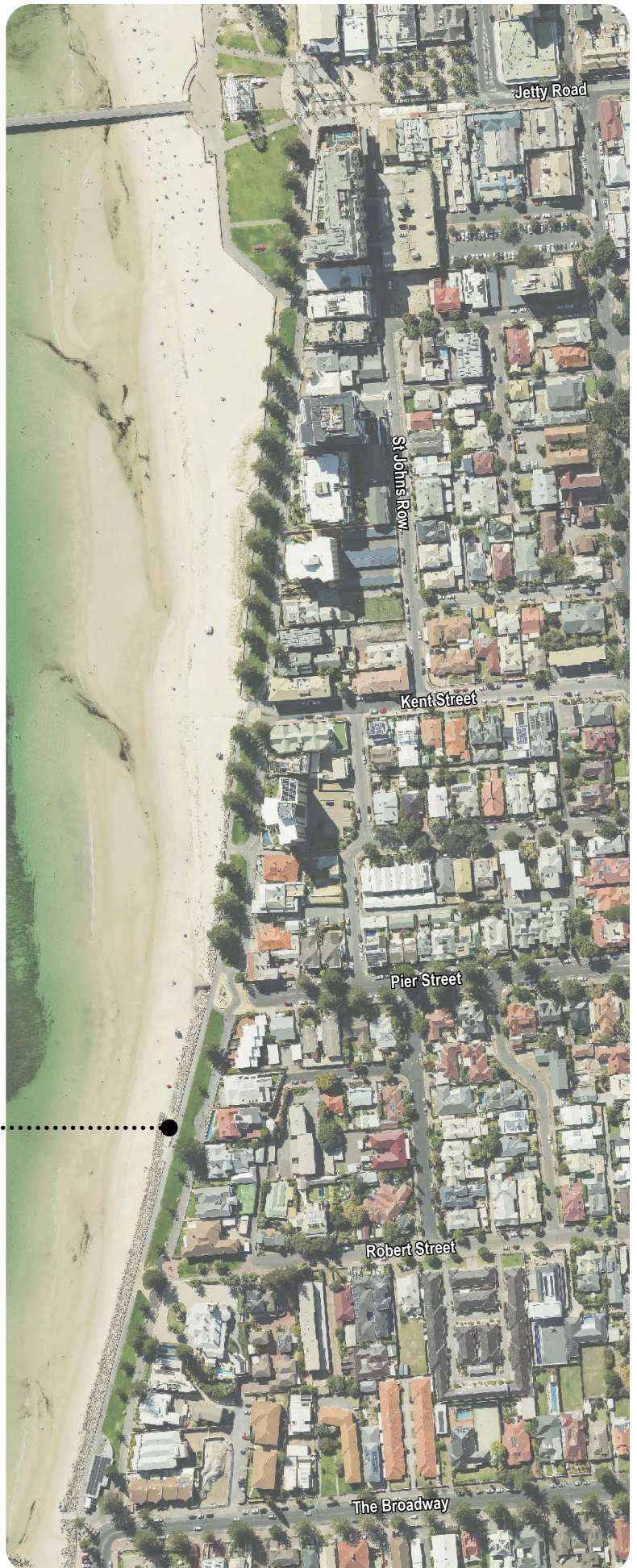
Whilst this site doesn't appear to be a 'maintenance' issue, it is certainly a potential hazard to the public due to its excessive slope and poor condition. The ramp also includes a handrail which is non-compliant. The base of the ramp at certain times also leads directly to the water's edge which could be seen as a slip hazard where the waves hit the existing concrete.

As with previous sites, an elevated solution would appear to be the best solution here. This would likely be constructed over the top of the existing ramp, futureproofing the ramp from future sand and landscape build-up.

Site 6 - What it is....



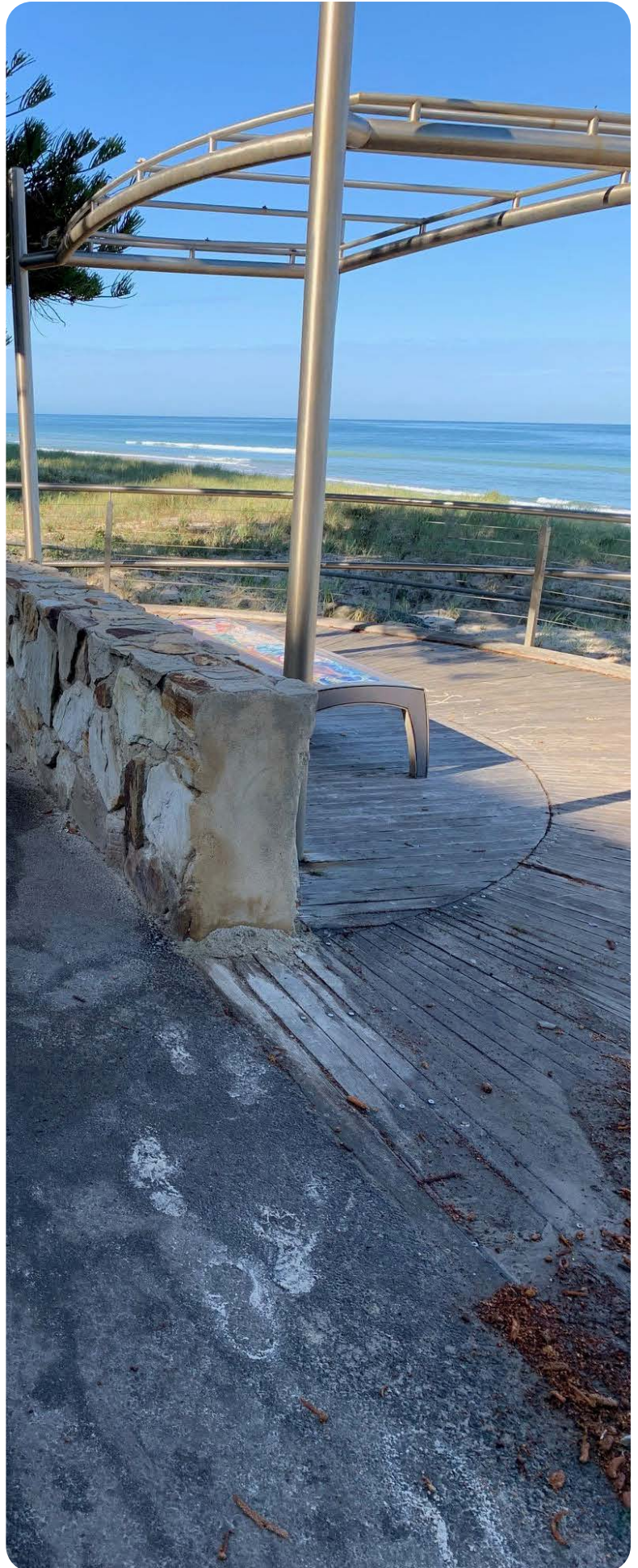
Site 6 - What it could be....



## NEXT STEPS

In order to progress the Jetty Road to the Broadway Beach Access project, some key steps will need to be taken including;

- Obtaining survey information for each site and the coastal path;
- Considering integration with pathway improvement;
- Producing high level concept designs for each site which can be issued for costing. This will then inform whether the project would need to be staged, whether current funding is sufficient or whether 'new initiative' funding would be required etc.



# Attachment 2



# Glenelg Beach DDA Access Ramp

Landscape Drawings

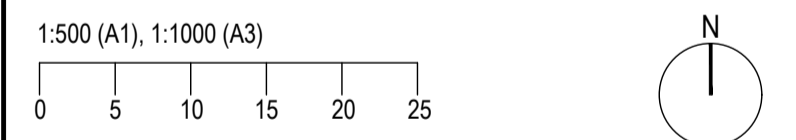
Project Number: 005

## Drawing Register

Drawing No.	Revision	Drawing Title
L000	B	Cover Sheet
Plans & Sections		
L100	B	Concept Plan



This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request.



