

# Agenda

Council

## NOTICE OF MEETING

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

**Council Chamber - Glenelg Town Hall**  
**Moseley Square Glenelg**

14 November 2023 at 7.00pm



**Roberto Bria**

Chief Executive Officer



**1. Opening**

The Mayor will declare the meeting open at 7.00pm.

**2. Kurna Acknowledgement**

*We acknowledge Kurna 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 Kurna 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

5.2 Absent

**6. Items Presented to Council**

**7. Declaration Of Interest**

*If a 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 24 October 2023 be taken as read and confirmed.

**9. Public Presentations**

9.1 Petitions - Nil

9.2 Presentations - Nil





### 9.3 Deputations

#### 9.3.1 Sturt River Linear Park Pathway

*Mayor Wilson has approved a deputation from Mr Trevor Tiller regarding the Sturt River Linear Park Pathway.*

## 10. Questions by Members

### 10.1 Without Notice

### 10.2 On Notice - Nil

## 11. Member's Activity Reports - Nil

## 12. Motions on Notice

12.1 Motion on Notice - Leave of Absence – Councillor Bradshaw (Report No: 374/23)

12.2 Motion on Notice – Aesthetics of Hoardings – Councillor Abley (Report No: 377/23)

## 13. Adjourned Matters - Nil

## 14. Reports of Management Committees and Subsidiaries

14.1 Minutes – Alwyndor Management Committee – 28 September 2023 (Report No: 383/23)

14.2 Minutes – Jetty Road Mainstreet Committee – 1 November 2023 (Report No: 381/23)

## 15. Reports by Officers

15.1 Items in Brief (Report No: 367/23)

15.2 Sturt River Linear Park Pathway (Report No: 349/23)

15.3 Art Deco Heritage Review (Report No: 378/23)

15.4 Naming of New Roads (Report No: 379/23)

15.5 Glenelg Oval Masterplan Stages 3 & 4 – Deed of Variation (Report No: 382/23)

15.6 Informal Sport and Recreation Infrastructure (Report No: 368/23)

15.7 Elected Member Appointments to the Council Assessment Panel (Report No: 380/23)

15.8 Appointment to Executive Committee for Seacliff Ward (Report No: 375/23)

## 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 - Nil
- 19. Closure



**Roberto Bria**  
Chief Executive Officer



**Item No:** 12.1

**Subject:** MOTION ON NOTICE – LEAVE OF ABSENCE – COUNCILLOR  
BRADSHAW

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### **Proposed Motion**

Councillor Bradshaw proposed the following motion:

**That Councillor Bradshaw be granted a leave of absence for the Council meeting of  
28 November 2023.**

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**Item No:** 12.2

**Subject:** Motion on Notice – Aesthetics of Hoardings – Councillor Abley

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## **Proposed Motion**

Councillor Abley proposed the following motion:

**That Administration draft provisions, within Council’s Hoarding, Scaffolding or Other Equipment and Damage Policy, to better manage and control the aesthetics of hoardings installed within the City. That the draft provisions be tabled with Council within a six-month period.**

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## **Background**

Construction in and around retail precincts is going strong and looks to continue. Our current hoarding and scaffolding policy does not require builders/developers to use public facing surfaces to be of any particular standard aesthetically.

We are a council that attracts many visitors from around the state, country and overseas. Visitation to our retail precincts is something valued by our community and business owners. Creating a policy that requires a minimum level of aesthetically pleasing facades would be welcomed by our community and visitors alike.

The members of the Jetty Road Mainstreet Committee are constantly hearing complaints about the current hoarding appearance and are very much in favour of a review.

**Item No:** 14.1

**Subject:** MINUTES - ALWYNDOR MANAGEMENT COMMITTEE - 28 SEPTEMBER 2023

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## Summary

The minutes of the Alwyndor Management Committee meeting held on 28 September 2023 are provided for information.

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## Recommendation

1. That the minutes of the Alwyndor Management Committee meeting held on 28 September 2023 be noted.

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

2. That having considered Attachment 2 to Report No: 383/23 Minutes - Alwyndor Management Committee –28 September 2023 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 2 be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.
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## Background

This report is presented following the Alwyndor Management Committee Meetings.

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

## Report

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

*Refer Attachments 1 and 2*

## Budget

Not applicable

## Life Cycle Costs

Not applicable

## Strategic Plan

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



## Council Policy

Not applicable

## Statutory Provisions

Not applicable

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**Written By:** General Manager, Alwyndor

**General Manager:** Ms B Davidson-Park

# Attachment 1

## **CITY OF HOLDFAST BAY**

**Minutes of the meeting of the Alwyndor Management Committee of the City of Holdfast Bay held by audio visual telecommunications on Thursday 28 September 2023 at 6.30pm.**

### **PRESENT**

#### **Elected Members**

Councillor Susan Lonie  
Councillor Robert Snewin

#### **Independent Members**

Mr Kim Cheater- Chair  
Ms Julie Bonnici  
Ms Joanne Cottle  
Prof Judy Searle  
Prof Lorraine Sheppard  
Ms Trudy Sutton

#### **Staff**

Chief Executive Officer – Mr Roberto Bria  
General Manager Alwyndor – Ms Beth Davidson-Park  
Chief Financial Officer – Mr Rafa Mirzaev  
Manager, People and Culture, Ms Lisa Hall  
Executive Assistant – Ms Bronwyn Taylor

#### **Guests**

Partner , Dean Newbery - Ms Samantha Cretin  
Senior Auditor, Dean Newbery - Ms Whitney Sandow

### **1. OPENING**

The Chairperson declared the meeting opened at 6.30pm.

### **2. KAURNA ACKNOWLEDGEMENT**

With the opening of the meeting the Chair stated:

We acknowledge the 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. APOLOGIES**

- 3.1 For Absence
- 3.2 Leave of Absence
- Nil

**4. DECLARATION OF INTEREST**

Committee members were reminded to declare any interest before each item.

*Attachment Register of Interests*

Prof Judy Searle advised of updates to her register of interests.

**5. CONFIRMATION OF MINUTES****Motion**

**That the Public and Confidential minutes of the Alwyndor Management Committee held on 27 July 2023 be taken as read and confirmed.**

Moved by Cr Susan Lonie    Seconded by Prof Judy Searle

**Carried**

**Chair sought meeting approval to move item 8.2 Confidential Finance Report to first item of business.**

Approved

**8.2 Finance Report – Confidential (Report No: 21/23)****Exclusion of the Public – Section 90(3) Order**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Alwyndor Management Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager and Staff in attendance at the meeting in order to consider Report No 21/23 in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Alwyndor Management Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 21/23, Finance Report - Confidential on the following grounds:
  - d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party.

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 Alwyndor Management Committee is satisfied, the 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 by Ms Joanne Cottle, Seconded by Ms Julie Bonnici.

Carried

## 6. REVIEW OF ACTION ITEMS

### 6.1 Action Items

**Action:** Close item 9 as is completed. Change due date on Item 58 to October 2023.

### 6.2 Annual Work Plan

Noted.

## 7. GENERAL MANAGER REPORT

### 7.1 General Manager Report (Report No: 19/23)

#### 7.1.1 Aged Care Reform

Noted.

#### 7.1.2 Meeting schedule and Workplan 2024

The Chair spoke to rationale behind restructured meetings and Workplan ie to schedule 8 meetings with two of these to be focussed on a deep dive into specific issues of interest and/or relevance to Alwyndor.

**Action:** EA to send placeholders for 2024 meetings pending AMC approval.

#### 7.1.3 New business for Alwyndor

The General Manager gave a verbal update on two new services opportunities which Alwyndor have commenced.

- City of Mitcham CHSP services: the Department of Health and Ageing (Federal) approached Alwyndor to accept the City of Mitcham CHSP Home Maintenance and Gardening funding and following the cessation of the contract held by Southern Cross Care (SA, NT and Vic).

CHSP Funding of \$360k per annum has been novated to Alwyndor to service circa 600 clients commencing 1 November 2023.

- **Mobile Allied Health Services.**  
Alwyndor was successful in winning an innovation grant of \$250k (\$60k establish capital and \$190k recurrent operational funding) to establish a mobile allied health service. This service will offer clients services in their homes including Physiotherapy, Speech Therapy, Podiatry, Exercise Physiology, and Occupational Therapy.

The funding enables the purchase of two vehicles, fittings and equipment and appropriate staffing.

This service will commence asap on delivery of the vehicles and engagement of staff.