**PROJECT**  
Glenelg Beach DDA Access Ramp

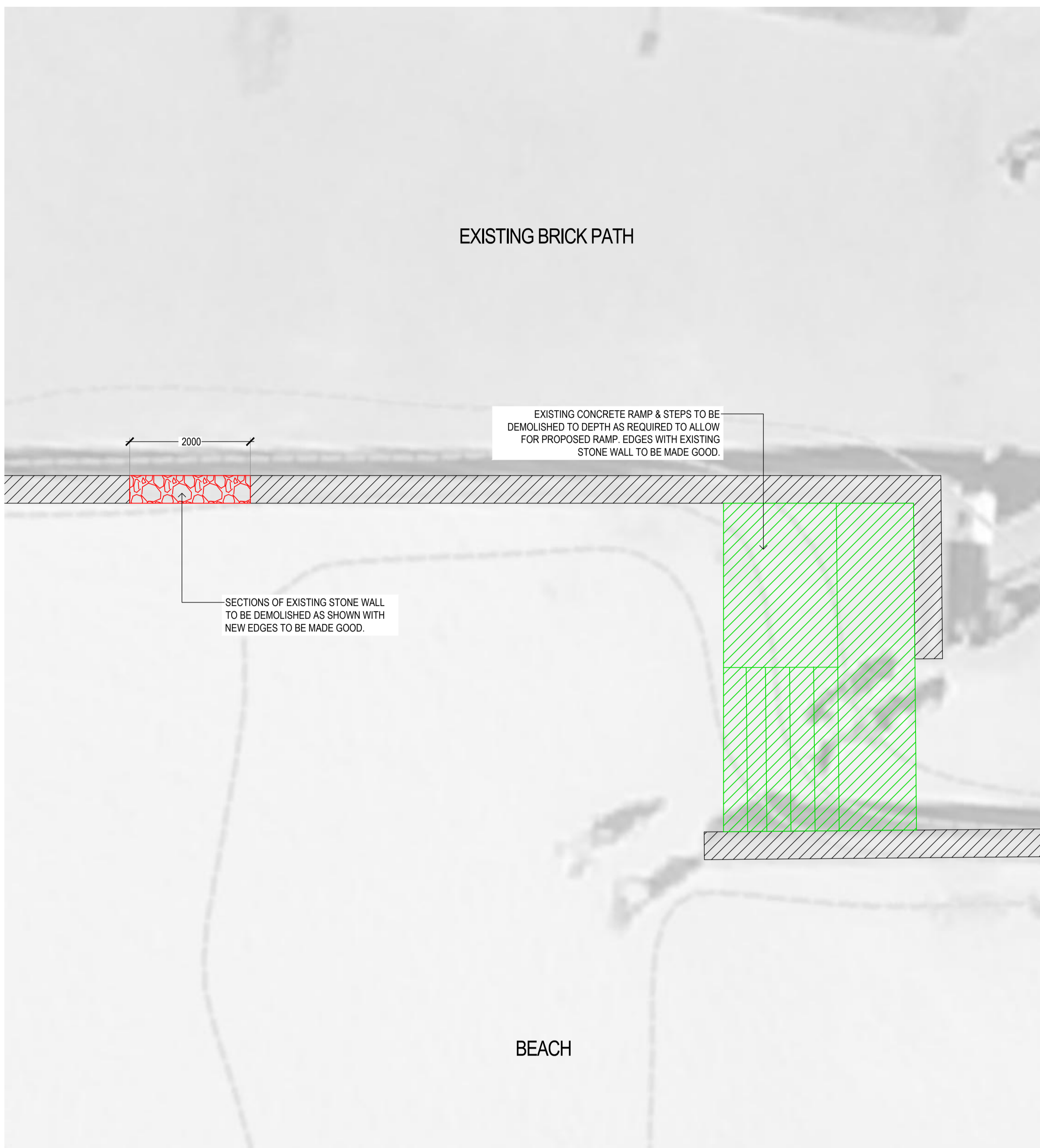
**DRAWING TITLE**  
Cover Sheet

**STATUS**  
For Tender (Design & Construct)

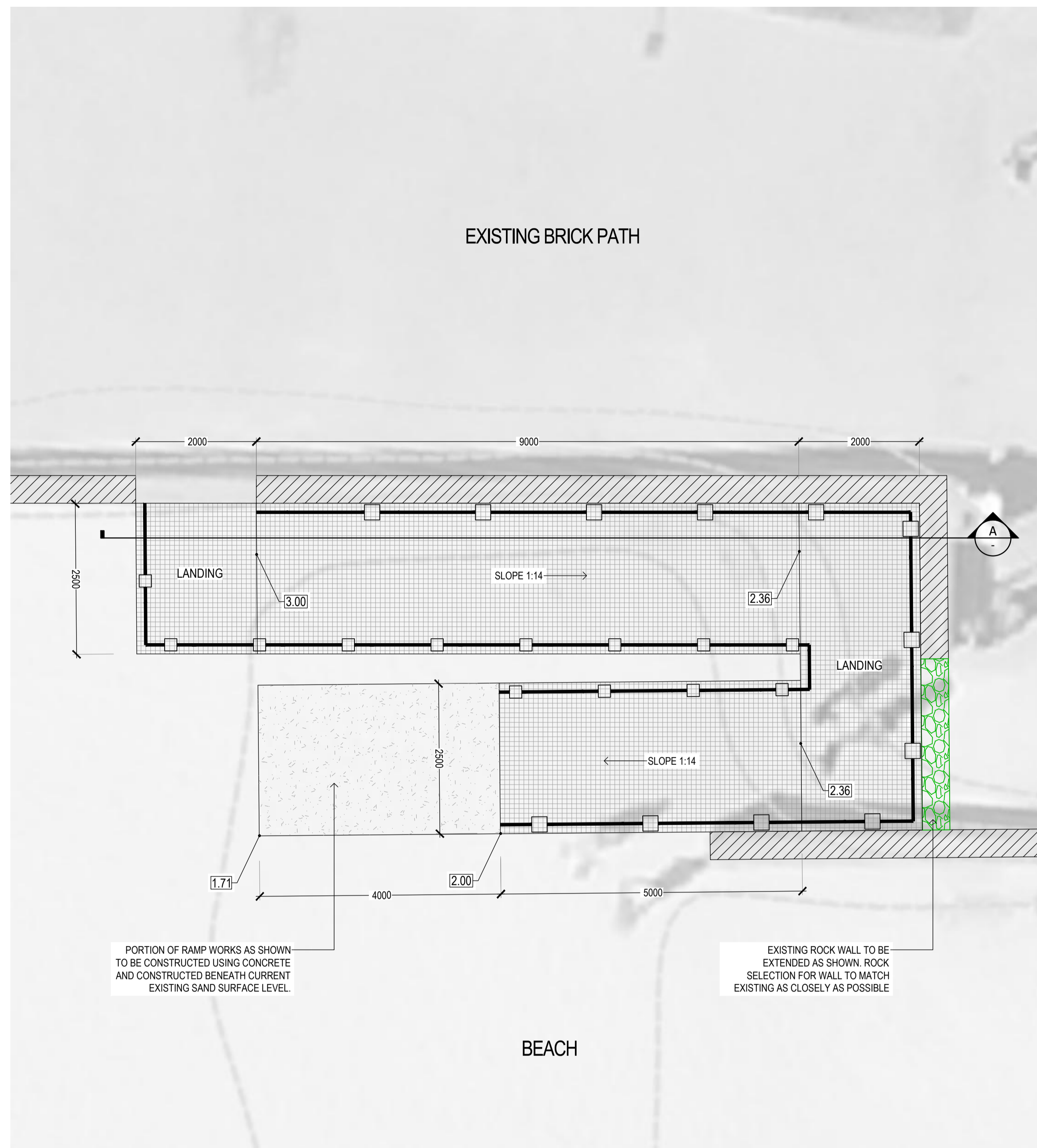
PROJECT NO.	DRAWING NO.	REVISION
005	L000	B

REV	DATE	ISSUE	DWN	CHK	APP
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B	15/03/2022	FOR TENDER (D&C)	RO	MR	MR

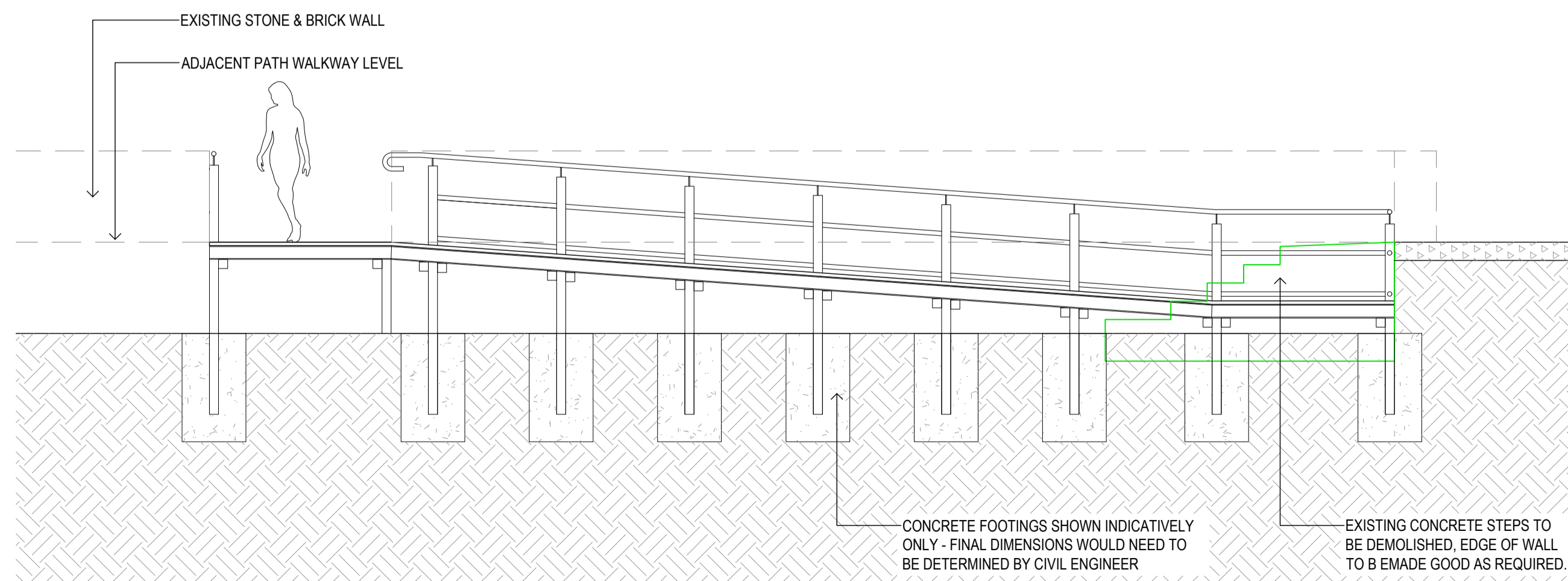




**01** DEMOLITION PLAN  
SCALE 1:100 @ A3



**02** SITE PLAN  
SCALE 1:100 @ A3

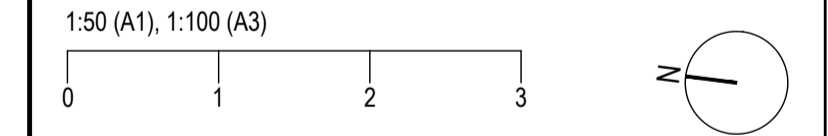


**03** SECTION A-A  
SCALE 1:100 @ A3

- LEGEND - DEMOLITION**
- CONCRETE SURFACE TO BE DEMOLISHED
  - EXISTING STONE WALL SECTION TO BE DEMOLISHED & EDGES MADE GOOD
- LEGEND - SURFACES & SETOUT**
- PROPOSED HANDRAIL
  - 38MM SQUARE MESH PANELS
  - PROPOSED STONE WALL EXTENSION
  - PROPOSED CONCRETE SURFACE

City of Holdfast Bay  
Brighton Civic Centre  
24 Jetty Road  
Brighton SA 5048  
P 08 8229 9999  
E mail@holdfast.sa.gov.au

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**PROJECT**  
Jetty Road to the Broadway Access

**DRAWING TITLE**  
Concept Plan

**STATUS**  
For Tender (Design & Construct)

PROJECT NO.	DRAWING NO.	REVISION
005	L100	B

REV	DATE	ISSUE	DWN	CHK	APP
A	03/03/2022	FOR COSTING	RO	MR	MR
B	15/03/2022	FOR TENDER (D&C)	RO	MR	MR

# Attachment 3



# Jetty Road to the Broadway Access

Landscape Drawings

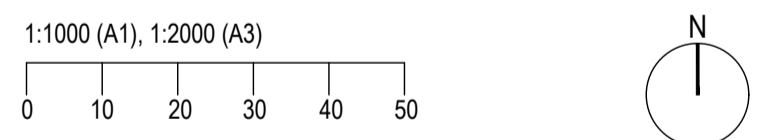
Project Number: 003

## Drawing Register

Drawing No.	Revision	Drawing Title
L000	C	Cover Sheet
<b>Plans &amp; Sections</b>		
L100	C	Concept Plan - Site 01
L101	C	Concept Plan - Site 02
L102	C	Concept Plan - Site 03
L103	C	Concept Plan - Site 04
L104	C	Concept Plan - Site 05
L105	C	Concept Plan - Site 06



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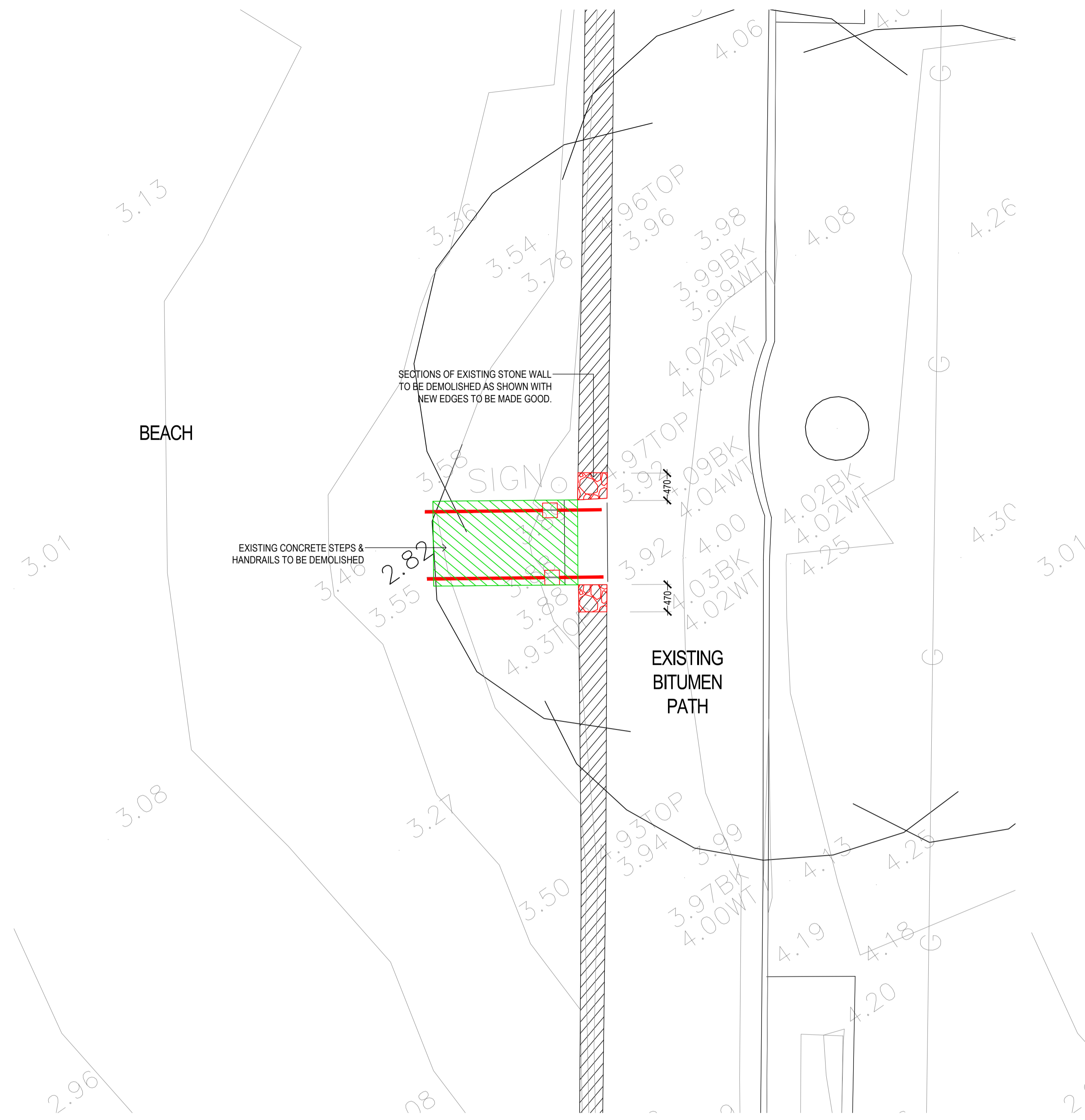
**PROJECT**  
Jetty Road to the Broadway Access

**DRAWING TITLE**  
Cover Sheet

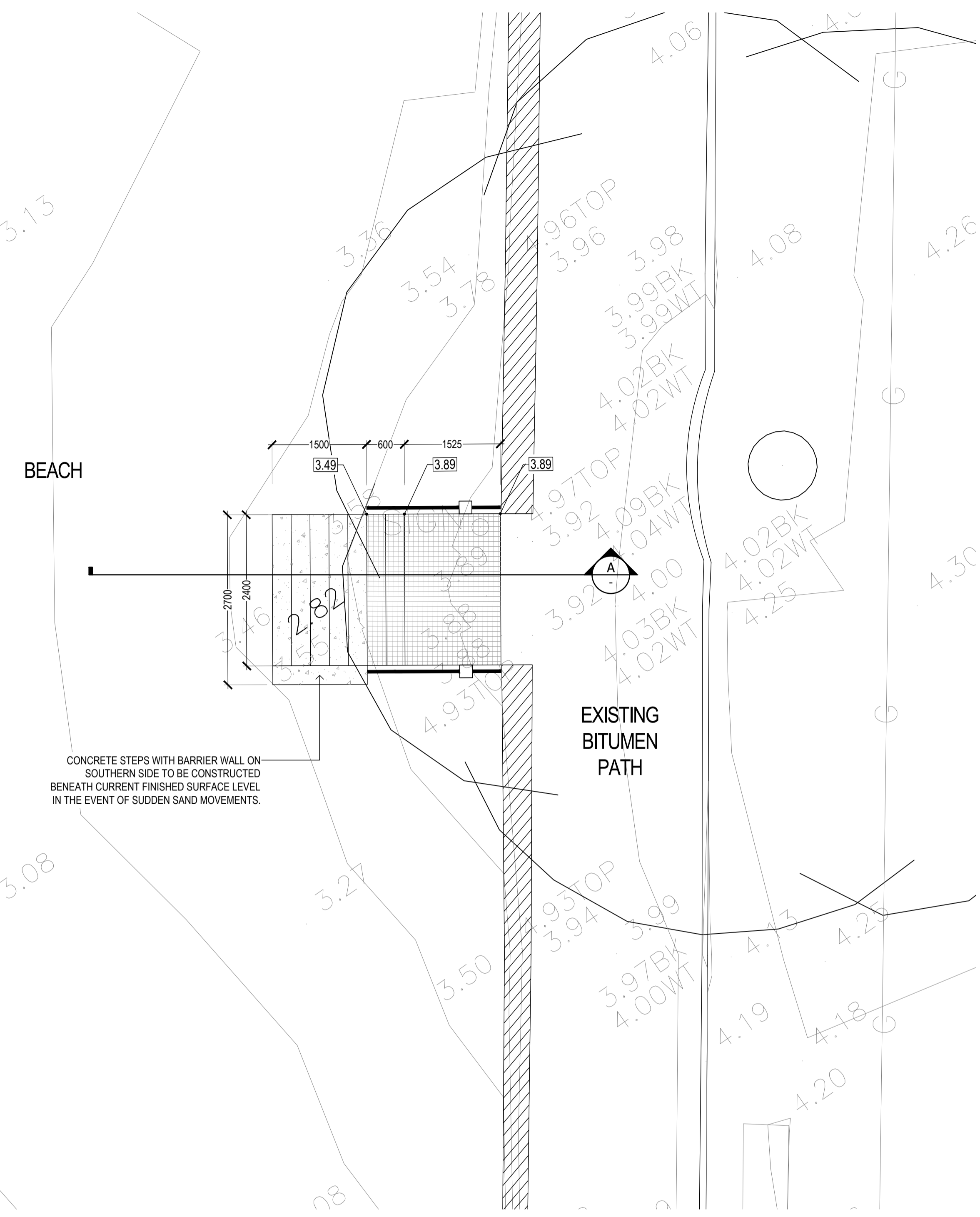
**STATUS**  
Preliminary

PROJECT NO.	DRAWING NO.	REVISION
003	L000	C

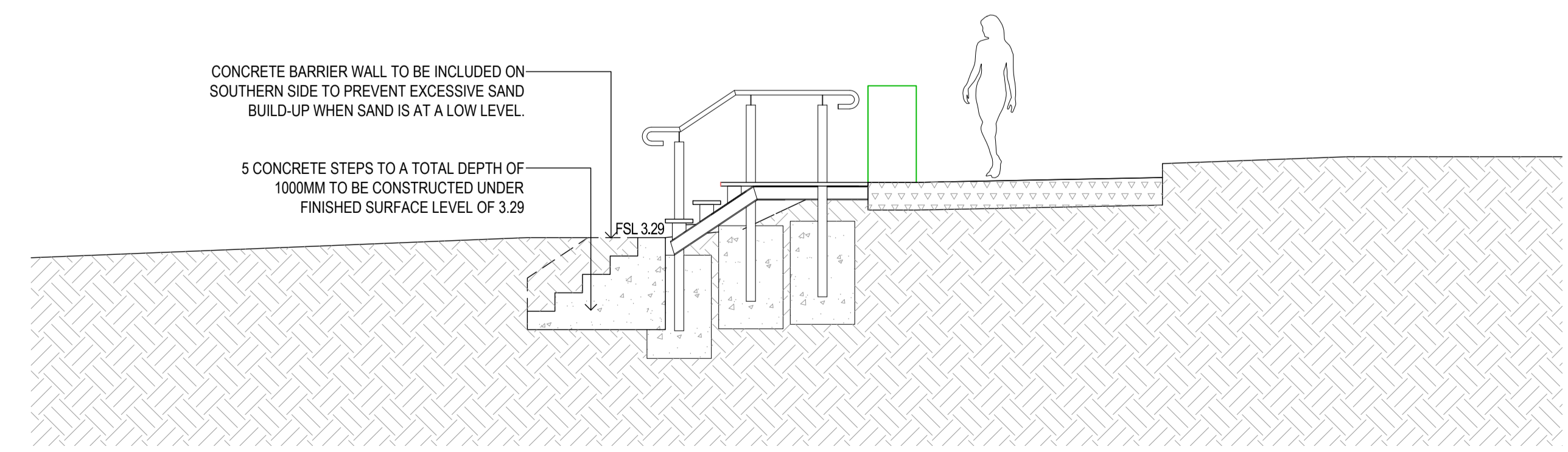
REV	DATE	ISSUE	DWN	CHK	APP
A	05/01/2022	PRELIMINARY	RO	MR	MR
B	31/01/2022	PRELIMINARY	RO	MR	MR
C	23/02/2022	FOR COSTING	RO	MR	MR



**01** SITE 01 - DEMOLITION PLAN  
SCALE 1:100 @ A3



**02** SITE 01 - SITE PLAN  
SCALE 1:100 @ A3

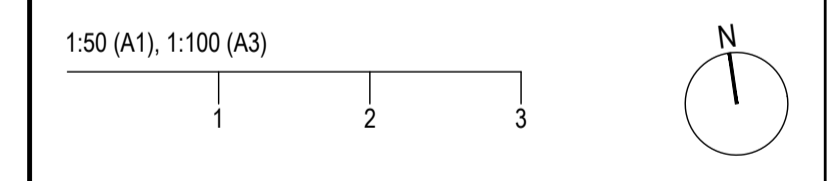


**03** SITE 01 - SECTION A-A  
SCALE 1:100 @ A3

- LEGEND - DEMOLITION**
- HANDRAIL TO BE DEMOLISHED
  - CONCRETE SURFACE TO BE DEMOLISHED
  - EXISTING STONE WALL SECTION TO BE DEMOLISHED & EDGES MADE GOOD
- LEGEND - SURFACES & SETOUT**
- PROPOSED HANDRAIL
  - 38MM SQUARE MESH PANELS



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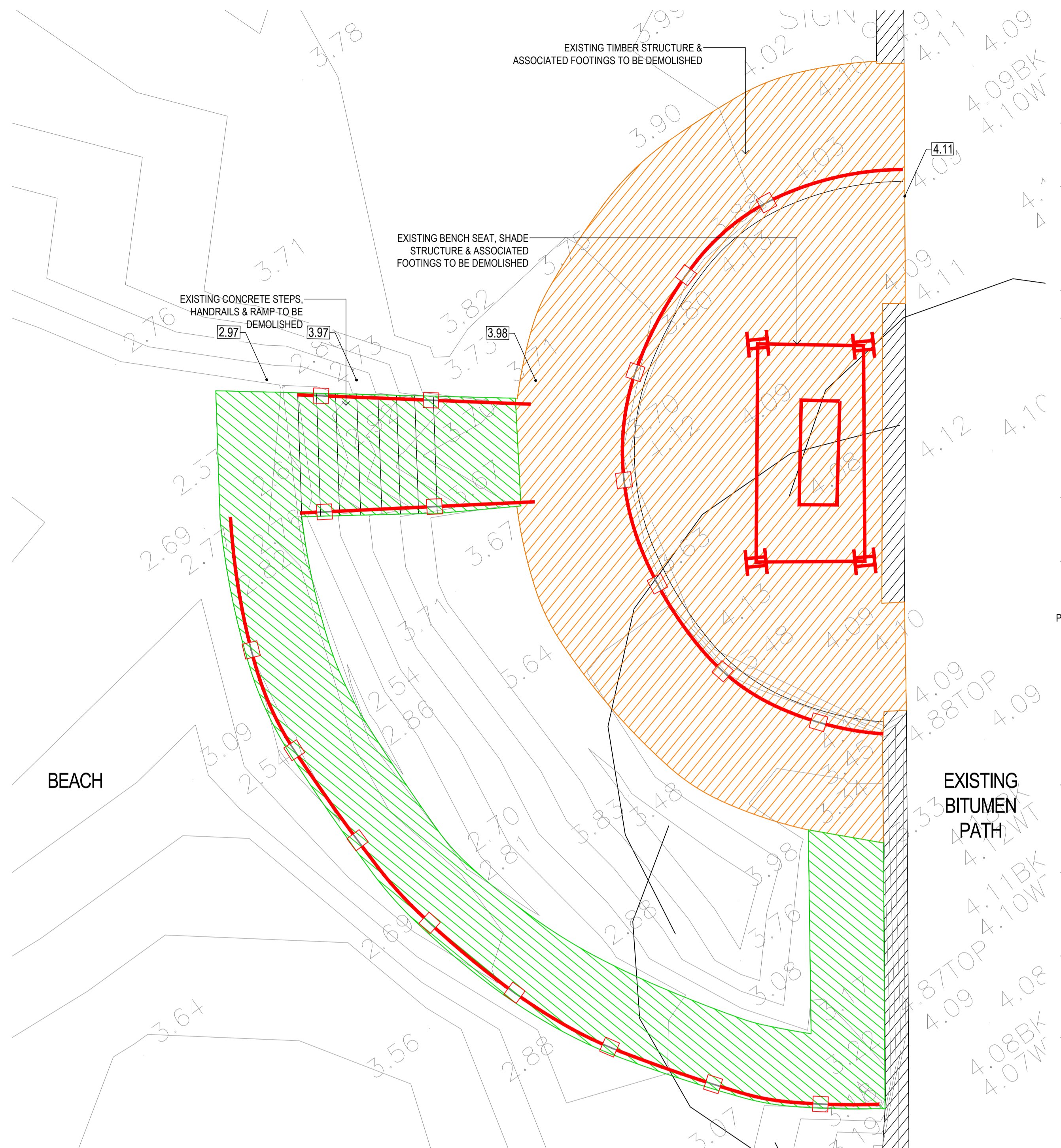
**PROJECT**  
Jetty Road to the Broadway Access

**DRAWING TITLE**  
Concept Plan - Site 01

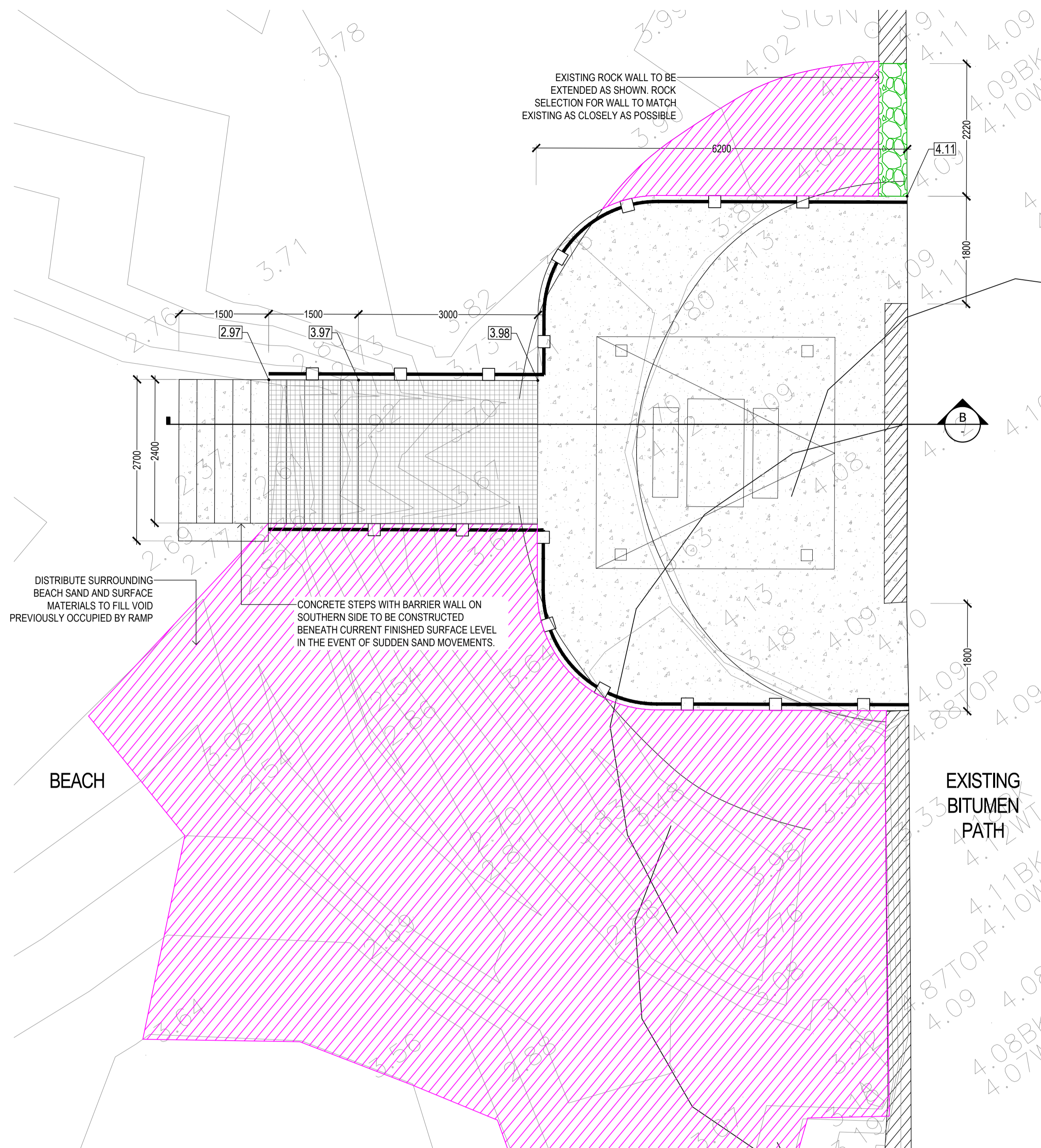
**STATUS**  
Preliminary

PROJECT NO.	DRAWING NO.	REVISION
003	L100	C

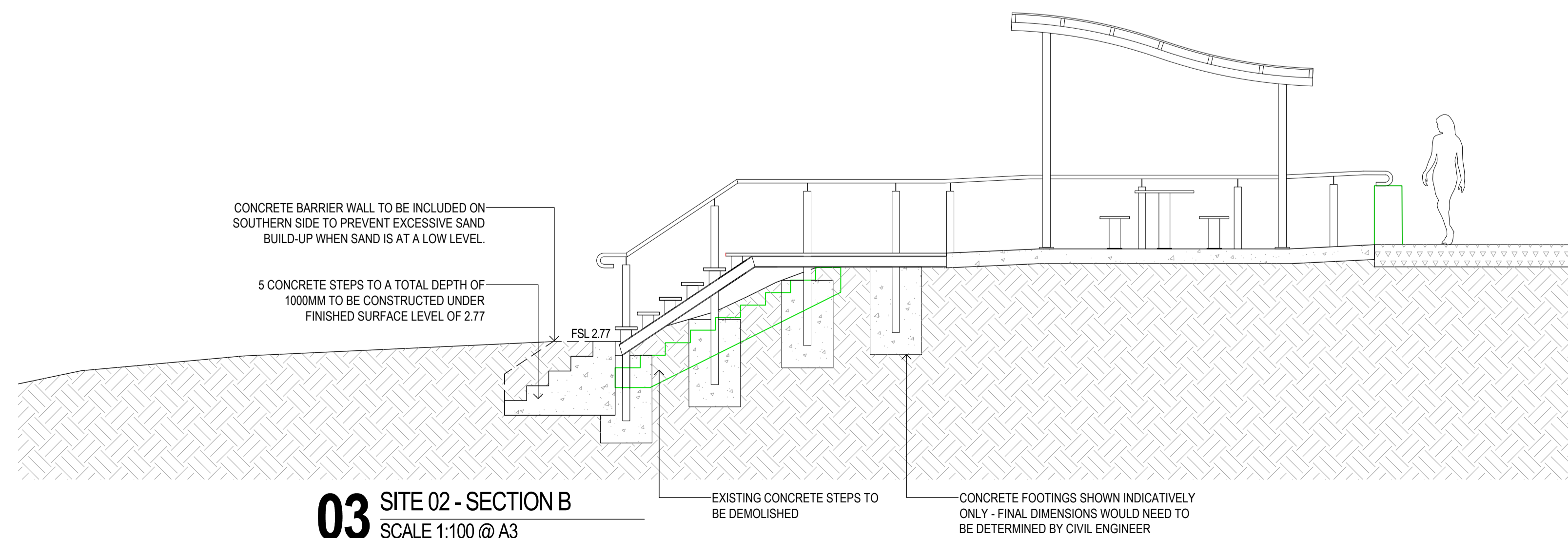
REV DATE	ISSUE	DWN	CHK	APP
A 05/01/2022	PRELIMINARY	RO	MR	MR
B 31/01/2022	FOR COSTING	RO	MR	MR
C 23/02/2022	FOR COSTING	RO	MR	MR



**01** SITE 02 - DEMOLITION PLAN  
SCALE 1:100 @ A3



**02** SITE 02 - SITE PLAN  
SCALE 1:100 @ A3

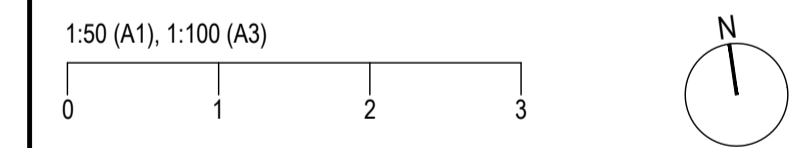


**03** SITE 02 - SECTION B  
SCALE 1:100 @ A3

- LEGEND - DEMOLITION**
- HANDRAIL TO BE DEMOLISHED
  - FURNITURE ITEM TO BE DEMOLISHED AS NOTED
  - CONCRETE SURFACE TO BE DEMOLISHED
  - TIMBER SURFACE TO BE DEMOLISHED
- LEGEND - SURFACES & SETOUT**
- PROPOSED HANDRAIL
  - 38MM SQUARE MESH PANELS
  - PROPOSED CONCRETE SURFACE
  - EXISTING SURFACE MATERIAL TO BE REDISTRIBUTED
  - PROPOSED 4 X 4 BAROSSA WAVE SHELTER
  - PROPOSED DAINTREE PICNIC SETTING
  - PROPOSED STONE WALL EXTENSION



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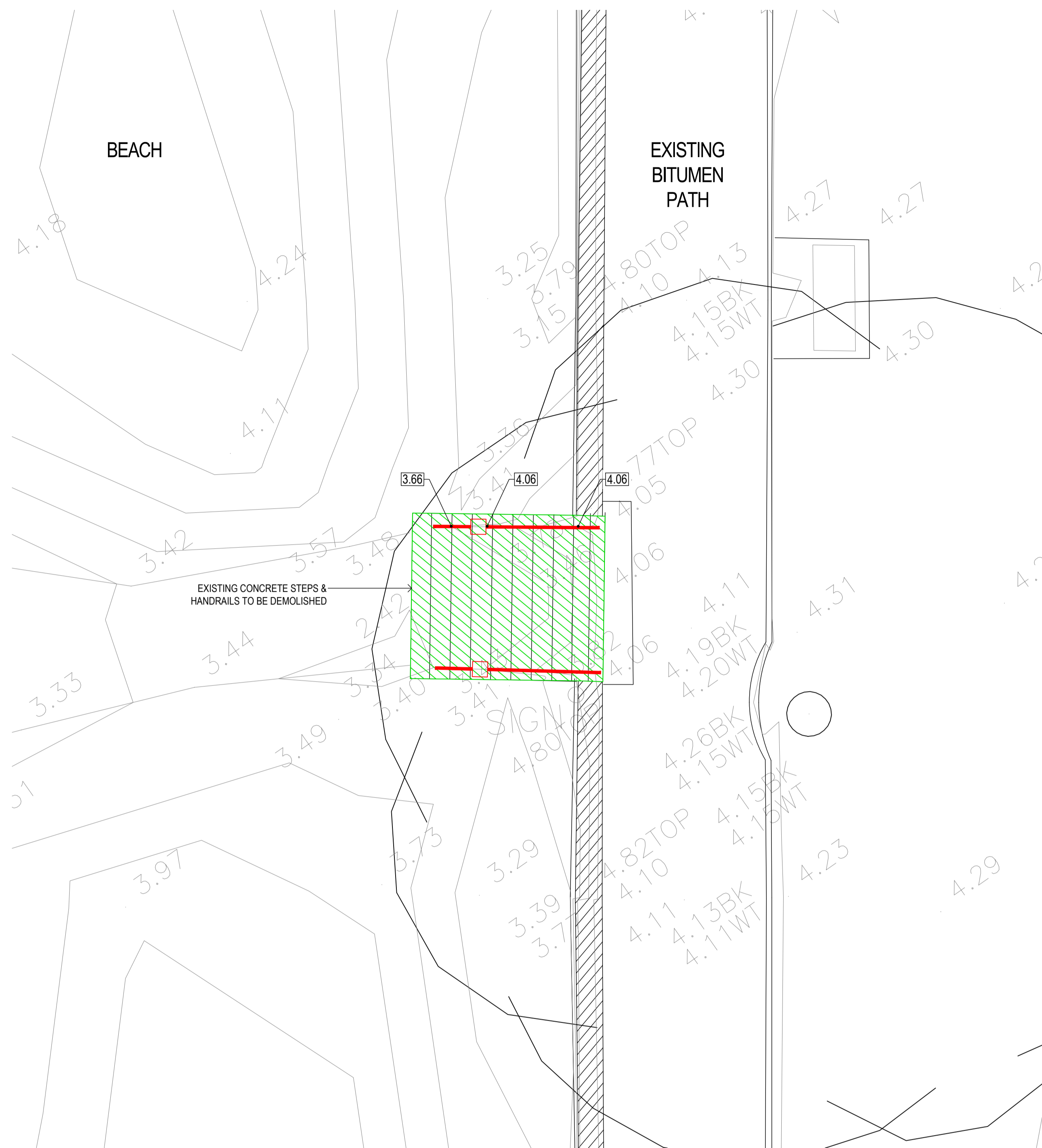
**PROJECT**  
Jetty Road to the Broadway Access