**Motion:**

**That the Alwyndor Management Committee:**

- 1. Note the update regarding Aged Care Reform.**
- 2. Approve the revised AMC meeting schedule and workplan.**
- 3. Note the new business for Alwyndor being CSHP for City of Mitcham and Mobile Allied Health Services.**

Moved by Ms Joanne Cottle, Seconded by Cr Susan Lonie

**Carried**

**8. CONFIDENTIAL REPORTS**

**8.1 General Manager Report – Confidential (Report No:20/23)**

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

- 1. That pursuant to Section 90(2) of the *Local Government Act 1999* Alwyndor Management Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager and Staff in attendance at the meeting in order to consider Reports and Attachments to Report No:20/23 in confidence.**
- 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Alwyndor Management Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 20/23 on the following grounds:**
  - d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party of**



**Alwyndor, in addition Alwyndor's financial position is reported as part of Council's regular budget updates.**

**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 Alwyndor Management Committee is satisfied, the 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 by Ms Julie Bonnici, Seconded by Prof Judy Searle

**Carried**

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

- 1. That having considered Agenda Item 8.1 General Manager's Report (Report No: 20/23) in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Alwyndor Management Committee, pursuant to section 91(7) of that Act orders that the Attachments and Minutes be retained in confidence for a period of 3 years and that this order be reviewed every 12 months.**

Moved by Ms Julie Bonnici, Seconded by Ms Trudy Sutton

**Carried**

- 9. OTHER BUSINESS – Subject to the leave of the meeting**  
Nil.

**10. DATE AND TIME OF NEXT MEETING**

The next meeting of the Alwyndor Management Committee will be held on **Thursday 26 October 2023** in the Boardroom Alwyndor, 52 Dunrobin Road, Hove or via Audio-visual telecommunications (to be advised).

**11. CLOSURE**

The meeting closed at 8.53pm.

**CONFIRMED 26 October 2023**

**CHAIRPERSON**

**Item No:** 14.2

**Subject:** **MINUTES – JETTY ROAD MAINSTREET COMMITTEE – 1 NOVEMBER 2023**

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## Summary

The Minutes of the Jetty Road Mainstreet Committee meeting held on 1 November 2023 is attached and presented for Council's information.

Jetty Road Mainstreet Committee Agenda, Report and Minutes are available on council's website and the meetings are open to the public.

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## Recommendation

**That Council notes the minutes of the Jetty Road Mainstreet Committee of 1 November 2023.**

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## Background

The Jetty Road Mainstreet Committee (JRMCC) has been established to undertake work to benefit the traders on Jetty Road Glenelg, using the separate rate raised for this purpose. Council has endorsed the Committee's Terms of Reference.

Jetty Road Mainstreet Committee Agendas, Reports, and Minutes are available on council's website and the meetings are open to the public.

## Report

Minutes of the meetings of JRMCC held on 1 November 2023 are attached for member's information.

## Budget

Not applicable

## Life Cycle Costs

Not applicable

## Strategic Plan

Building an economy and community that is inclusive, diverse, sustainable and resilient.



## **Council Policy**

Not applicable

## **Statutory Provisions**

Not applicable

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**Written By:** Acting General Manager, Community and Business

**A/General Manager:** Community and Business, Mr A Hill

# Attachment 1

## CITY OF HOLDFAST BAY

**Minutes of the meeting of the Jetty Road Mainstreet Committee of the City of Holdfast Bay held in the Mayor's Parlour Glenelg Town Hall on Wednesday 1 November 2023 at 6:00pm**

### **PRESENT**

#### **Elected Members:**

Councillor R Abley  
Councillor A Kane

#### **Community Representatives:**

Attitudes Boutique, Ms G Martin  
Beach Burrito, Mr A Warren  
Cibo Espresso, Mr T Beatrice  
Chatime, Mr A Chhoy  
Glenelg Finance, Mr D Murphy  
Yo-Chi, Ms B Millard

#### **Staff:**

Chief Executive Officer, Mr R Bria  
A/General Manager, Community & Business, Mr A Hill  
Manager, City Activation, Ms R Forrest  
Jetty Road Development Coordinator, Ms A Klingberg  
Event Lead, Mr H Covill

### **1. OPENING**

The Chair, Ms G Martin, declared the meeting open at 6.04pm.

### **2. KAURNA ACKNOWLEDGEMENT**

We acknowledge Kurna 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 Kurna People today.

### **3. APOLOGIES**

3.1 Apologies Received: Mr A Fotopoulos, Mr C Morley

3.2 Absent: Ms S Smith

**4. DECLARATION OF INTEREST**

Members were reminded to declare any interest before each item.

**5. CONFIRMATION OF MINUTES****Motion**

**That the minutes of the Jetty Road Mainstreet Committee held on 4 October 2023 to be taken as read and confirmed.**

Moved A Warren, Seconded D Murphy

**Carried**

**6. QUESTIONS BY MEMBERS****6.1 Without Notice:**

A Warren asked a question about the outdoor dining in Moseley Square. Administration provided a response.

A Warren asked a question about the Masterplan. Administration took this on notice and will provide a response.

**6.2 With Notice: Nil****7. PRESENTATION: Operation Jericho**

Acting Sergeant, Operation Jericho, Mr J Pethers, South Australia Police, provided an update on Operation Jericho.

Mr A Chhoy joined the meeting at 6.18pm

**8. REPORTS/ITEMS OF BUSINESS****8.1 Jetty Road Events Update (Report No: 364/23)**

Jetty Road Mainstreet Committee (JRMCC) in partnership with the City of Holdfast Bay are responsible for implementing and managing a variety of major events to support economic stimulus in the precinct in accordance with the annual marketing and business plan. This report provides an overview of recent and upcoming events.

**Motion**

**That the Jetty Road Mainstreet Committee notes this report.**

Moved Councillor Abley, Seconded D Murphy

**Carried**

8.2 Monthly Finance Report (Report No: 365/23)

This report provides an update on the Jetty Road Mainstreet income and expenditure as at 30 September 2023.

**Motion**

**That the Jetty Road Mainstreet Committee notes this report**

Moved A Warren, Seconded T Beatrice **Carried**

8.3 Marketing Update (Report No: 321/23)

This report provides an update on the marketing initiatives undertaken by the Jetty Road Mainstreet Committee aligned to the 2023-24 Marketing Plan.

**Motion**

**That the Jetty Road Mainstreet Committee notes this report**

Moved T Beatrice, Seconded D Murphy **Carried**

**9. URGENT BUSINESS – Subject to the Leave of the Meeting**

9.1 Councillor Abley proposed the following motion:

**That Jetty Road Mainstreet Committee to approve a \$1,000 contribution to The Local event**

Moved A Warren, Seconded T Beatrice **Carried**

- 9.2 Mr A Chhoy raised that as the JRMC, to ensure inclusivity of all traders, the entirety of the Jetty Road should be considered for street party events. Administration provided a response.

**10. REPORTS/ITEMS OF BUSINESS: Nil**

**11. DATE AND TIME OF NEXT MEETING**

The next meeting of the Jetty Road Mainstreet Committee will be held on Wednesday 13 December 2023 to commence at 5.45pm in the Mayor's Parlour Glenelg Town Hall.

**12. CLOSURE**

The meeting closed at 7.56pm

**CONFIRMED:** Wednesday 13 December 2023

**CHAIR**

**Item No:** 15.1

**Subject:** ITEMS IN BRIEF

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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. **Boundary Realignment at Seacliff, Seacliff Park and Marino**
  2. **Sea to Shore: Glenelg Seafood Festival 2023 event update**
  3. **Tram Safety Concerns – Response from The Hon Tom Koutsantonis MP**
  4. **Outstanding Council Actions**
  5. **Independent Review of the Landscape SA Act 2019**
  6. **Resilient South Climate Action Plan – Community Engagement**
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## Report

1. **Boundary Realignment at Seacliff, Seacliff Park and Marino**

Council received correspondence from the Hon Nick Champion MP, Minister for Trade and Investment, Minister for Housing and Urban Development and Minister for Planning regarding an update on the Seacliff Boundary Change Proposal. The letter stated the original boundary alteration proposal as gazetted on 13 October 2022 has been approved. A notice will be placed in the *Government Gazette* confirming the approved boundary realignment.

*Refer Attachment 1*

2. **Sea to Shore: Glenelg Seafood Festival 2023 event update**

Glenelg showcased some of South Australia's finest seafood with top South Australian producers and chefs on 28 October 2023 from 11am – 5pm on the Glenelg Foreshore, 2pm – 10pm in Moseley Square and finishing off with a Street Party on Jetty Road, Glenelg from 4pm – 10pm at the annual Sea to Shore Glenelg Seafood Festival.

The foreshore saw 6,090 patrons, with a peak attendance at any one time of 600. In addition, a total of 16,000 people attended the Street Party, bringing total attendance for the day to 22,000.

Nine external traders participated in the foreshore component: Angler, Comida, Fishbank Bar and Grill, Local Kitchen Co, Oyster Bar, Ragi's, Soi 38, Squid Squad, and rounding out with Gelista offering a dessert option. 2KW returned as the main bar operator for the event.

The Street Party saw a total of 15 traders in Moseley Square and Jetty Road, Glenelg; which included 13 Jetty Road Mainstreet traders and two external traders.

The second year of Sea to Shore Glenelg Seafood Festival included an adjustment to the event times for each event area based on feedback from the inaugural event, allowing more of a flow and transition from the foreshore through Moseley Square and into Jetty Road.

The foreshore site plan had the bar in the middle of the event space as a focus point, allowing patrons to have two service points to purchase beverages. An extension of food vendors from six in 2022 to nine in 2023 gave patrons more variety of options from quality chefs.

The 2023 foreshore event saw 380 more visitors compared to 2022 over a shorter period of time, with an increase of patrons giving the event a great atmosphere across the day.