**DRAWING TITLE**  
Concept Plan - Site - 02

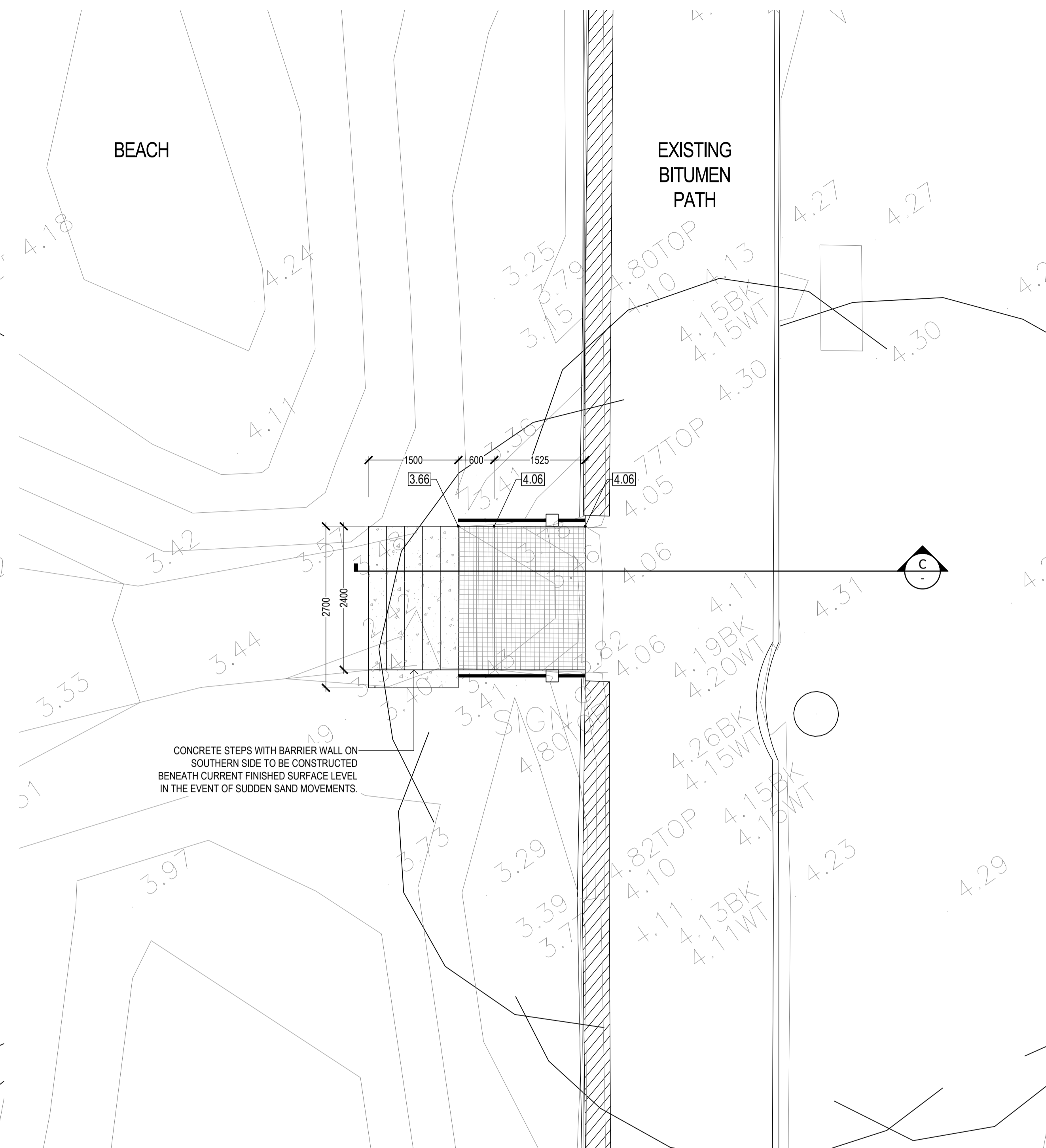
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Preliminary

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003	L101	C

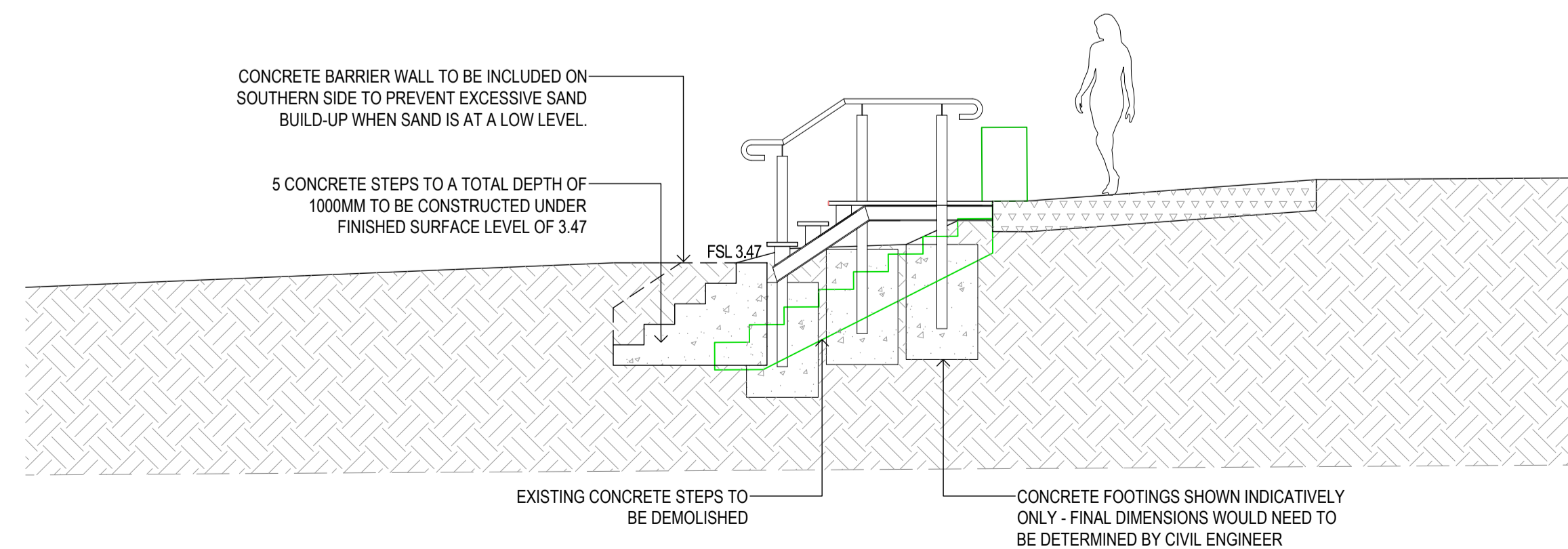
REV DATE	ISSUE	DWN	CHK	APP
A 05/01/2022	PRELIMINARY	RO	MR	MR
B 31/01/2022	FOR COSTING	RO	MR	MR
C 23/02/2022	FOR COSTING	RO	MR	MR



**01** SITE 03 - DEMOLITION PLAN  
SCALE 1:100 @ A3



**02** SITE 03 - SITE PLAN  
SCALE 1:100 @ A3



**03** SITE 03 - SECTION C  
SCALE 1:100 @ A3

- LEGEND - DEMOLITION**
- HANDRAIL TO BE DEMOLISHED
  - CONCRETE SURFACE TO BE DEMOLISHED
- LEGEND - SURFACES & SETOUT**
- PROPOSED HANDRAIL
  - 38MM SQUARE MESH PANELS
  - PROPOSED CONCRETE SURFACE



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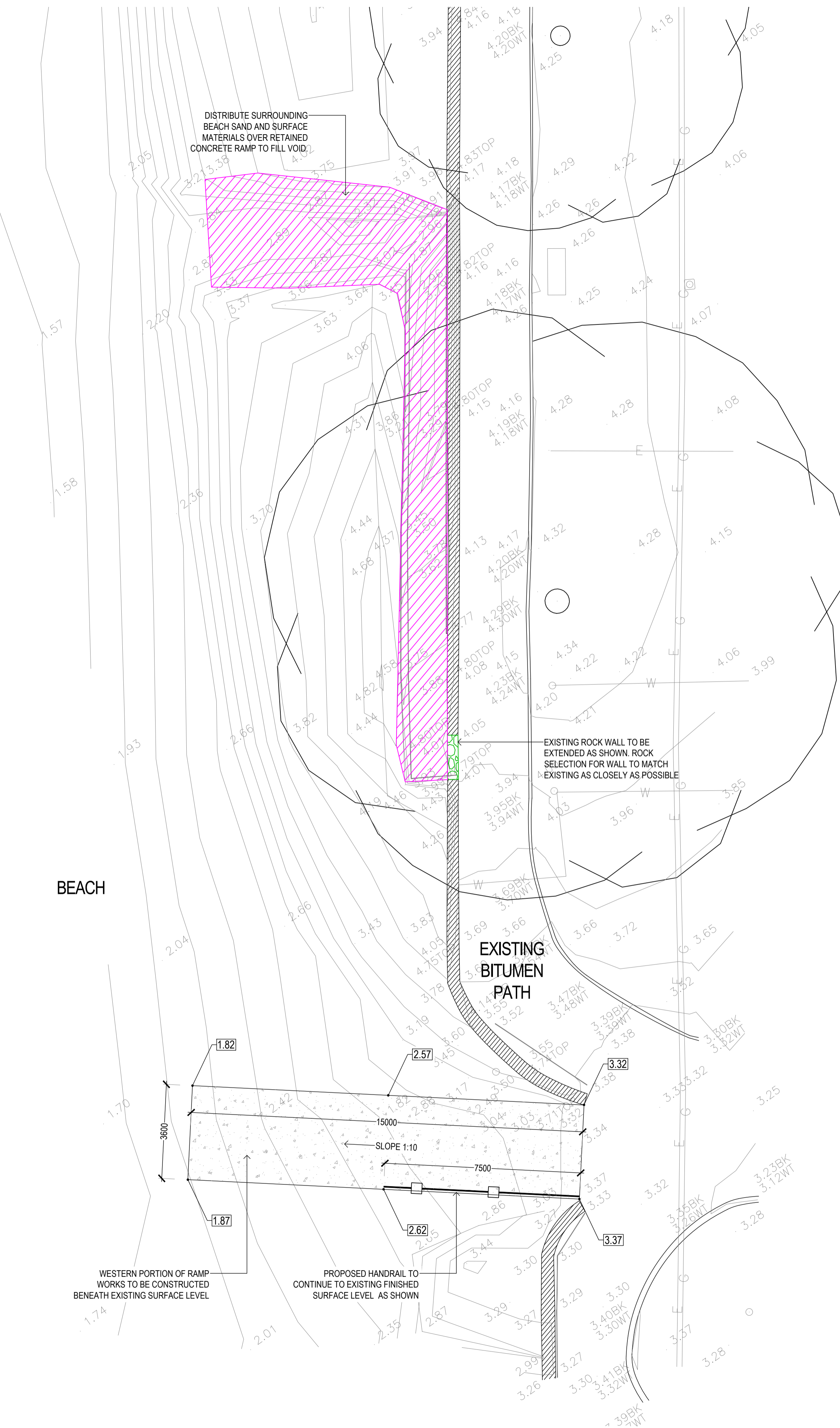
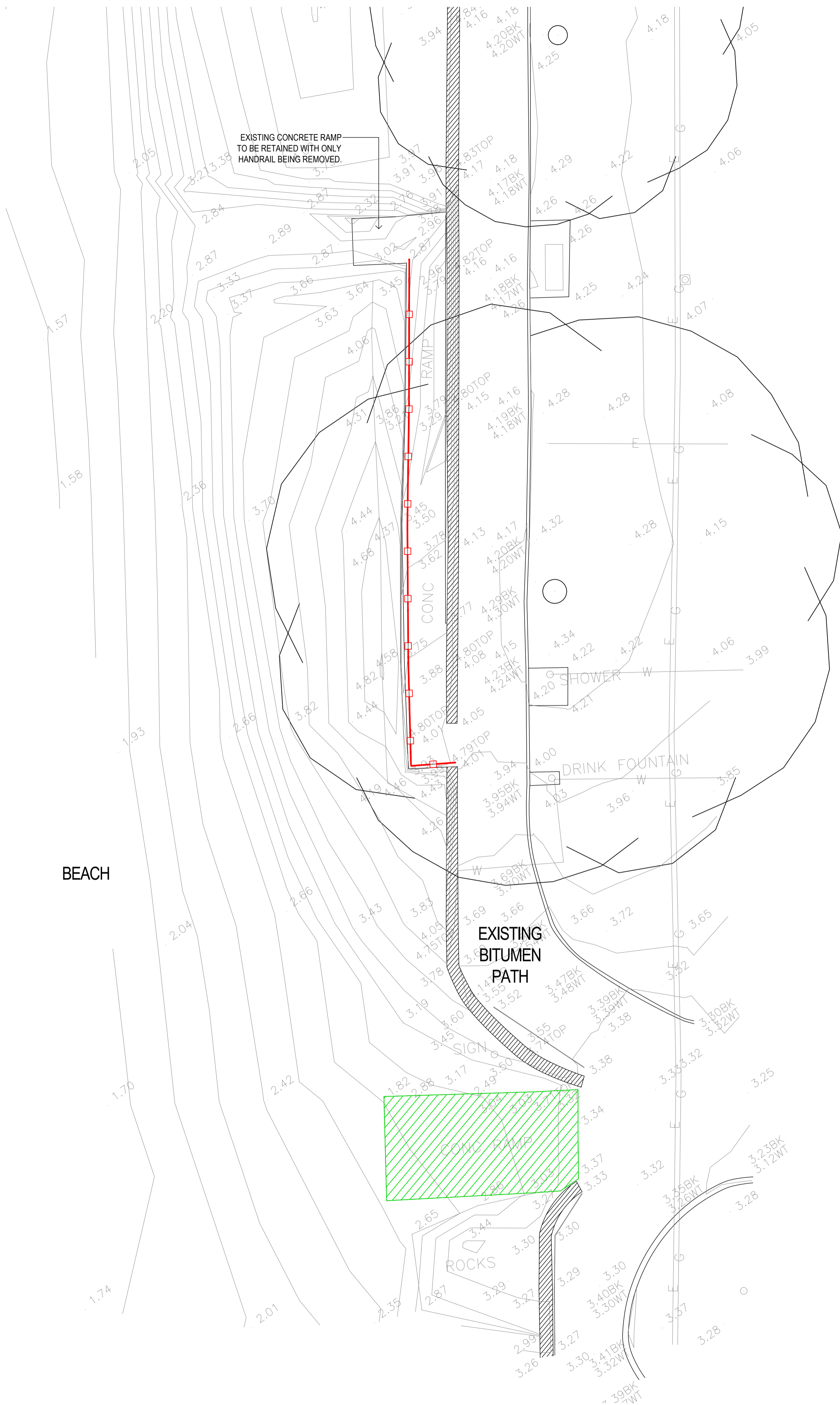
**PROJECT**  
Jetty Road to the Broadway Access

**DRAWING TITLE**  
Concept Plan - Site 03

**STATUS**  
Preliminary

PROJECT NO.	DRAWING NO.	REVISION
003	L102	C

REV	DATE	ISSUE	DWN	CHK	APP
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C	23/02/2022	FOR COSTING	RO	MR	MR



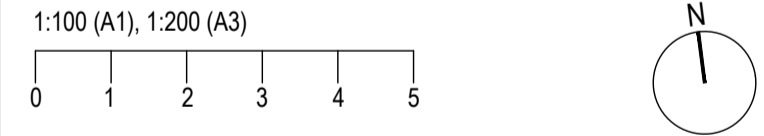
- LEGEND - DEMOLITION**
- HANDRAIL TO BE DEMOLISHED
  - CONCRETE SURFACE TO BE DEMOLISHED
- LEGEND - SURFACES & SETOUT**
- PROPOSED HANDRAIL
  - PROPOSED CONCRETE SURFACE
  - EXISTING SURFACE MATERIAL TO BE REDISTRIBUTED
  - PROPOSED STONE WALL EXTENSION

BEACH

BEACH



This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request.



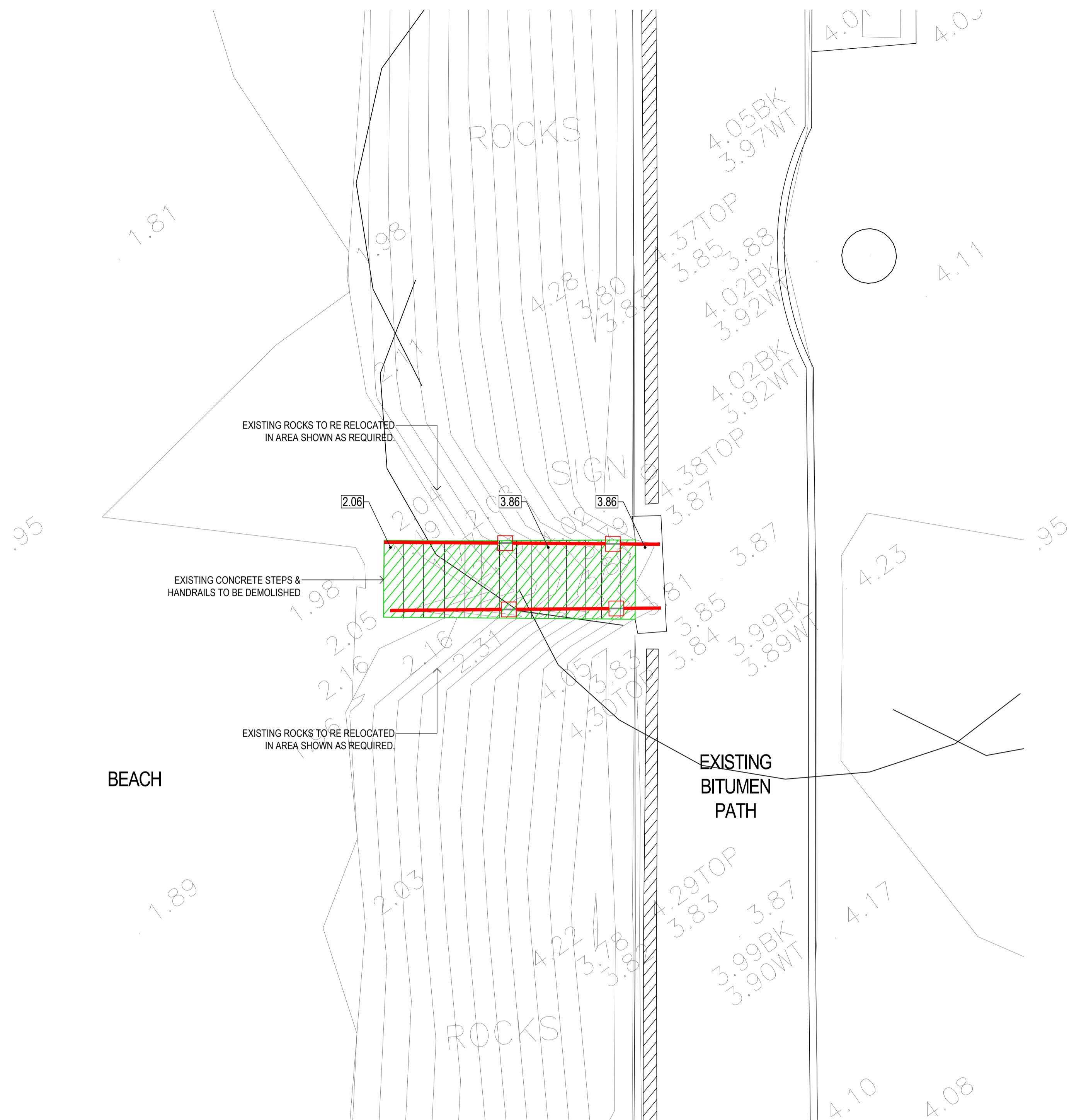
**PROJECT**  
Jetty Road to the Broadway Access

**DRAWING TITLE**  
Concept Plan - Site 04

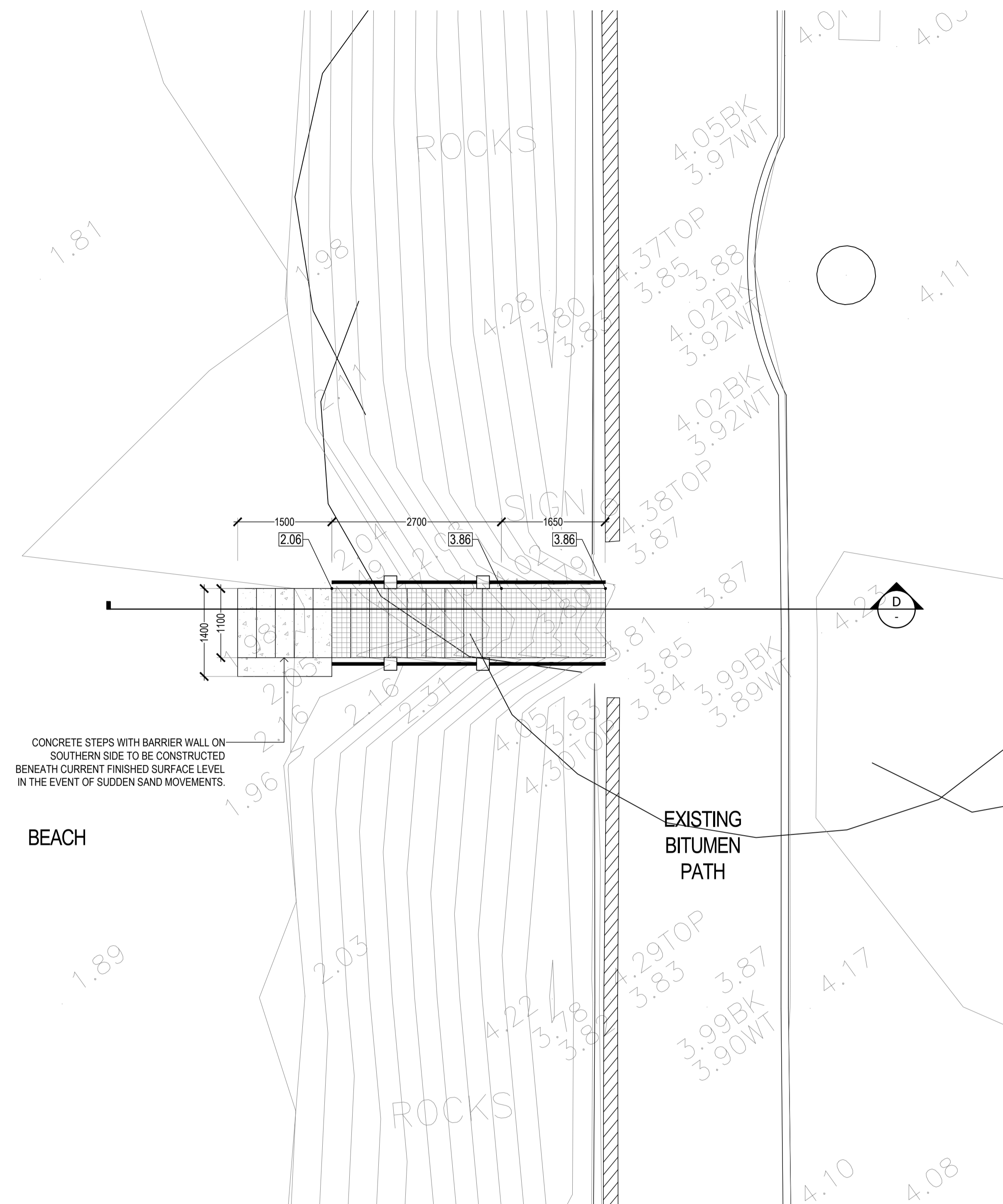
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Preliminary

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003	L103	C

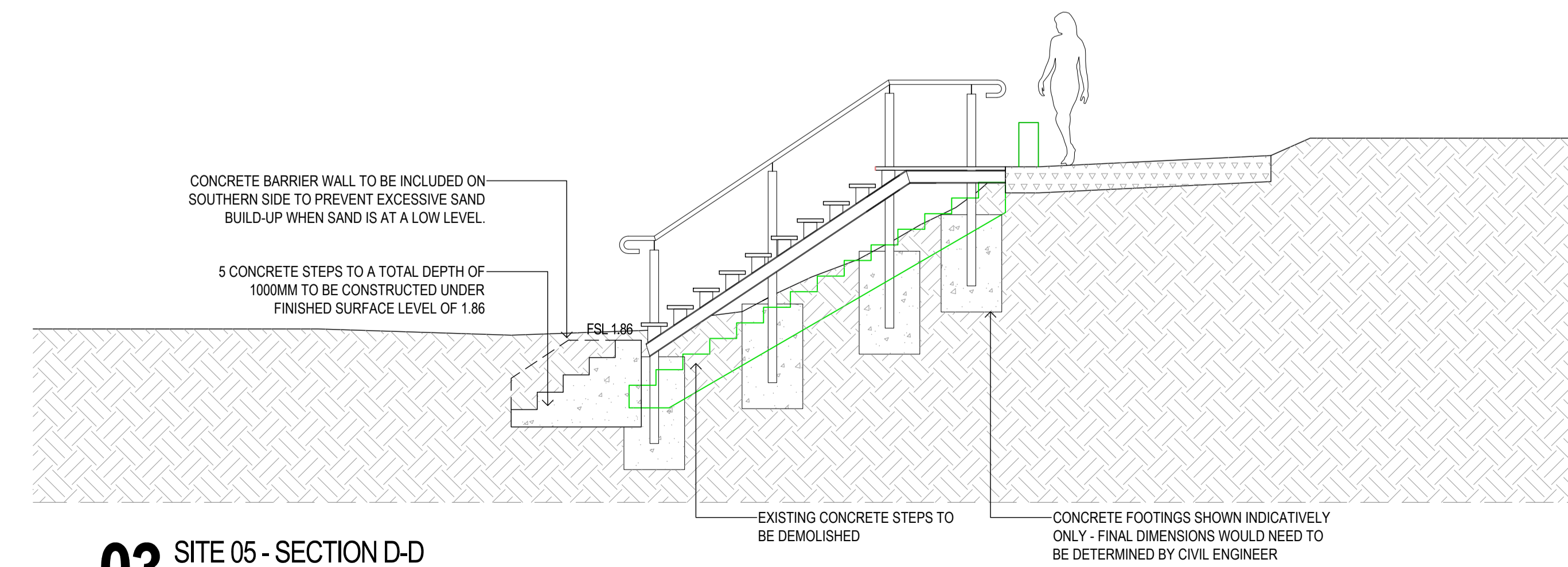
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B	31/01/2022	FOR COSTING	RO	MR	MR
C	23/02/2022	FOR COSTING	RO	MR	MR



**01** SITE 05 - DEMOLITION PLAN  
SCALE 1:100 @ A3



**02** SITE 05 - SITE PLAN  
SCALE 1:100 @ A3

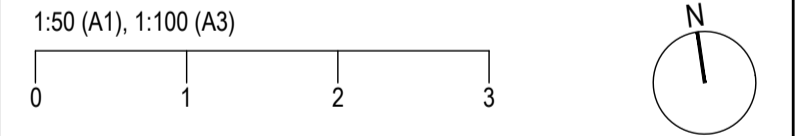


**03** SITE 05 - SECTION D-D  
SCALE 1:100 @ A3

- LEGEND - DEMOLITION**
- HANDRAIL TO BE DEMOLISHED
  - CONCRETE SURFACE TO BE DEMOLISHED
- LEGEND - SURFACES & SETOUT**
- PROPOSED HANDRAIL
  - 38MM SQUARE MESH PANELS



This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request.



**PROJECT**  
Jetty Road to the Broadway Access

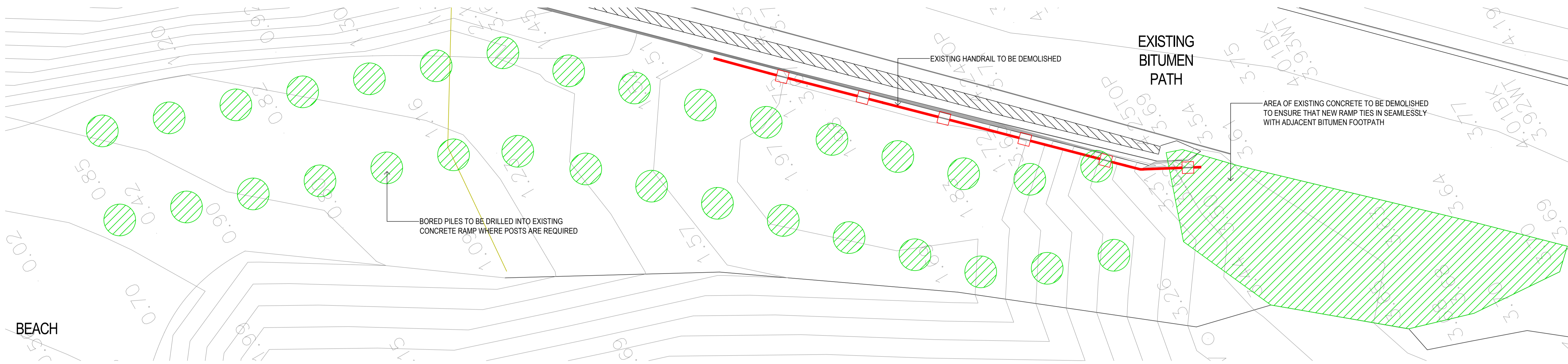
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Concept Plan - Site 05

**STATUS**  
Preliminary

PROJECT NO.	DRAWING NO.	REVISION
003	L104	C

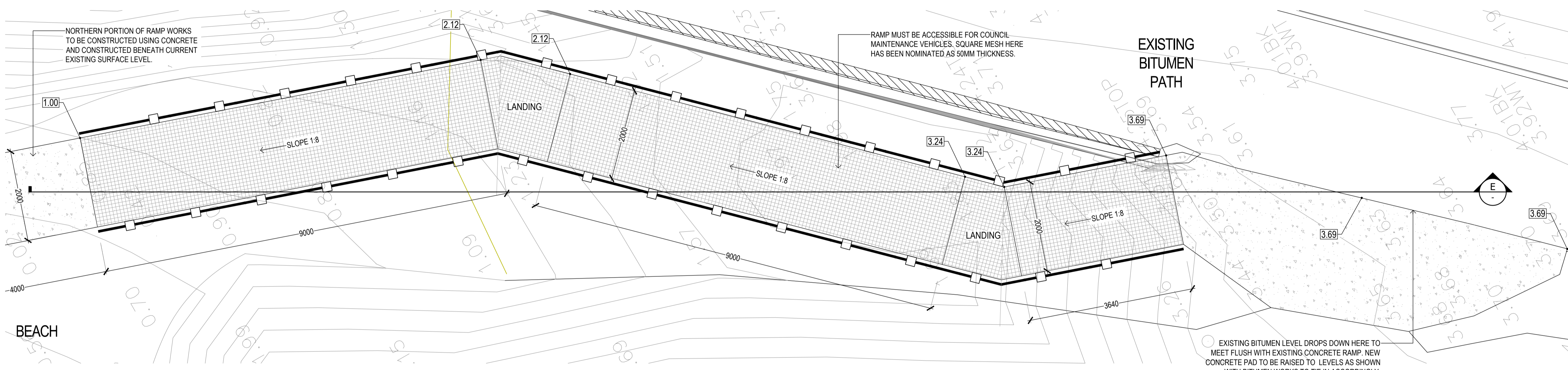
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B	31/01/2022	FOR COSTING	RO	MR	MR
C	23/02/2022	FOR COSTING	RO	MR	MR