Moseley Street was activated with SheShells and Unicorn Eats extending onto the street for the first time. Doughballs also made their debut for street parties in Moseley Square with entertainment provided by council to complement the area.

### **3. Tram Safety Concerns – Response from The Hon Tom Koutsantonis MP**

Council received correspondence from The Hon Tom Koutsantonis MP, Minister for Infrastructure and Transport in response to Mayor Wilson's correspondence sent to the Ministers' office in June 2023 regarding Tram Safety Concerns.

*Refer Attachment 2*

### **4. Outstanding Council Actions**

A list of outstanding Council Meeting Actions up to 10 October 2023, along with a brief explanation of their status is provided. For brevity, completed actions have not been included.

*Refer Attachment 3*

### **5. Independent Review of the Landscape SA Act 2019**

An independent review is being undertaken for the operation and effectiveness of South Australia's Landscape Act in line with the requirements of section 249 of the Act.

The review is designed to ensure that the purposes and provisions of the Landscape Act are still appropriate and working as well as possible. For the Landscape Act this means planning for land-use change, a changing climate, extreme weather events and invasive pest plants and animals.



Feedback will be used by the Independent Reviewer to develop a report containing recommendations for the Minister for Climate Change, Environment and Water to consider.

The Local Government Association of South Australia is collating council feedback on the Act through a series of questions. Please find attached Administration's response to the review.

*Refer Attachment 4*

## **6. Resilient South Climate Action Plan – Community Engagement**

The Draft Resilient South Regional Climate Action Plan is a strategic plan for the next five years of the Resilient South regional climate partnership (Cities of Holdfast Bay, Marion, Mitcham and Onkaparinga and the South Australian Government). The plan will provide a strategic focus for the Resilient South councils to undertake adaption to a changing climate and further reduce greenhouse gas emissions across southern Adelaide.

The plan has been developed with extensive consultation including an Elected Member forum for all four Resilient South councils.

*Refer Attachment 5*

Resilient South are inviting the community to share their feedback on the draft Resilient South Regional Climate Action Plan to ensure it represents what the community told them in the first round of engagement in January 2023.

*Refer Attachment 6*

This engagement is open via the YourHoldfast webpage from 2 November to 1 December 2023.

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**Written By:** Executive Support Officer

**Chief Executive Officer:** Mr R Bria

# Attachment 1



23EXT0237

Ms Ania Karzek  
Manager Strategy & Governance  
City of Holdfast Bay

By email: [akarzek@holdfast.sa.gov.au](mailto:akarzek@holdfast.sa.gov.au)

Dear Ms Karzek

I am writing to inform you of the outcome of the proposed suburb boundary realignment of Seacliff, Seacliff Park, and Marino in which the proposed development known as 'Seacliff Village' is located.

As you are aware, the Surveyor-General has engaged in a statutory consultation process to canvass the views of the local community for a proposal to alter the existing suburb boundaries and create a new suburb named Seacliff Heights on the southern side of Ocean Boulevard.

I am advised that 79 submissions were received in total from the affected residents on the southern side of Ocean Boulevard (which is an 87 per cent response rate). In particular, the results show:

- 40 submissions received from respondents do not support the new name.
- 43 submissions received from respondents support the revised boundary.

The response rate is significantly higher than that recorded in the separate consultation process undertaken by the City of Marion. The Surveyor-General consultation results indicate significantly less support for the proposed new boundary and new suburb name than was provided by feedback directly to the City of Marion.

Previous suburb name changes have caused significant frustration and inconvenience for affected residents for up to 12 months. Further, as a result of the feedback from the statutory consultation, I have determined that the appropriate course of action is to not affect any existing residents with the inconvenience and potentially costly burden of changing their address.

Therefore, I have approved the original boundary alteration proposal as gazetted on 13 October 2022 to extend the existing suburb of Seacliff to only include the land for the 'Seacliff Village' proposed development. As outlined above, this will mean that no existing residents will be directly impacted by the boundary alteration. A map of the location is enclosed for your reference.



OFFICIAL

Seacliff Development's suggestion for the use of the name 'Seacliff Village' for a new suburb is not appropriate; however, there is no issue with it still being used as the name of the development.

A notice will be placed in the *Government Gazette* confirming the approved boundary realignment.

Thank you for your interest in this matter.

Yours sincerely

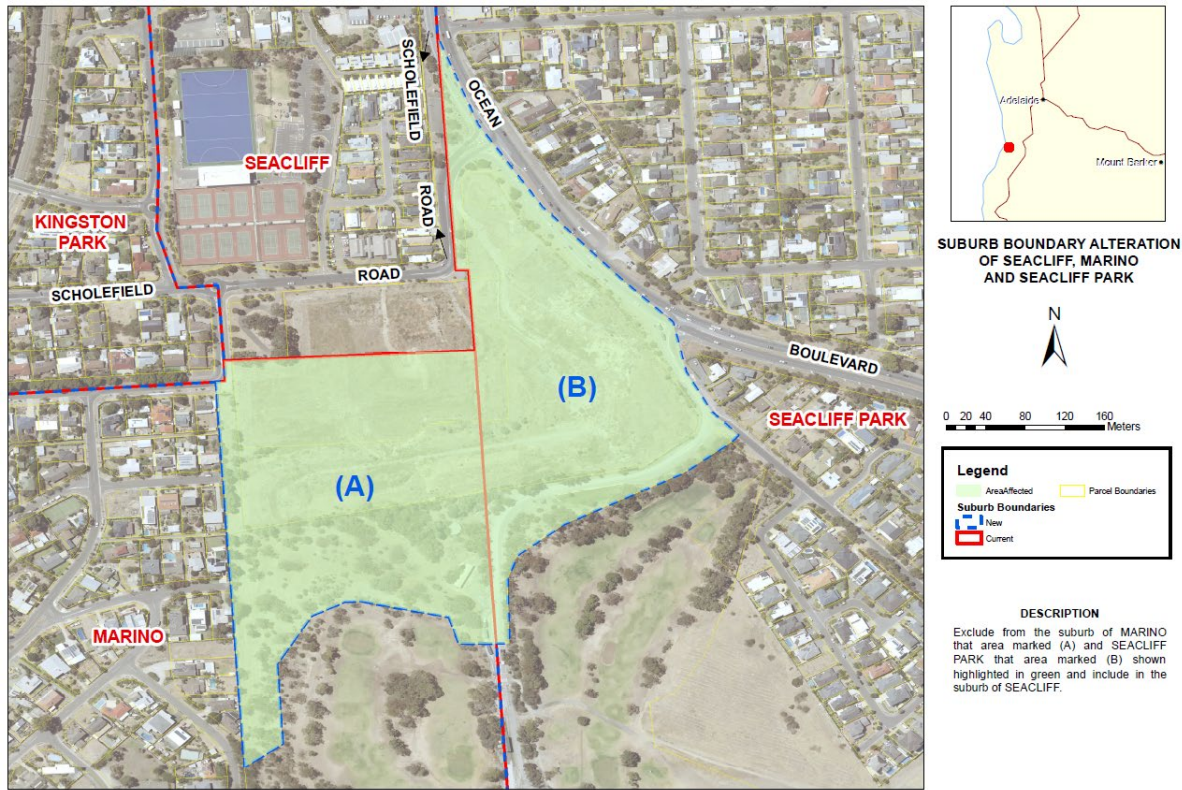
A handwritten signature in blue ink, appearing to read 'Nick Champion', with a stylized, wavy line extending from the end.

**Hon Nick Champion MP**  
Minister for Planning

23 / 10 / 2023

Encl. Seacliff Location Map – Boundary Realignment

Seacliff Location Map – Boundary Realignment



# Attachment 2







**Government  
of South Australia**

**Minister for Infrastructure  
and Transport**

**Minister for Energy and  
Mining**

Level 14, 83 Pirie Street  
Adelaide SA 5000

GPO Box 1533  
Adelaide SA 5001

Tel 08 7133 1100

minister.koutsantonis@sa.gov.au

Ms Amanda Wilson  
Mayor  
City of Holdfast Bay  
[krowntree@holdfast.sa.gov.au](mailto:krowntree@holdfast.sa.gov.au)

Dear Mayor

A handwritten signature in blue ink, appearing to read "Amanda", written over the printed name "Amanda".

Thank you for your letter dated 19 June 2023, about safety concerns on trams.

The security and safety of the travelling public is a priority of the Malinauskas Labor Government and I was concerned to hear about the safety concerns experienced by you and your constituents when travelling on the tram.

The Department for Infrastructure and Transport (the Department) is working with their security provider, public transport operators and the South Australia Police to improve security and safety on the public transport network.

The Department's security provider undertakes ongoing risk assessments across the public transport network to address areas of increased security risk and concern as they present through the flexible use of resources across the public transport network.

The approach includes nightly mobile security patrols seven nights a week (including public holidays), security guards roving across public transport services including trams, and active monitoring through a 24/7 CCTV monitoring hub.

The above suite of measures contribute to a holistic approach of deterring and responding to security incidents across the public transport network as best as possible.

Please be assured that the safety and security of passengers and public transport staff is of the utmost importance and the Department strives to provide a safe and secure environment for everyone across the network.