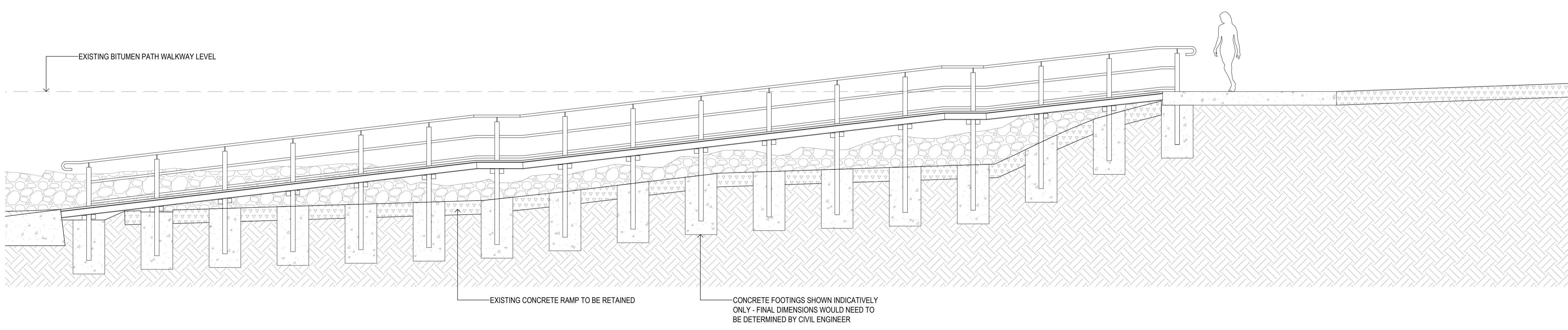


- LEGEND - DEMOLITION**
- Handrail to be demolished
  - Concrete surface to be demolished
- LEGEND - SURFACES & SETOUT**
- Proposed handrail
  - 38mm square mesh panels
  - Proposed concrete surface

**01** SITE 06 - DEMOLITION PLAN  
SCALE 1:100 @ A3



**02** SITE 06 - SITE PLAN  
SCALE 1:100 @ A3



**03** SITE 06 - SITE PLAN  
SCALE 1:200 @ A3

City of Holdfast Bay  
Brighton Civic Centre  
24 Jetty Road  
Brighton SA 5048  
P 08 8229 9999  
E mail@holdfast.sa.gov.au

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request.

PROJECT  
Jetty Road to the Broadway Access

DRAWING TITLE  
Concept Plan - Site 06

STATUS  
Preliminary

PROJECT NO.	DRAWING NO.	REVISION
003	L105	C

REV DATE	ISSUE	DWN	CHK	APP
A 05/01/2022	PRELIMINARY	RO	MR	MR
B 31/01/2022	FOR COSTING	RO	MR	MR
C 23/02/2022	FOR COSTING	RO	MR	MR

# Attachment 4



15 February 2022

MONICA DU PLESSIS  
Manager Community Wellbeing  
City of Holdfast Bay  
24 Jetty Road Brighton SA 5048

mduplessis@holdfast.sa.gov.au

Dear Monica,

The Paraplegic & Quadriplegic Association of South Australia Ltd (PQSA) is the peak community body supporting people living with Spinal Cord Injury and other disabilities across South Australia.

PQSA is very pleased to support the initiative of the City of Holdfast Bay to create an accessible beach for people with physical disability, that also supports broader community members and the visiting public access the beach. It further enables a wonderful tourist destination to be inclusive for all.

To that end, PQSA confirms its commitment towards fully funding beach mats, roller frame and beach wheelchair and will liaise with Push Mobility for the supply of the equipment.

We are also willing to offer the expertise of our Occupational Therapists to consult on the accessible bathroom if needed.

We look forward to supporting your project.

Yours sincerely,



Peter Stewart  
Chief Executive Officer

Item No: 15.7

Subject: **BRIGHTON AND SEACLIFF YACHT CLUB – STAGE 1 LANDOWNER CONSENT**

Date: 12 April 2022

Written By: Manager, Development Services

General Manager: Strategy and Corporate, Ms P Jackson

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## **SUMMARY**

At its meeting held on 27 July 2021, Council resolved to provide the Brighton and Seacliff Yacht Club (BSYC) with in-principle support for the pursuit of grant funding from the Office for Recreation, Sport and Racing to undertake works associated with Stage 1 of its broader Master Plan for the site. The BSYC has now been successful in securing grant funding to undertake the building works, and this report recommends that Council, as landowner, now consent to the processing of the development application required to execute these building works.

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## **RECOMMENDATION**

**That Council, as landowner, consents to the processing of a Development Application under the *Planning, Development and Infrastructure Act 2016* in the form of plans provided as Attachment 1 to this report for Stage 1 of building works to the Brighton and Seacliff Yacht Club building for assessment against the Planning and Design Code.**

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## **STRATEGIC PLAN**

Wellbeing Objectives 2020-2030 – Support businesses and increase participation rates across the whole community

## **COUNCIL POLICY**

Sporting and Community Leasing Policy

## **STATUTORY PROVISIONS**

*Local Government Act 1999*

*Planning, Development and Infrastructure Act 2016*

*Retail and Commercial Lease Act 1995*

## **BACKGROUND**

In January 2021, the Brighton and Seacliff Yacht Club (BSYC) approached Council to propose a Master Plan for redevelopment of the existing clubroom facilities on site. The Master Plan is a multi-staged project with an estimated total project cost of \$2.7 million, but is substantially unfunded. The BSYC sought in-principle support from Council (without budget commitment) to proceed with Stage 1 of works associated with the Master Plan. At its meeting held on 27 July 2021, Council resolved to provide the BSYC with in-principle support for seeking grant funding from the Office for Recreation, Sport and Racing to undertake Stage 1 of its Master Plan, subject to all necessary approvals sought under the *Planning, Development and Infrastructure Act 2016* for the building upgrades at a later date (Council Resolution C270721/2360). The BSYC subsequently received funding through the Office for Recreation, Sport and Racing's grant program for Stage 1, with Council now asked to provide its consent as landowner to the processing of the development application that will enable works to proceed.

## **REPORT**

The lease agreement between the City of Holdfast Bay and the BSYC contains a clause requiring Council's prior consent for any structural changes to the BSYC building and surrounds. The building works associated with this request involve measures to improve accessibility to the building by installing a lift, accessible toilets to the upper floor, relocation of the canteen, and minor paving works. The combined works are known as Stage 1 of the broader Master Plan for the site. The plans for Stage 1 are provided as Attachment 1 to this report.

*Refer Attachment 1*

The Stage 1 works are seen as essential in creating inclusive facilities that help to grow the BSYC's membership, and provide access to recreation opportunities for those in the community with special needs and limited mobility. The relocation of the canteen too will ensure that the facility as a whole provides more efficient use of space, with amenities and services configured in a way that serve the community through a logical arrangement.

With a membership of over 485, the proposed redevelopment would address and assist in overcoming current facility limitations and will assist in meeting the needs of members and the community now and into the future. The proposed improvements allow for a safe, welcoming and inclusive facility and cater for larger scale events, including increased school and youth participation.

The proposed budget for the Stage 1 works is valued at \$335,392, comprised of a \$167,696 (inc GST) grant from the Office for Recreation, Sport and Racing, \$17,900 from the Commonwealth Stronger Communities Grant, and the balance of \$149,796 contributed by the BSYC. The lift and amenities will be managed and maintained at the BSYC's expense once completed and operational.

The recommendation to process the development application for Stage 1 of the Master Plan does not bind Council to supporting subsequent stages. Stage 1 of the Master Plan is not contingent on subsequent stages being completed, it can serve as a standalone project, notwithstanding that it facilitates the execution of subsequent stages.

#### **BUDGET**

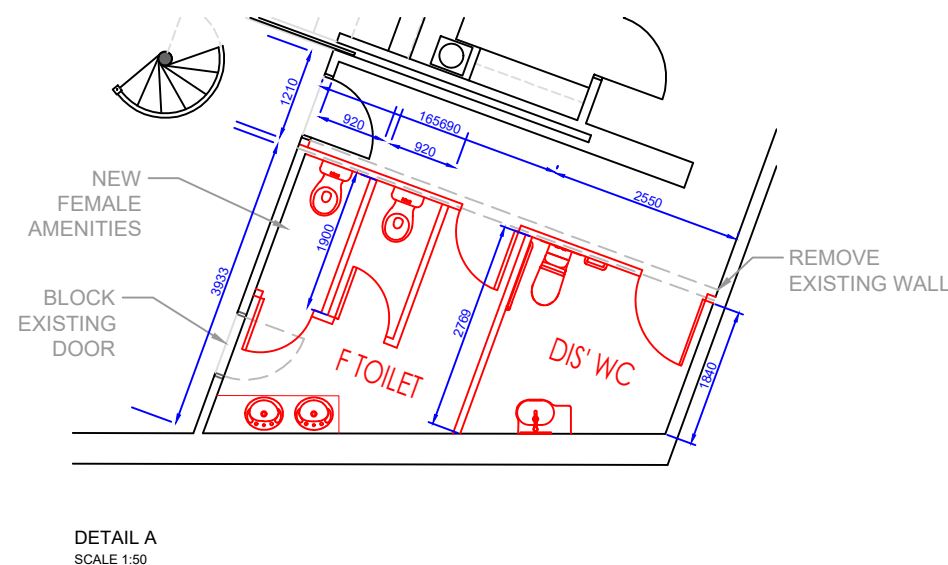
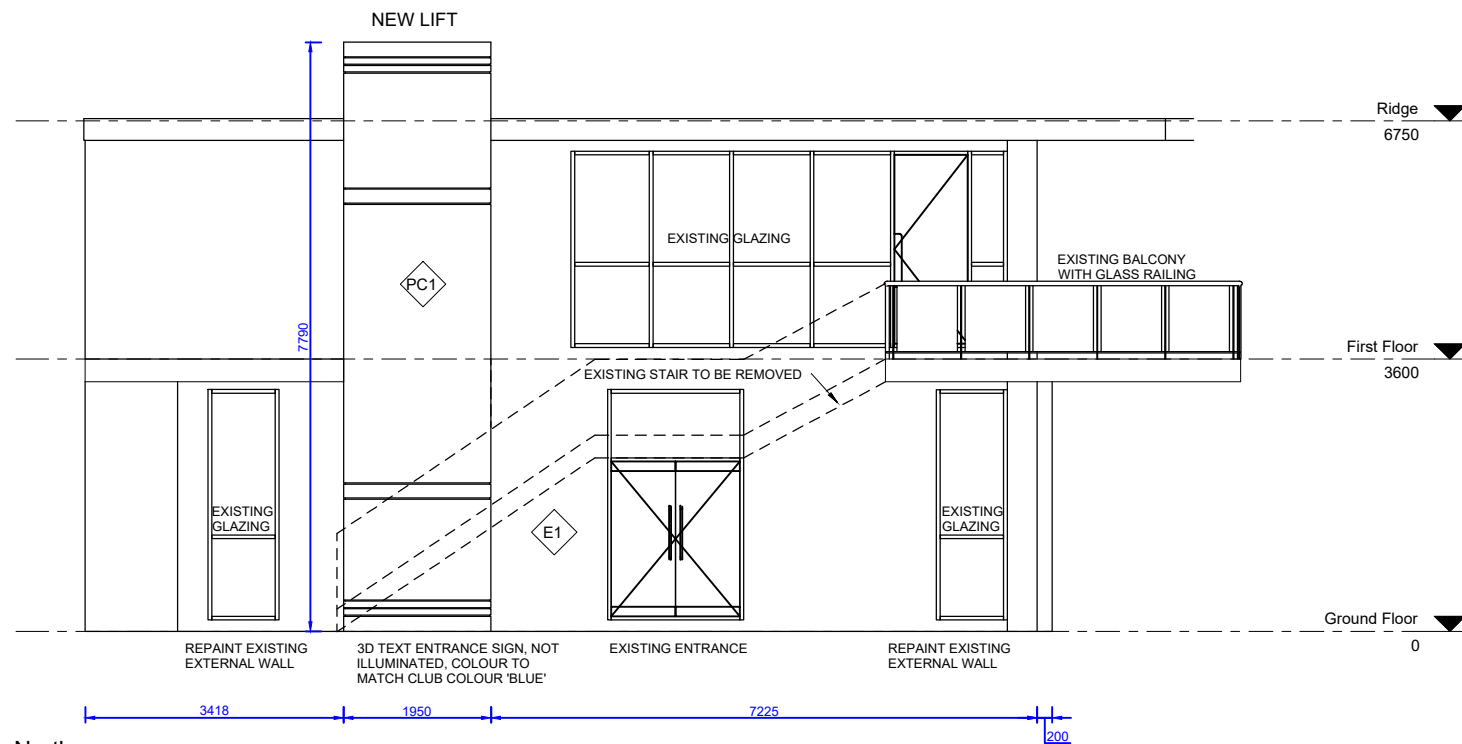
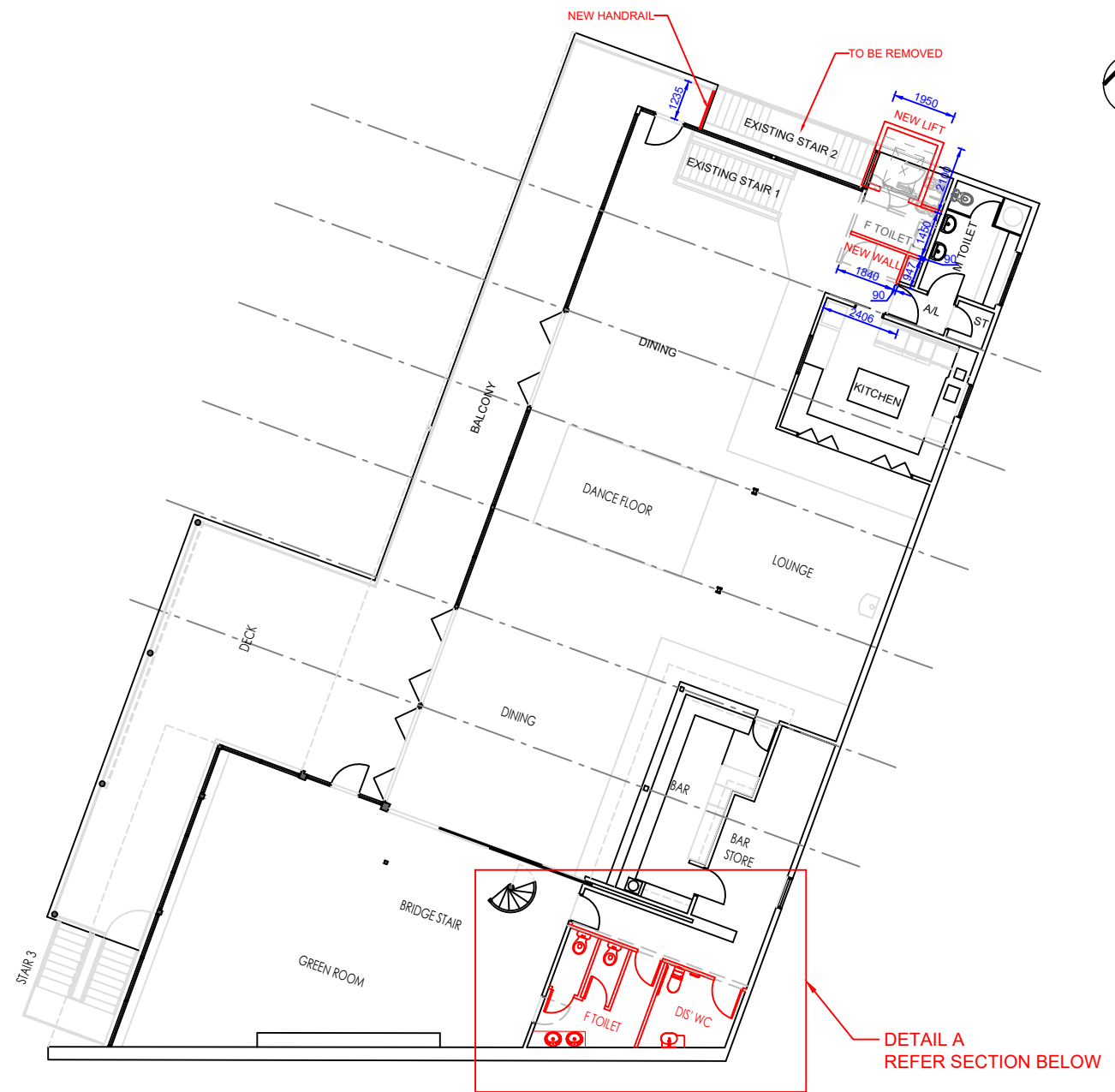
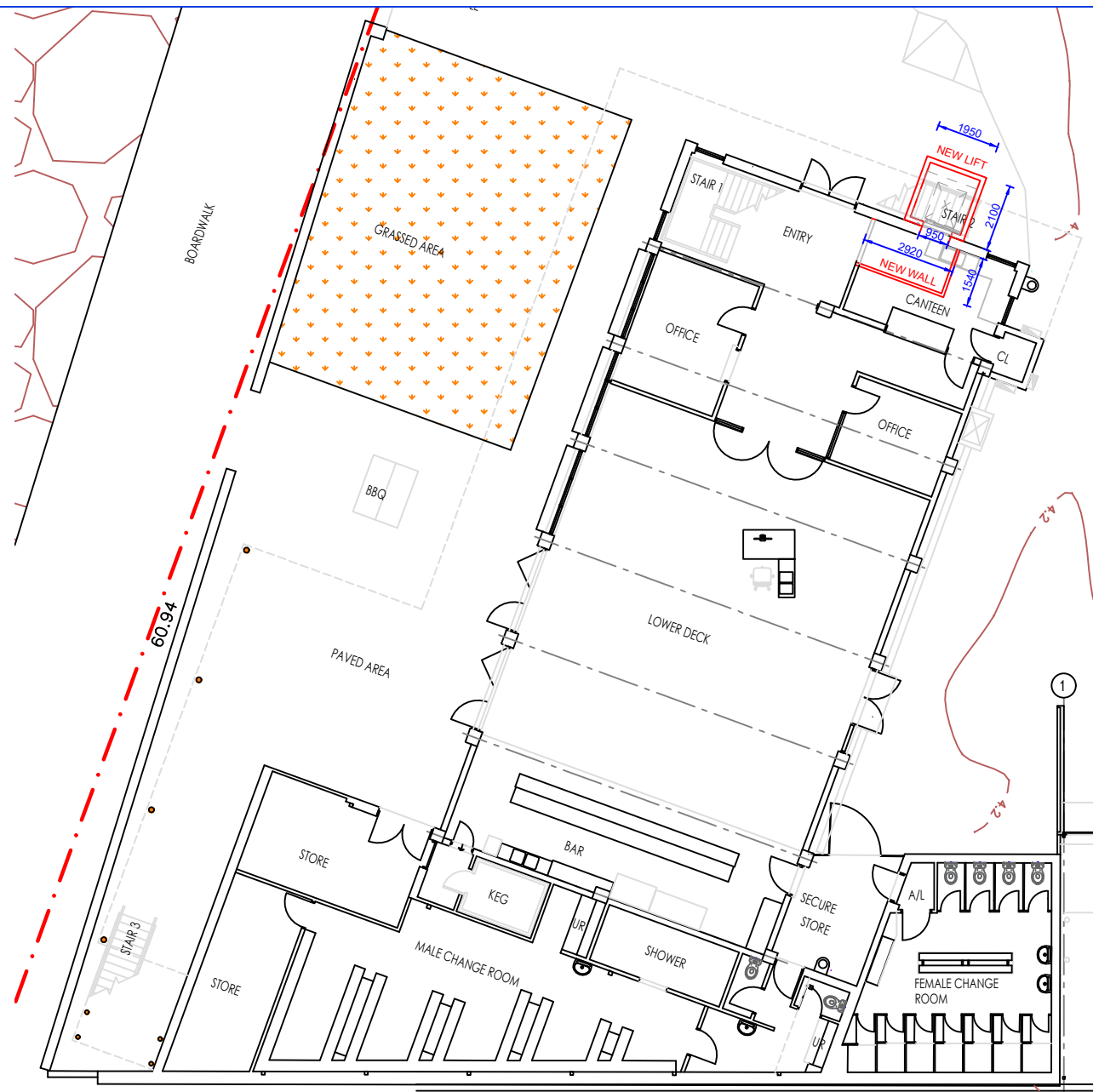
There are no upfront financial contributions required from Council to progress Stage 1 works to the BSYC. The cost of the lift and amenities, and the ongoing maintenance of Stage 1 works, will be funded by a combination of State Government and Commonwealth grants, and direct funding by the BSYC. If Stage 1 were to receive development approval, Council Administration would project manage and deliver the project, as is the case with all major capital works on Council property/land. Adequate internal resources, budget and procurement would need to be considered and allocated at the time.

#### **LIFE CYCLE COSTS**

Council's Asset Management Register forecasts renewal items identified in the budget for the BSYC facility are to undertake required works to ensure the building is compliant, and meets agreed service levels. The budget is itemised yearly, from 2023 through to 2083. Lifecycle costs would be determined once final detailed designs are completed (at the Building Rules Consent stage of the development approval process).

# Attachment 1





**WOOLCOCK CONSTRUCTION**

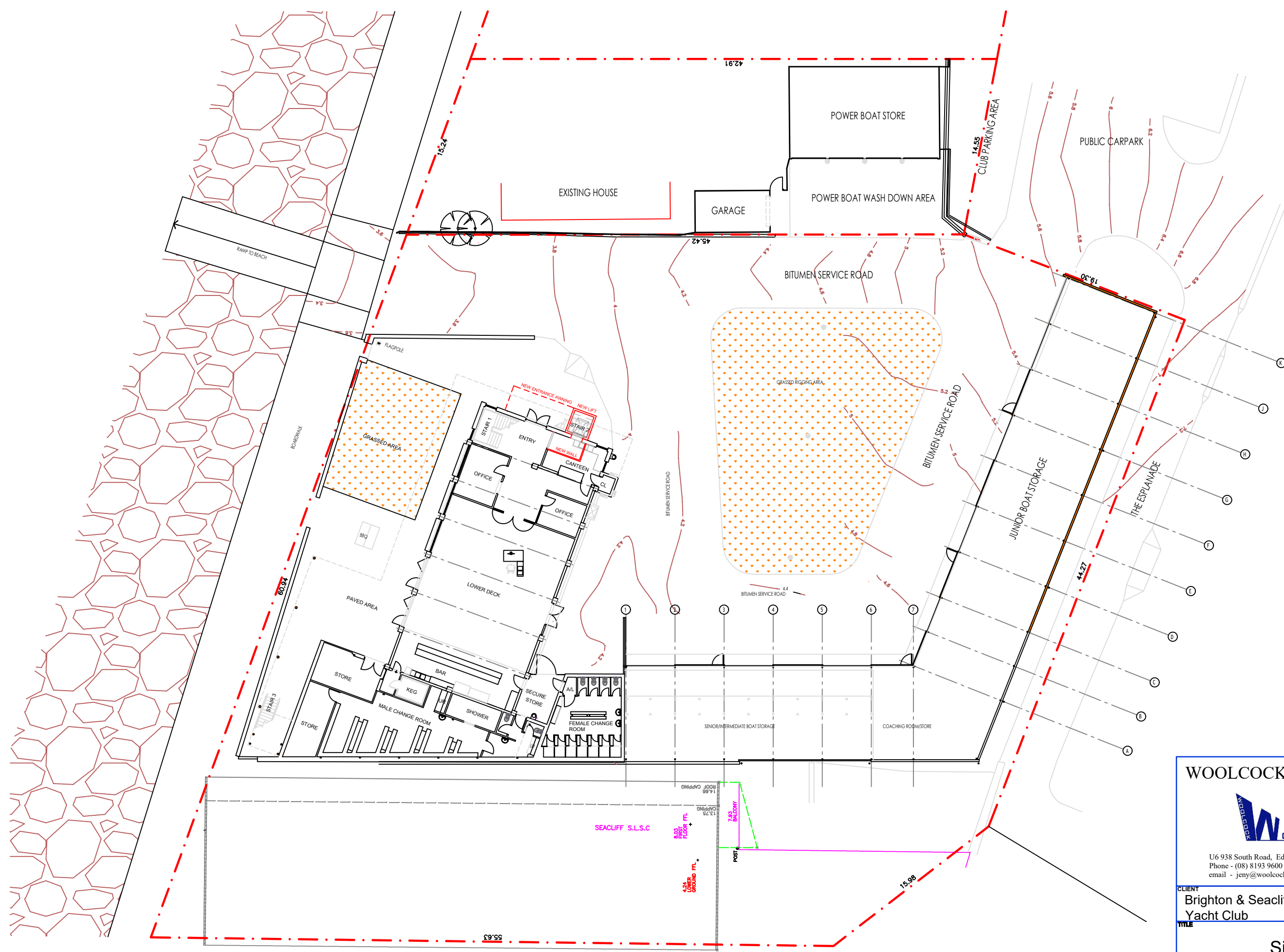
U6 938 South Road, Edwardstown, South Australia 5039  
Phone - (08) 8193 9600 Fax - (08) 8351 2411  
email - jeny@woolcockgroup.com.au

CLIENT  
**Brighton & Seacliff Yacht Club** 246 The Esplanade Seacliff

TITLE  
**Floor Plan & North Elevation**

SIZE	DATE	DWG NO	REV
A1	18-Jan-22	WC-2024-05-FP	A
SCALE	refer to dwg	DRAWN BY Jen Yang	SHEET 1 of 1 pages