Should your constituents experience safety concerns or have any further feedback regarding public transport services, I encourage them to contact Adelaide Metro through their website at [www.adelaidemetro.com.au](http://www.adelaidemetro.com.au) or contact the InfoLine on telephone 1300 311 108 and speak with a Customer Service Officer.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Tom Koutsantonis", written over the printed name "Hon Tom Koutsantonis MP".

**Hon Tom Koutsantonis MP**

Minister for Infrastructure and Transport

25 / 10 / 2023

# Attachment 3



Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
<b>Non-Confidential</b>					
10-Oct-2023	327/23	Colton Avenue, Hove - Traffic Investigation	C101023/7578	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. receives the community engagement results;</li> <li>2. approves the alternative treatments to Colton Avenue and Wattle Avenue as detailed in this report, pending further consultation with adjacent residents; and</li> <li>3. approves Administration to undertake discussions with McAuley Community School to implement improvements in the operation of the Colton Avenue pick-up/drop-off zone.</li> </ol>	<p>Letter sent to all residents advising of the outcome of the engagement and subsequent Council decision.</p> <p>Item 3 to be completed with McAuley Community School.</p>
10-Oct-2023	342/23	Motion on Notice - Brighton Beachfront Holiday Park - Councillor Lindop	C101023/7574	<p>That Administration conduct an audit of the signage and other "way finding" for the location and directions to the "Brighton Beachfront Holiday Park" and provide a report, including recommendations and costings, back to Council by December 2023. This report should also include an investigation into:</p> <ol style="list-style-type: none"> <li>1. Naming the road from Burnham Road down to the car park, new kiosk and entrance to the caravan park;</li> <li>2. Brighton Beachfront Holiday Park is able to be found (using satellite navigation) with this new road name as its address; and</li> <li>3. New directional signage at the entrance to the road down to the carpark/kiosk/caravan park, from the Burnham Road/Kingston Crescent corner, which also includes the new kiosk/cafe location and the Brighton Beachfront Holiday Park. This sign to be in keeping with the natural area i.e. stone wall with sign on it.</li> </ol>	Work in progress with key stakeholders.

Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
10-Oct-2023	328/23	Motion on Notice - Sharing the Collection, National Art Gallery, Australia - Mayor Wilson	C101023/7573	<ol style="list-style-type: none"> <li>1. That Administration investigate/assess participation in 'Sharing the Collection' program that the National Art Gallery, Australia auspice.</li> <li>2. That Administration initiate discussion with the National Art Gallery, Australia to submit a formal Expression of Interest to participate.</li> <li>3. That a report outlining proposed participation and required budget to support program participation be returned to Council for consideration in November.</li> </ol>	Report being prepared for 28 November Council meeting.
26-Sep-2023	305/23	Glenelg Dry Zone Extension	C260923/7561	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. notes the report;</li> <li>2. endorses Administration to commence consultation with relevant stakeholders on the proposal for the New Year's Eve Extended Dry Zone to be permanently included in the Glenelg Dry Zone area; and</li> <li>3. notes that a report is to come back to Council with the results from the consultation for Council's further consideration on the proposed extended Glenelg Dry Zone area.</li> </ol>	Council Administration has written to SAPOL to seek formal feedback on the proposed extension to the Glenelg Dry Area. This feedback will then inform the next steps for this proposal, including community engagement.
26-Sep-2023	315/23	Motion on Notice - Recognition of Service - Glenelg Historical Society - Councillor Miller	C260923/7554	That Council formally recognises the service of the Glenelg Historical Society and commends their efforts to safeguard heritage and promote conservation efforts in our community.	The Glenelg Historical Society officially wound up at its last Annual General Meeting. A letter of appreciation to the outgoing chair is currently being drafted for the Mayor's signature.
12-Sep-2023	291/23	King George Avenue – Koala Crossing	C120923/7543	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. notes the report and project progress; and</li> </ol>	Scheduled to be constructed in December school holidays. Also refer Resolution # C140323/7373

# Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
				2. endorses the additional budget of \$60,000 to complete the King George Avenue koala crossing.	which will be closed out when the crossing has been completed.
22-Aug-2023	272/23	Circular Hub Concept and Action Plan	C220823/7531	That Council endorses the development of a Circular Hub Concept and Action Plan.	Engaged RawTech to undertake concept and action plan.
25-Jul-2023	246/23	Motion on Notice – Sir Douglas Mawson Memorial - Councillor Fleming	C250723/7496	That Administration investigate the commissioning of a memorial bronze bust and plaque in honour of Sir Douglas Mawson and bring back a report to Council by October 2023 for consideration. The investigation should also include an assessment of potential locations for its placement including the corner of Wattle Avenue and Colton Avenue in front of the sign/or on the roadside of the oval fencing (on the Mawson Oval, previously Mawson High School) and the corner of King Street and Mawson Close, Brighton (where Sir Douglas's home was prior to demolition).	Report is currently being prepared for 12 December council meeting.
25-Jul-2023	243/23	Motion on Notice – Review of Moseley Square Dining Precinct - Councillor Smedley	C250723/7495	That Administration undertake a review of outdoor dining activities and policies as they relate to Moseley Square Glenelg, and to bring back recommendations to improve the dining amenity, aesthetic, cleanliness and best fee mechanism for this, our City's most well-known and frequented Square.	Review commenced and needs coordination of different area of the Administration.
11-Jul-2023	223/23	Francis Street, North Brighton - Traffic Assessment	C110723/7490	The Council: 1. notes the report;  2. endorses improvements to the Francis Street and MacArthur Avenue intersection to provide improved control of turning movements, subject to consultation; and  3. endorses an investigation of parking conditions on Francis Street, from Brighton Road to Maple Street, including the nonadherence to existing parking restrictions in this section of street.	2. Community engagement completed for improvements and works have been scheduled to be undertaken following resurfacing works this financial year.  3. Investigation complete with no additional changes to parking arrangements required.

# Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
11-Jul-2023	221/23	Motion on Notice – Business Hub – Co-Working Facility - Councillor Abley	C110723/7485	That Administration investigates the viability of establishing a Council-run business hub/co-working facility and provide a report back to Council within the next three months.	A Council report is being prepared and will be tabled with Council by the end of the year. The 2023 Holdfast Bay Business Confidence Survey is currently being conducted during October and November with a question relating to business interest in utilisation of co-working space within the City.
23-May-2023	161/23	Developing a Poultry Policy	C230523/7448	That Council: 1. endorses the 'Guideline For Keeping Poultry' with the amended wording to reflect 'The keeping of roosters or peacocks in residential areas is prohibited' and;  2. develops a draft By-law for consideration to cover poultry, including prohibiting the keeping of roosters as part of the By-law review process in 2025.	Action to be included in the By-law review process, which will commence in 2025.
28-Mar-2023	103/23	Motion on Notice - Reclaiming Footpath Encroachments - Councillor Smedley	C280323/7392	That section 2.7 of Council's Encroachments Policy is amended to require that any existing encroachment over public land that forms part of a new development application, is assessed for its suitability for return to public open space in consultation with the affected landowner, for the purpose of enhancing public safety, accessibility, and walkability, improving the interface between public and private spaces, whilst having regard to any construction costs required to implement the reclamation, and consideration of any logistical practicalities arising with Council assuming care and control of the land.	Amendments drafted. Audit of extent of encroachments prior to finalisation of policy review.
28-Mar-2023	99/23	Motion on Notice - International Women's Day	C280323/7391	That Council: 1. Purchases a table of 10 seats annually to the International Women's Day Breakfast (approx. \$600).	To be actioned by the Youth Coordinator in early 2024 when

Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
		Breakfast - Councillor Abley		2. Invites the two high schools in the City of Holdfast Bay to select four students to attend the International Women's Day breakfast with the Youth Coordinator and an Elected Member.	tables are released to the members and the public. Elected Members to be nominated to attend.
14-Mar-2023	58/23	Motion on Notice - Pedestrian Safety and Traffic Calming Measures – Councillor Smedley	C140323/7369	<ol style="list-style-type: none"> <li>1. That Council installs a raised wombat crossing with amber flashing lights, to replace the existing emu school crossing on Partridge Street, Glenelg adjacent to St Peter's Woodlands School and Council allocates a budget of \$150,000 in the 2022/23 financial year to undertake this work. The preference is for the flashing lights to be school activated.</li> <li>2. Administration to bring back to Council a report identifying other needed locations for crossings with lights as appropriate, along local and collector roads within the City, adjacent schools and aged care facilities, particularly Alwyndor. Such report is to suggest prioritised locations for gradual rollout as part of annual budget processes.</li> </ol>	Additional funding approved at the 26 October Council meeting for installation costs with construction of project likely to take 4-6 weeks.
14-Mar-2023	88/23	Motion on Notice - Koala Crossing King George Avenue, Hove – Councillor Fleming	C140323/7373	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. approves the installation of a koala crossing on King George Avenue outside McAuley Community School to replace the existing emu crossing; and</li> <li>2. allocates a budget of \$40,000 in the 2022/23 financial year to undertake this work.</li> </ol>	Scheduled to be constructed in December school holidays. Refer Resolution # C140323/7543 which will be closed out when the crossing has been completed.
24-Jan-2023	07/23	Motion on Notice – Saltram Road Traffic Management - Councillor Miller	C240123/7319	<p>That Council staff work with the developer and builder of 21-25 South Esplanade, Glenelg development site to manage traffic during the demolition and construction phase including:</p> <ol style="list-style-type: none"> <li>1. Minimising large or heavy vehicles on the local road network including Saltram Road; and</li> </ol>	Council staff are awaiting the finalisation of the development application to embed the construction phase requirements into the Development Approval notice. This will take some time, as the active development

Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
				<ol style="list-style-type: none"> <li>If necessary, Council consider vehicle load / length limits and parking restrictions during the construction period.</li> <li>Following construction, Council review traffic flow in the area and if a significant increase undertakes a traffic study which will include community consultation to determine if changes are required.</li> </ol>	applications are either before the Supreme Court or under the assessment of the SCAP.
23-Aug-2022	354/22	Development Policy – Art Deco Review	C230822/7214	<ol style="list-style-type: none"> <li>That Council notes the reports prepared by Hosking Willis Architects as to the heritage value attributable to a selection of properties incorporating Art Deco design themes;</li> <li>That Council seek Hosking Willis Architects review their determinations under the criteria set out in Section 67(1)(d) of the Planning, Development and Infrastructure Act 2016 applying a broader lens for all properties under review with particular reference for 25 &amp; 31 Broadway, Glenelg South, 8 Giles Avenue (Retten) Glenelg, 33 Pier Street, Glenelg South, 18A South Esplanade (Shoreham) Glenelg, and 53 Whyte Street (Strathmerton)Somerton Park;</li> <li>That Council notes further consideration will be made to all properties forming the Art Deco Heritage Review utilising all criteria set out in Section 67(1) of the Planning, Development and Infrastructure Act 2016; and</li> <li>That the findings in the Hosking Willis Architect Reports, including supplementary reports received in association with this project at a later date, inform a future Code Amendment process under the Planning, Development and Infrastructure Act 2016 to consider the properties for formal recognition as Local Heritage Places.</li> <li>That the Holdfast Bay History Centre be included to provide additional comments and reports to inform a</li> </ol>	The third stage of the Art Deco Review is complete, with Council Administration having prepared a report for Council's consideration at its meeting scheduled for 14 November 2023.

Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
				future Code Amendment process under the PDI Act 2016 to consider the properties for formal recognition as Local Heritage Places.	
26-Jul-2022	248/22	Motion on Notice - Portable Solar Speed Monitoring Signs – Councillor Fleming	C260722/2676	<ol style="list-style-type: none"> <li>1. That Council Administration investigate and bring back a Council report on the feasibility of purchasing or hiring temporary, portable or permanent smart solar speed monitoring signs for school zones; and</li> <li>2. That the Council report include, the most appropriate locations for the signs around our city, how many may be required and the cost of purchase and maintenance of them.</li> </ol>	Investigation is ongoing. Report to Council expected in December 2023.
10-May-2022	127/22	Telecommunications Tower at Glenelg Oval	C100522/2594	<ol style="list-style-type: none"> <li>1. That Council enters into a lease agreement with Vodafone over a portion of land contained within Certificate of Title Volume 5869 Folio 949 (Glenelg Oval) for a period of 20 years, subject to: <ul style="list-style-type: none"> <li>(a) the lessee obtaining Development Approval; and</li> <li>(b) commencing rental of \$23,000 per annum (plus GST) with annual CPI increases.</li> </ul> </li> <li>2. That the Mayor and the Chief Executive Officer be authorised to execute and seal any documents required to give effect to the lease.</li> </ol>	The lease is currently with Vodafone for signing.
26-Apr-2022	76/22	Pigeon Control	C260422/2580	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Endorses the following additional strategies for pigeon control: <ul style="list-style-type: none"> <li>• Review and update the existing bird feeding prohibited signage.</li> <li>• Provide signage to businesses with outdoor dining permits to encourage patrons not to feed birds and to discard their waste.</li> </ul> </li> </ol>	A report is nearing completion and will be tabled at the December Council meeting.

Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
				<ul style="list-style-type: none"> <li>Investigate and trial grants for businesses to assist property owners undertaking approved pigeon management actions for proofing and deterrents.</li> <li>Increased communication and enforcement with businesses to clear food waste from tables.</li> <li>Provision of information and education campaign via the council's website, social media channels and newsletters.</li> </ul> <ol style="list-style-type: none"> <li>Endorses \$10,000 to be included in the 2022/23 Draft Annual Business Plan for the additional pigeon control strategies.</li> <li>Review the success of the above strategies over the next 12 months and report back to Council with the results and draft Pigeon Management Policy.</li> </ol>	
08-Feb-2022	34/22	Motion on Notice – Partridge House Maps Classification – Councillor Miller	C080222/2536	That Council, as owners of the site, classify Partridge House as 'Parks and Garden' on Google maps.	In May 2023, Council Administration submitted a request to change the primary category of Partridge House's Google listing from an 'Event Venue' to a 'Park and Garden'. This change of category has been processed and Administration will continue to monitor the listing.
23-Nov-2021	397/21	Trial Parklet Installation	C231121/2488	<p>That Council:</p> <ol style="list-style-type: none"> <li>notes the complexities of installing parklets as outlined in this Report;</li> <li>Administration put together an Expression of Interest to gauge interest from traders and the community in parklets and their preferred locations;</li> </ol>	A parklet loan has been successfully negotiated with a neighbouring Council. The business where this parklet can be located safely (which is at Glenelg) has been informed. A date for collection and installation is pending (as at



# Outstanding Council Meeting Actions as of 10 October 2023

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
				<p>3. allocates \$15,000 to undertake a high level traffic assessment to identify standards against which proposals can be evaluated, along with up to 10 locations that would be most suitable for parklet trials; and</p> <p>4. Administration bring back a Report on the outcome of the Expression of Interest and traffic assessment, along with further recommendations.</p>	<p>25 October 2023) but will be updated as soon as it is confirmed.</p> <p>Engagement will commence once the installation has been undertaken and will continue for an extended period to enable as broad a consultation as possible, so that well-informed policy recommendations can be developed.</p>

Meeting Date	Report No.	Report Title	Resolution Number	Resolution	Status
<b>Confidential</b>					
12-Sep-2023	303/23	Seacliff Plaza Amenities Building and Beach Access	C120923/7552	Refer confidential minutes	In progress
25-Jul-2023	238/23	Somerton Surf Life Saving Club Restaurant and Function Centre Sub Lease	C250723/7504	Refer confidential minutes	In progress
27-Jun-2023	211/23	Electrical Vehicle Charging	C270623/7482	Refer confidential minutes	In progress
23-May-2023	168/23	Jetty Road Masterplan Investment and Design Parameters	C230523/7455	Refer confidential minutes	In progress
11-Apr-2023	108/23	Shared E-Bike Trial	C110423/7412	Refer confidential minutes	In progress
12-Apr-2022	100/22	Glenelg Town Hall - Commercial Areas	C120422/2570	Refer confidential minutes	In progress

# Attachment 4

# Review of *Landscapes South Australia Act 2019*

## LGA questions

Questions (posed by the LGA, based on feedback from councils, to date)	LGA Comment	Council score of your RLB's performance (out of 10)	Council feedback
Does your council have sufficient input into the budget and operations of your regional landscapes board (RLB)?	RLBs are required to provide councils with proposed budgets and operating plans. RLBs communicate in other ways. Are these interactions an effective mechanism to convey council views?		The City of Holdfast Bay was involved with the development of the draft Urban Greening/BSUD strategy. However, after consulting with various internal teams, it would seem that we are not aware of having been consulted about or provided with proposed budgets and operating plans, or indeed having the opportunity to have input.
Is your council provided with sufficient information about where Landscapes Levy collected by your council are spent?	RLB proposed budgets do not contain financial statements. Previous feedback to the LGA indicates that It is difficult to understand where the funds raised by each council are spent, what percentage goes towards projects and what is remitted to DEW.		Only informally. There is information on the Green Adelaide website about the different projects they are working on but Council is not provided with financial statements or more detailed accounts or reports of how the levies we raise are spent, or where.
Is your council adequately compensated for the resources expended in collecting the Landscapes Levy? (if not, please explain why this is not the case)	See 'Collection of the Levy' explanation, above.  This is a question that each local council will be best placed to judge.		Yes.
Is your RLB adequately managing natural resource management issues in your council/region? What could be improved?	This is a question that each local council will be best placed to judge.		We recognise that it is excellent to have a government organisation that provides over-arching support and raises the recognition of the importance of biodiversity

Questions (posed by the LGA, based on feedback from councils, to date)	LGA Comment	Council score of your RLB's performance (out of 10)	Council feedback
			<p>work within the community. However, more practical support would be useful, either in the form of annual funding (a percentage of the levy), on-ground support and advice and/or strategic support. We recognise that Green Adelaide has provided grant funding specifically for Councils but the available funds are extremely limited, and only a few councils each year benefit from these grants. They account for only a small proportion of the Green Adelaide budget.</p> <p>More weed control support would be helpful, particularly for declared weeds. We are grateful for the new Urban Animal and Plant Control Partnership Program, which funnels small amounts of funding (\$10k) to councils for control of declared animals and plants, but the amount provided is extremely small and is the same to all Councils regardless of size. We strongly support this funding to be allocated to Councils on a pro rata basis by size and in larger amounts. However, at the same time it is pushing the work onto Councils that are already pressed for resources to control declared plants and animals. RLBs in general need to provide more specialised pest animal and weed control officers.</p> <p>We would like to commend the way that coastal priorities were set years ago in the Metropolitan and Northern Conservation Action Plan (and its Fleurieu equivalent). It is a holistic approach to coastal conservation along the majority of the eastern Gulf St Vincent coastline, and has driven coastal conservation</p>

Questions (posed by the LGA, based on feedback from councils, to date)	LGA Comment	Council score of your RLB's performance (out of 10)	Council feedback
			priorities for years, with clear outcomes, some of which have happened in our LGA.
Does your RLB spend a sufficient amount on on-the-ground projects (compared with administration, remitting funds to DEW, etc)?	This question asks councils if their RLB and the scheme as a whole, operates efficiently, delivering the funds raised to where it will support positive NRM outcomes.		We do not have the details to provide comment.
Does the LSA Act scheme deliver better outcomes than before 2019, under the previous NRM Act?	This is a question that each local council will be best placed to judge.		Although there are no data to support a detailed response, we do think that Green Adelaide visibility and influence in the wider community is higher than under NRM. However, it is possible that there are fewer on-ground outcomes but we are not sure of this without more data.
Should your RLB spend most of the Landscapes Levy raised by your council in your council area (or should funds be expended in the parts of South Australia with the most need)?	Most Landscapes Levy are raised in the metropolitan area. That RLB (Green Adelaide) provides significant funds to the Landscapes Priorities Fund. It is not clear where the LPF is spent.		Looking after Country should be a shared responsibility. Nature doesn't recognise boundaries, so no we do not think most of the funds raised by our council should be spent in our area. We are not aware of the where the Landscapes Priorities Fund is spent. It would be good to see the figures though, and have good accounting on the proportions.
Does your RLB have sufficient control over its budget and staff?	Feedback from councils suggests that local RLBs find it difficult to make local decisions and resources are still primarily controlled centrally.		We can't comment directly about how much control the RLB appears to have over its staff and budget. However, we do wish to comment that the seconded officers are an extremely effective strategy to assist in local decision-making, as they are not only hosted by a council but also liaise directly with multiple other local councils in their local area. The coastal conservation

Questions (posed by the LGA, based on feedback from councils, to date)	LGA Comment	Council score of your RLB's performance (out of 10)	Council feedback
			<p>officers and education officers are two excellent examples of this arrangement. This arrangement was in place during the previous Natural Resources Management Act, and we are pleased to see it continue with the Landscape Act.</p> <p>The coastal Green Adelaide team are probably the best example of how Green Adelaide funds are being used across multiple RLBs, as well as being spent on a suite of strategically driven activities that are more visible than some other teams within Green Adelaide.</p>

## Questions asked in the Independent Review

(Note that an explanation of each question is contained in the Independent Review [Discussion Paper](#)).

Questions (Posed by DEW)	LGA Comment	Council rating of the LSA Act (out of 10)	Council feedback
Do you think the objects and principles of the Landscape Act have been adequately reflected through the legislation resulting in positive outcomes in the use and management of the state's natural resources? (See section 7, LSA Act)	The LSA Act Objects include to support and enhance ecologically sustainable development by establishing an integrated scheme to promote the use and management of the natural resources that make up or contribute to our State's landscape in an integrated manner.  This is a question that each local council will be best placed to judge.		We would like to see a higher level of importance placed on protecting the small number of remaining native remnant vegetation patches in the metropolitan area. There seems to be a great level of importance placed on revegetation, not protection, and this needs to be improved with the introduction of greater protections for remnant patches and greater penalties for their destruction.
Do you believe the current system of decentralised decision making and priority-setting by landscape boards, which was established under the Landscape Act, is working effectively?	Anecdotal feedback suggests that the LSA Act system tries to give the impression of local decision-making, whilst funding and priorities are still primarily controlled centrally by DEW.		Funding and priorities in Green Adelaide seem to be controlled by Green Adelaide, not DEW. In fact, Green Adelaide seems to be more active and visible than DEW. Anecdotally, we have heard that National Parks (one section of DEW) are so under-funded that they sometimes seek or require funding support from Green Adelaide. This is completely inappropriate. DEW needs to provide adequate funding directly to National Parks.  Decentralised decision-making was also the point of the previous NRM Boards, which appeared to function well under the NRM Act. We believe there are more opportunities for different Landscape Boards to work

Questions (Posed by DEW)	LGA Comment	Council rating of the LSA Act (out of 10)	Council feedback
			collaboratively on the same issues across borders, which would involve priority setting across borders.
Do you think a comprehensive and transparent nomination process for board members prior to appointment by the Minister, is appropriate for landscape boards rather than holding an election for a portion of the members?	The State Government has a large number of boards and committees. There does not seem to be a compelling reason to run an expensive, state-wide election process for appointment to the RLBs.		A comprehensive and transparent nomination process for board members prior to appointment by the Minister, is appropriate as long as this process is transparent and the nominees are from a variety of backgrounds with a strong focus on key required knowledge areas.
Do you think the creation of Green Adelaide, under the Landscape Act, has been successful in achieving positive environmental outcomes in metropolitan Adelaide?	Note that whilst most of the Landscape Levy is raised in metropolitan Adelaide, a significant proportion of these funds is transferred to the regions. A further proportion appears to subsidise DEW. The LGA could not obtain precise figures.		<p>The levy should not be used to subsidise DEW. DEW are funded directly from State Government, and should not seek funding from the levy. This seems like double-dipping from the tax/rate payers. That is not what the levy is for.</p> <p>Green Adelaide has been successful in raising the profile of biodiversity and biodiversity-sensitive urban design but needs to improve on raising the importance and protection of remnant and existing vegetation.</p>
Do you believe the current functions and priorities of Green Adelaide, as prescribed under the Act, are appropriate in achieving the best landscape management outcomes for metropolitan Adelaide?	This is a question that each local council will be best placed to judge.		<p>Yes, but there needs to be a stronger focus on protection and conserving functions. Far too much focus on revegetation.</p> <p>Also, there is a big overlap in the area of coastal management. DEW already has a long-standing coastal protection team with significant, albeit under-funded, responsibilities for coastal protection and sand management (via the Adelaide Living Beaches strategy). However, the Green Adelaide Landscape Levy is used to fund a large proportion (approximately \$3M per</p>



Questions (Posed by DEW)	LGA Comment	Council rating of the LSA Act (out of 10)	Council feedback
			<p>annum, indexed to CPI) of the cost of sand management along Adelaide's beaches, which is not an appropriate use of the levy. This cost should be funded by the State Government from other sources, and coastal management costs are going to increase rapidly in the near to medium term future, costs that must be met by the State Government, not Green Adelaide.</p> <p>However, Green Adelaide is heavily involved in coastal biodiversity management and conservation, and this is definitely an appropriate use of the levy in the coastal area. The City of Holdfast Bay hosts a seconded Green Adelaide Coastal Conservation Officer and receives much benefit from this arrangement, of which we are very supportive.</p>
Do you consider that the roles and responsibilities are appropriately assigned in the Landscape Act?	<p>Councils may wish to comment on:</p> <ul style="list-style-type: none"> <li>• Their ability to influence decisions of their local RLB; and</li> <li>• The role of councils in collecting the Landscapes Levy.</li> </ul>		<p>The City of Holdfast Bay has one officer that has just undertaken the Authorised Officer training. It is a big extra responsibility that is being placed onto councils to undertake when council staff are already at maximum capacity. We now also have to go through a grant process to access Green Adelaide funds for this work (the Urban Animal and Plant Control Partnership Program), which is another addition to workloads. It is possible this would be better staying with Green Adelaide staff in liaison with local councils, or simply provide councils with the funding without a grant process, as long as they continue to host an appropriately trained Authorised Officer.</p>

Questions (Posed by DEW)	LGA Comment	Council rating of the LSA Act (out of 10)	Council feedback
			We do not think that we have much influence on the decisions of Green Adelaide. The only comment about whether roles and responsibilities are appropriately assigned, is that the role of Councils in collecting the levy is inappropriate. This should be done by the State Government, preferably via Revenue SA.
Do you consider that the roles and responsibilities are exercised responsibly by each relevant authority?	This is a question that each local council will be best placed to judge.		There is too much of a focus on grants, which pushes the responsibility of environmental care onto councils and members of the community, e.g. volunteer groups. There is an expectation, or perhaps an assumption that these volunteer groups have both the time and the ability to manage contractors and on-ground works. This leads to a lack of focus and coordination across the landscape area, and, ironically, actually creates more work for both council and Green Adelaide staff, who have to provide a lot of support and expertise to these groups. In addition, some groups are frustrated with the administration associated with grants and this is a deterrent to applying for funding. There is also a need for a separate schools grant. This work would be better placed to sit with the Landscape Board in collaboration with council and community.
Do you think the Act provides appropriate guidance and a clear framework to develop and implement a State Landscape Strategy that is valuable to statewide and local efforts?	The LGA questions whether the State Landscape Strategy is used to prevent individual RLBs from making the best local decision?		The Strategy is fairly weak, no huge solid targets set, no real guidance. This is both positive and negative as it allows each RLB to make good local decisions, but it does not provide much insight into the practical ways that the focus areas will be achieved. We do not think it prevents RLBs from making the best local decisions.