SITE PLAN  
SCALE 1:150

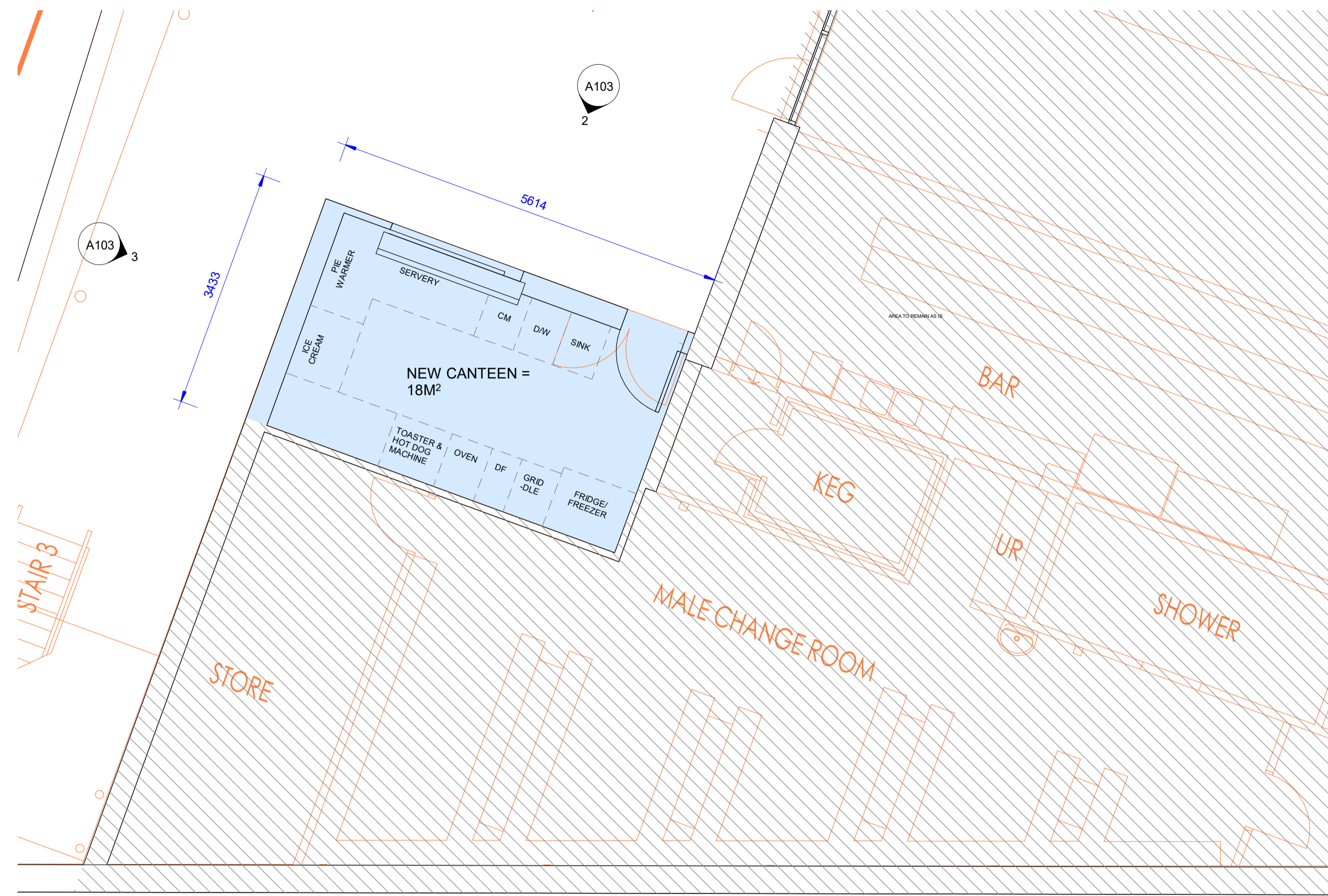
**WOOLCOCK CONSTRUCTION**

U6 938 South Road, Edwardstown, South Australia 5039  
Phone - (08) 8193 9600 Fax - (08) 8351 2411  
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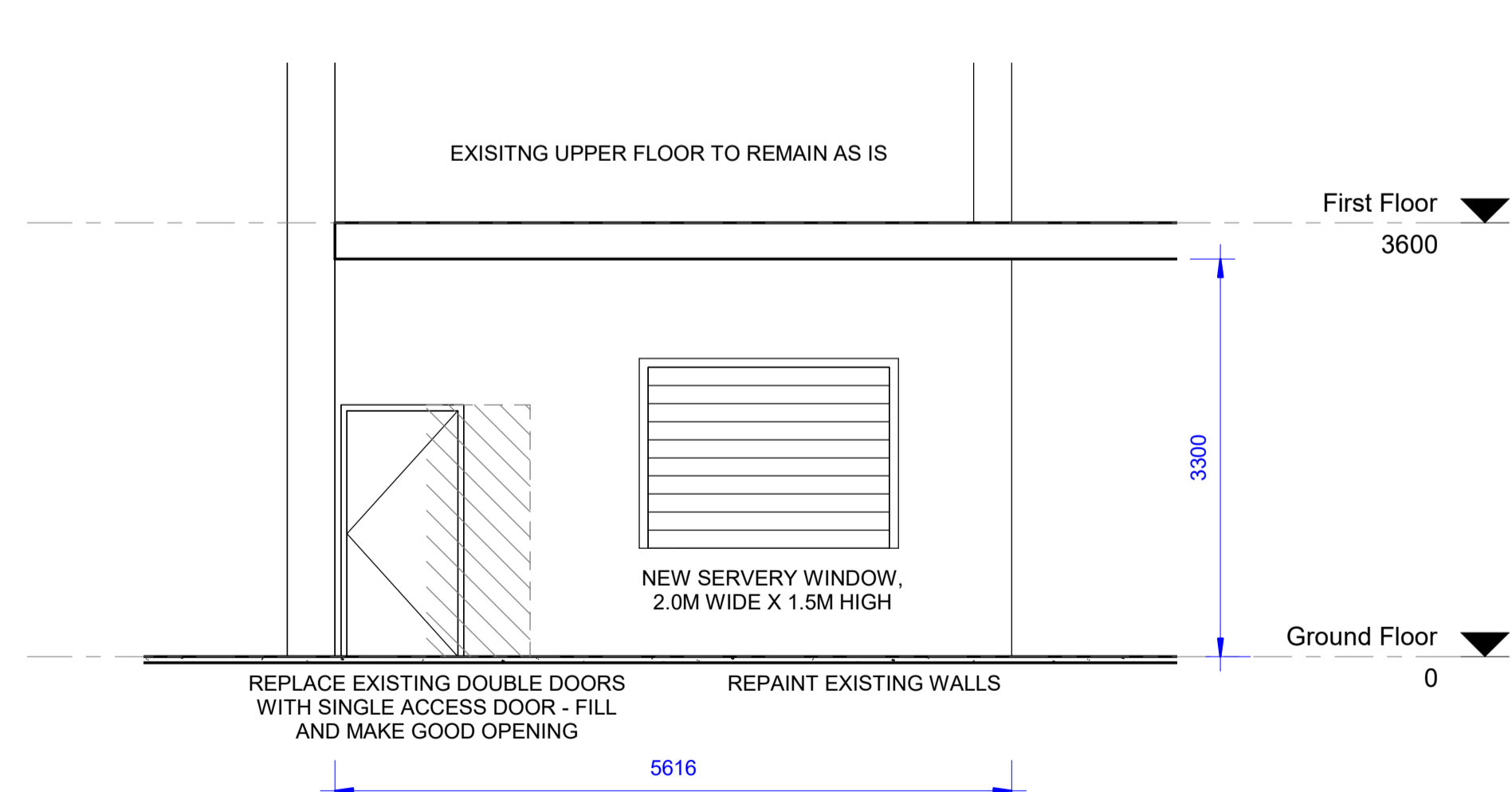
CLIENT  
**Brighton & Seacliff Yacht Club** 246 The Esplanade Seacliff

TITLE  
**Site Plan**

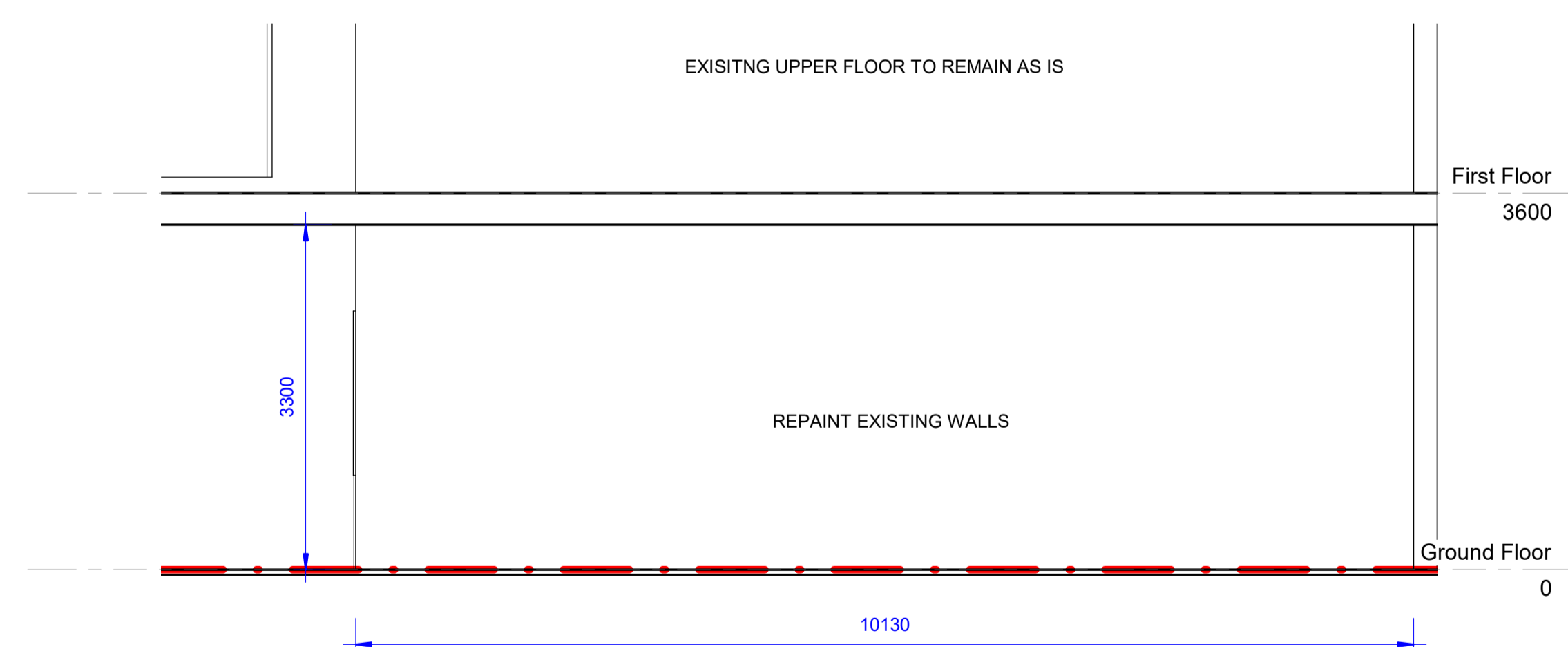
SIZE	DATE	DWG NO	REV
A1	18-Jan-22	WC-2024-01-SP	A
SCALE	refer to dwg	DRAWN BY Jen Yang	SHEET 1 of 1 pages



1 Canteen floor plan  
1 : 50



2 North - canteen  
1 : 50



3 West - canteen  
1 : 50

**PRELIMINARY**

No.	Description	Date
1	ISSUED FOR REVIEW	7/2/22

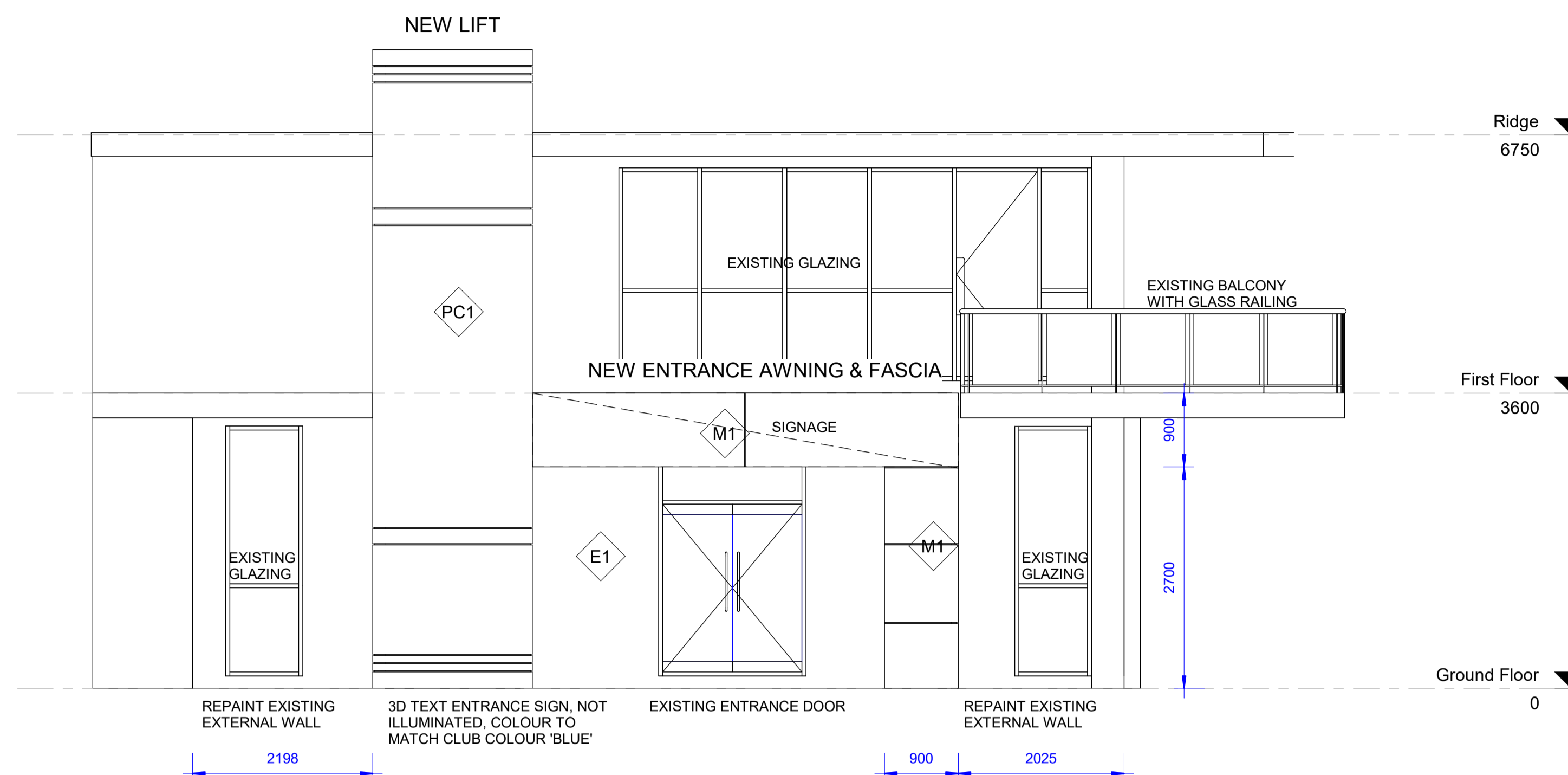
**Brighton & Seacliff Yacht Club**  
246 Esplanade, Seacliff

**CANTEEN FLOOR & ELEVATIONS**

Project number	2024
Date	7/2/22
Drawn by	KVM
Checked by	-

A103

Scale 1 : 50 Rev. 1



1 NORTH  
 1 : 50

Wall Schedule	
Type Mark	Description
E1	Existing block wall - repaint Dulux 'Vivid White'
GY1	64mm steel stud, lined both sides with 10mm gyprock, painted finish Dulux 'Natural White'
M1	Steel stud frame, Matrix externally, painted finish Dulux 'Western Myall', 10mm gyprock internally, painted finish Dulux 'Natural White'
PC1	150mm thick precast, painted finish Dulux 'Vivid White'



2 NORTH-WEST



3 NORTH-EAST

No.	Description	Date
1	ISSUED FOR REVIEW	18/11/21
2	ENTRANCE AMENDMENTS	1/12/21

### Brighton & Seacliff Yacht Club

246 Esplanade, Seacliff

### ELEVATIONS

Project number	2024
Date	1/12/21
Drawn by	JY
Checked by	KVM

<b>A102</b>	
Scale	1 : 50
Rev.	2

**PRELIMINARY**

Item No: 15.8

Subject: **DOVER SQUARE TENNIS CLUB PROJECT FUNDING**

Date: 12 April 2022

Written By: Community Recreation and Sport Coordinator

General Manager: Strategy and Corporate, Ms P Jackson

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### **SUMMARY**

Courts 3 and 4 of the Dover Square Tennis Club were identified for renewal in the 2021/22 Capital Renewal Program. The courts had been identified as they had reached the end of their useful life. A budget of \$179,000 was allocated to complete the project. Concurrently, a project to install new sports lighting for the Tennis Club received three-way funding from the State Government, the Tennis Club and Council. To create project efficiencies, the two projects were combined with design and a tender process being undertaken.

The design process identified the need to remove 600 tonnes of material from the existing subbase of the tennis courts, increasing the cost of the renewal project. This report seeks approval from Council for an additional \$177,721 to the budget to complete the project.

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### **RECOMMENDATION**

**That Council approves an additional \$177,721 from the 2021/22 budget to enable the two court rebuild and new sports lighting projects to be completed at Dover Square Tennis Club.**

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### **STRATEGIC PLAN**

The project supports the Wellbeing focus area by providing both ongoing and increased access to tennis at Dover Square Tennis Club. Tennis provides many benefits to local residents and the broader community including physical and social.

### **COUNCIL POLICY**

Asset Management Policy. The project will provide fit for purpose assets in the most cost effective way with consideration to the lifecycle costs of the court and lighting assets.

### **STATUTORY PROVISIONS**

Not applicable

## **BACKGROUND**

Council's Asset Management Plan identified courts 3 and 4 at Dover Square Tennis Club as having reached the end of their useful life with the design and rebuild of courts 3 and 4 resulting in \$179,000 being allocated in the 2021/22 Budget. The condition of the courts was assessed as reaching the end of their useful life because of substantial surface cracking that was originating from the sub-base.

Establishing court lighting at Dover Square Tennis Club was identified in our Open Space and Public Realm Strategy 2018-2030. The court lighting was also identified in the Southern Adelaide Tennis, Netball, Australian Football and Cricket Facilities Strategy (August 2020) as a facility gap for the same facility. In 2020 a design was developed with a cost estimate of \$110,000 (excluding GST) including 15% contingency. A three way funding model was then negotiated and implemented that included a successful grant from the Office for Recreation, Sport and Racing for 50% of the cost estimate, a 20% contribution from the club and a 30% contribution from Council. Note that the Council contribution has since been sourced from the Federal Government's Local Roads and Community Infrastructure Program (LRCI round 3).

To create project efficiency and reduce costs, the court rebuild and sports lighting projects were combined. Detailed designs were completed in December 2021 and a tender process was undertaken in January/February 2022. Two tenders were received with the preferred tenderer identifying a total budget shortfall of \$177,721.

Geotechnical engineering identified unstable and poor-quality material in the subbase. It has been recommended the subbase be removed requiring the disposal of more than 600 tons of material. To comply with the *Environment Protect Act 1993*, a January 2022 waste classification report was completed that identified the same material as industrial waste that requires increased control and management for its removal and disposal.

## **REPORT**

The Dover Square Tennis Club was established in 1932, is located on the Broadway in South Brighton and home to approximately 150 members. The four court facility is also accessible to the public when not in use by the club. Our closest alternate tennis facilities (at Brighton and Seacliff) are both located on the opposing western side of Brighton Road presenting a physical barrier for players to access those tennis facilities.

Alternative methods for rebuilding the courts were considered. The main alternative was raising the height of the courts to prevent the need to remove and dispose of the contaminated material. This was deemed less viable as it would increase the project cost by creating additional need for new retaining on three sides of the courts, new drainage on at least two sides of the court, removal and replacement of the court fencing and the need to bring in significant amounts of new material to create a stable sub-base.

The current court rebuild design will likely provide a sub-base asset life of approximately 60 years, asphalt life of 20 years and acrylic surface life of seven (7) years ensuring good asset management and facility longevity for ongoing club and public use of the courts for tennis.

It would not be viable or sustainable to try and maintaining the existing courts. Grinding, patching and sealing of existing cracks would be expensive and only provide a temporary solution with ongoing movement of the sub-base highly likely.

### **BUDGET**

A budget of \$179,000 was approved in the 2021/22 Capital Renewal program for the court rebuild. A further \$110,000 has been successfully sourced from three funding sources (Office for Recreation, Sport and Racing, Dover Square Tennis Club and the Australian Government) for the sports lighting.

Approval is sought for \$177,721 from the 2021/22 budget to engage the contractor and complete the works.

### **LIFE CYCLE COSTS**

The main costs are acrylic recoating every seven years (approximately \$15,000 per court) and replacement of the asphalt every 20 years (approximately \$30,000 per court). Additional more nominal costs include periodic cleaning and sealing of superficial cracking.

Once the project is completed, the component life and additional asset value will be included in the asset register.