Questions (Posed by DEW)	LGA Comment	Council rating of the LSA Act (out of 10)	Council feedback
Do you believe there are opportunities to improve the connection between the State Landscape Strategy and the Landscape Priorities Fund?	<p>The LGA has asked for information about the overall operation of the scheme and the statutory funds to assist councils in providing feedback. DEW refused to provide this information.</p> <p>The LGA submission is likely to call for greater transparency, so councils can better judge scheme performance.</p>		There is a need for more transparency around the Strategy and how the Landscape Priorities Fund is or could be used to implement parts of the Strategy. However, the Strategy is very broad, possibly to allow for priorities to be set according to each region, as each of the region's environmental challenges and priorities will be different.
Do you consider the planning process under the Act effective in providing adequate transparency to stakeholders about landscape board projects and funding?	RLBs are required to provide their local council with proposed plans and budgets. These appear to be glossy documents with difficult to understand financial information (e.g. where funds are spent).		We are not sure whether any of our staff have seen these documents although we are aware that they may be available online. Transparency seems to be a fairly low priority in implementing the Landscape Act.
Do you think the process for developing Water Allocation Plans leads to water resources being sustainably managed? Is your RLB working appropriately with other water related bodies (eg drainage boards, irrigation trusts).	This is a question that each local council will be best placed to judge.		N/A
Do you think the system of setting levy amounts and levy collection, as specified under the Act, operates effectively?	This question provides an opportunity for councils to report on whether, in collecting the Landscapes Levy, they are out-of-pocket. Councils are encouraged to provide examples of tasks they cannot claim for.		We are of the opinion that it is not appropriate for Councils to be collecting the Landscape Levy. As mentioned previously, this should be done by the State Government, preferably by Revenue SA.

Questions (Posed by DEW)	LGA Comment	Council rating of the LSA Act (out of 10)	Council feedback
	The LGA would also welcome advice on alternative model for councils to claim costs.		

## Additional council feedback

The LGA welcomes any other feedback on the operation of LSA Act and any proposals for improvement.

## Submit your responses

Send your feedback to [andrew.lamb@lga.sa.gov.au](mailto:andrew.lamb@lga.sa.gov.au) by Thursday 2 November 2023.

# Attachment 5



# DRAFT Resilient South Regional Climate Action Plan 2024-2029



# DRAFT

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## Acknowledgement of Country

*Marni ngadlu tampinhi ngadlu Kurna yartangka inparrinhi.*  
(We acknowledge that we are on the land of the Kurna people.)

We acknowledge and pay respect to the Kurna Meyunna (Kurna people), who are the Traditional Custodians of the area this plan relates to.

We acknowledge that Kurna Yerta (Kurna Country) stretches across the Adelaide plains, farther than the subject area of this plan. Kurna Meyunna have been present on, and cared for, this land for tens of thousands of years. We pay our respects to Kurna Elders, past, present and emerging, to their ancestors, and to their deep and enduring, spiritual connection to Country.

In the spirit of reconciliation, we also pay our respects to all Aboriginal and Torres Strait Islander peoples.

## Kurna perspectives on climate change

*This section will include text currently under development with Kurna Meyunna via engagement with Kurna Yerta Aboriginal Corporation and other Kurna Meyunna stakeholders.*

### Caring Together

We need culturally sensitive climate actions.

We need to make decisions that prepare our community and environment for a future with a more variable climate.

We need to take a very long-term view, well beyond our lifetimes.

We need to act now to transform our systems faster and we need to be brave to make decisions that might be difficult now but will benefit our children and grandchildren.

We need to reconnect people with Country, and to remember that people are part of nature too, which means acting with reciprocity. We must value the interconnectedness between our land, water, sea, nature and people and use these values to manage Kurna Yarta.

When we work together and walk together, learning from each other with respect and commitment, we can create a better future for all life and living beings.



# Mayors' foreword

This text is under development and will be added to the final version


DRAFT

## Resilient South Regional Climate Action Plan snapshot


### OUR VISION

Southern Adelaide is climate resilient, with healthy and diverse natural environments, low emissions and connected communities.


### OUR PRIORITIES




Grow cooler, greener, biodiverse environments



Create climate resilient neighbourhoods



Transition towards a low carbon region



Reduce climate risk

### WHAT WE WANT TO ACHIEVE

Enhance the quality and quantity of green spaces in our region to improve liveability and reduce urban heat

Become a water sensitive region\*

Protect and regenerate terrestrial, aquatic and coastal ecosystems

Seek regional consistency in measurement, monitoring and reporting on green spaces and biodiversity\*

Educate and empower our community to understand and respond to climate change

Promote climate resilient, low emissions development

Promote locally produced, sustainable food and enhance regional food security

Embed best practise emissions reduction in council business

Identify new partnerships to empower broad-scale carbon reduction

Support our community to reduce their carbon emissions

Reduce climate risks\* to councils

Collaborate with regional partners to deliver integrated, forward-looking hazard management and enhance disaster resilience

## About this plan

This is our roadmap for Resilient South for the next five years.

Resilient South is a regional climate partnership between the Cities of Holdfast Bay, Marion, Mitcham and Onkaparinga and the Government of South Australia.

Since 2011, the Resilient South partners have been working together to improve the climate resilience of southern Adelaide. By working together, we share our knowledge and skills, pool our resources and improve the services we deliver to the community.

This has allowed us to achieve so much more than we could have alone, and our work has been widely recognised and awarded. We've made a big impact in the areas of urban greening and cooling, climate risk, resilient asset management, water sensitive urban design, climate education and engagement, energy efficiency, sustainable urban design, and adaptation planning.

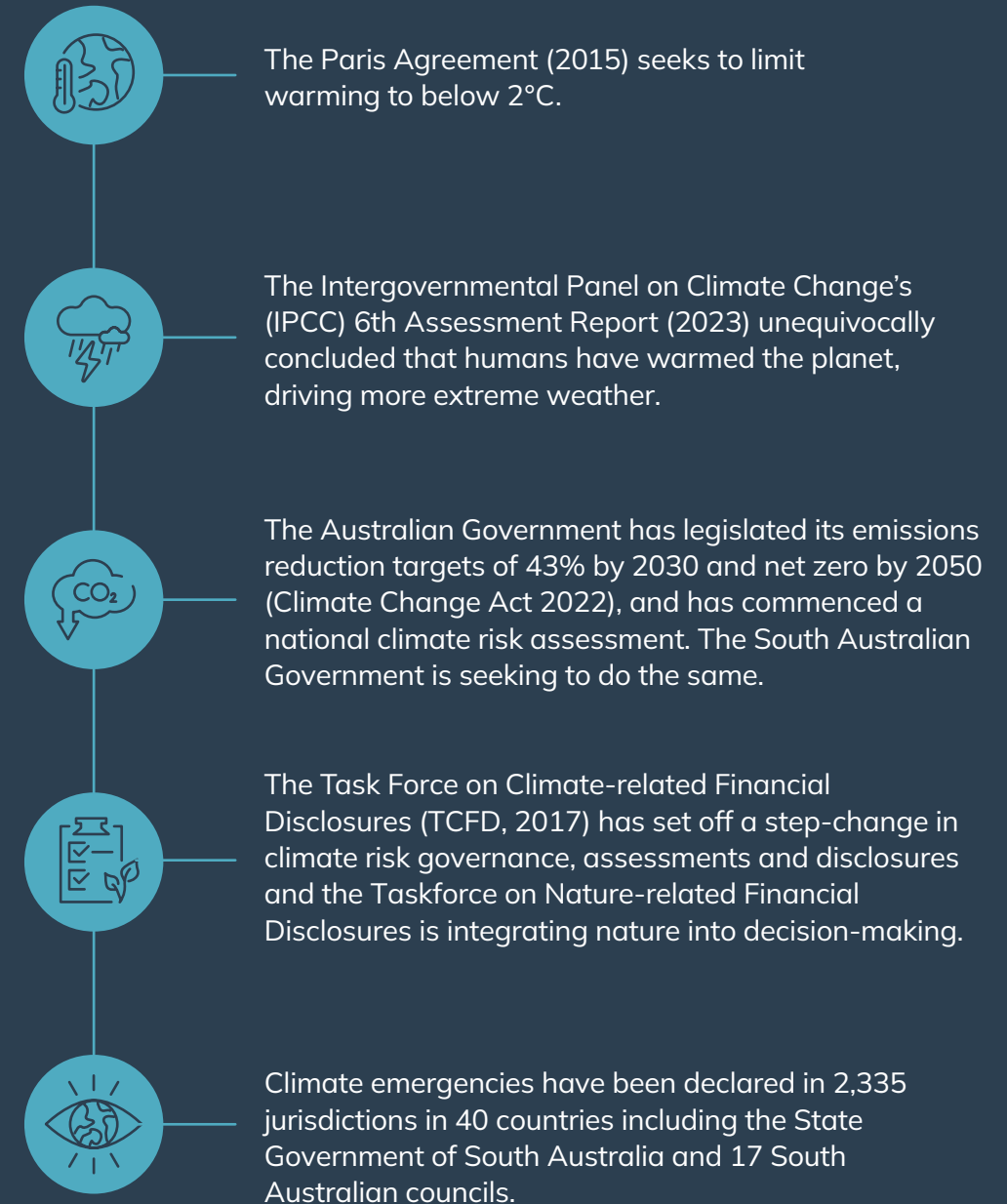
This plan describes our next **priorities** – where we can maximise our impact by working together.



## Our impact has been recognised



## Global moves



## We have listened to our community

Our community is at the core of everything we do.

As councils, we regularly engage with our community. Every time we do, they tell us to prioritise and accelerate climate action.

To develop this plan, we spoke with our community to identify the specific climate actions people want to see in southern Adelaide.

As well as surveying the community, we interviewed small business owners, held workshops with Kaurna stakeholders via Kaurna Yerta Aboriginal Corporation, and hosted a Regional Youth Climate Forum. We engaged broadly with council staff and Council Members, and with potential delivery partners.

Over 700 people were involved. Their priorities have directly influenced this plan.

615

Community  
members

17

Council Members

69

Council staff

23

Small businesses

15

Young people

Hear young people sharing their climate priorities in this short film.  
[resilientsouth.com/recap](https://resilientsouth.com/recap)

Consultation on the draft Regional Climate Action Plan is currently underway.




Top: Young people share their priorities at our Regional Youth Climate Forum  
Bottom: Staff from the four partner councils share their ideas and knowledge



# A snapshot of southern Adelaide

Southern Adelaide is already experiencing




Warmer temperatures, and more frequent and intense heat waves



Increased number of days of extreme fire danger



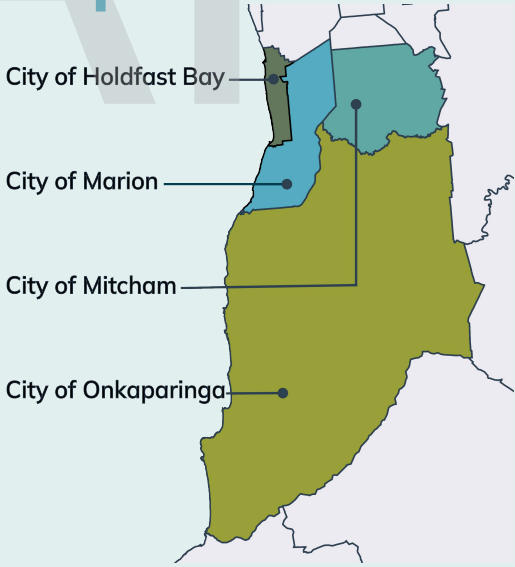
Increased rainfall intensity, but less rainfall overall



Sea level rise, more coastal erosion and more frequent and higher storm surges

These changes will continue to increase in the future and as the climate continues to change.

## 4 Councils



Population  
**375,085**  
(2021 Census)

**21%**  
SA's population

Onkaparinga River  
Belair National Park  
Sturt River

Brownhill Creek  
Sandy beaches and rocky cliffs



## Kaurna Miyurna Yerta

Traditional Lands of the Kaurna people

**28%**  
of metropolitan Adelaide's land area

**Major Land Uses**



**Key Infrastructure**

Adelaide Desalination Plant  
Happy Valley Reservoir  
Westfield Marion  
Moseley Square  
North South transport corridor

Rural residential 23%

Horticulture/viticulture 19%

Residential 16%

Livestock 11%

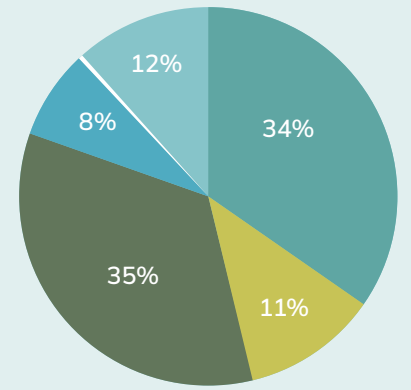
**\$16.08B**  
Gross Regional Product

**10%**  
of South Australia's carbon emissions  
(1,738,000 t CO<sub>2</sub>e)

## Resilient South Emissions Profile

snapshotclimate.com.au

- Agriculture >1%
- Industrial processes
- Electricity
- Gas
- Transport
- Waste







## How we will deliver this plan

### We will work together to achieve more

Resilient South is a collaboration between its partners and others.

Delivery will be led by partner councils. Some actions will involve all councils and some won't, for example, only coastal councils will work on coastal actions.

We will work together in different ways. We may jointly advocate for policy change, build capability, scope and deliver projects, seek funding, facilitate collaborations, and form strategic alliances.

We will seek opportunities to work with Kaurna Miyurna and learn new ways to live sustainably on this land. We will nurture existing partnerships between our councils, communities, businesses and state government, and we will seek to develop new partnerships.

We will work on shared priorities with the other Regional Climate Partnerships, including Resilient East, Resilient Hills & Coasts and AdaptWest, as well as other government agencies and the Local Government Association of South Australia.

### We will take the right action at the right time

To set us on the best possible path, we have and will continue to:

- › Listen to our community and to experts in our councils and beyond
- › Empower our community and businesses to improve their sustainability and adapt to unavoidable change
- › Use rigorous data to understand climate impacts and how to respond to them
- › Use social sciences, including theories of transition, to understand and manage change.

Sometimes, unforeseen opportunities arise. We are committed to delivering this plan, and may also take on other opportunities that align with our principles.

### We will co-invest and seek external funding

This plan will be delivered using a variety of funding sources, including joint investment from councils, and State and Federal Government grants.

Working together can deliver cost savings from only doing things once, and from sharing costs, resources and staff time across the four partner councils.

### We will monitor and report on our progress and adapt as we go

An accompanying Monitoring and Evaluation Plan will support us to report our progress, continuously improve, and demonstrate our impact.



## Our principles

The Resilient South partners follow these principles to deliver the best outcomes for our region.

- › Lead action and advocate for the region
- › Work together and leverage regional opportunities
- › Prioritise evidence-based decision-making
- › Seek external funding opportunities
- › Make transparent, informed and accountable decisions
- › Disclose our carbon emissions and climate risks
- › Demonstrate outcomes via rigorous measures, targets and reporting
- › Build capacity and share knowledge and resources
- › Maximise co-benefits
- › Reflect Kaurna cultural values
- › Involve young people in decision making
- › Promote nature-based solutions
- › Maximise equity

## Our governance

Our partners have committed to ongoing collaborative climate action. Mayors of the partner councils and the Minister for Climate, Environment and Water have signed a Sector Agreement, under the Climate Change and Greenhouse Emissions Reduction Act 2007.

The Resilient South Management Committee guides and oversees Resilient South activities. Its roles and responsibilities are set out in a Terms of Reference. The Management Committee is supported by a Regional Coordinator, jointly funded by the Government of South Australia and partner councils.

## What we will deliver

The following pages outline the actions Resilient South will take to help southern Adelaide be climate resilient, with healthy and diverse environments, low emissions and connected communities.





# Grow cooler, greener, biodiverse environments

## What will success look like?

- › More tree canopy cover to reduce urban heat
- › Less hard surfaces to allow water to reach the soil
- › Smarter use of stormwater and other water sources
- › Increased abundance and distribution of native plants and animals
- › Greater community support for greening and biodiversity\* projects

## Why is this important?

We value our natural places and biodiversity\* for their contribution to our economy, wellbeing, amenity and sense of place, and their importance to Kaurna Miyurna.

When ecosystems are healthy, they buffer us from the impacts of climate change. Trees and green spaces reduce urban heat islands, wetlands regulate and clean stormwater for reuse, and vegetated sand dunes protect the coast from erosion and flooding. Healthy, biodiverse environments can better adapt to a changing climate. Vegetation absorbs and stores carbon, further reducing climate impacts.

Biodiversity loss is recognised by the United Nations and world's central banks as a major risk to businesses and financial capital. Global conservation organizations, institutes, and business and finance coalitions are seeking a target of nature positive by 2030, and to integrate nature into decision-making and disclosures, alongside climate change.



## Who will we need to work with?

Potential partners to help grow cooler, greener, biodiverse environments include:

- |   |   |
|---|---|
| › Firesticks Alliance                             | › South Australian Coastal Councils Alliance                  |
| › Kaurna Meyunna                                  | › Climate Ready Coasts program (LGA)                          |
| › Green Adelaide                                  | › Water Sensitive SA  |
| › Hills and Fleurieu Landscape Board              | › SA Water  |
| › Department for Environment and Water            | › SA Power Networks   |
| › Local Government Association of South Australia | › Stormwater Management Authority                             |
| › PlanSA  | › Environmental and conservation non-government organisations |
| › South Australian Coast Protection Board         | › Goyder Institute  |
| › Adelaide Coastal Councils Network               | › Residents and businesses                                    |

## What are our councils already doing?

Existing council projects that help grow cooler, greener, biodiverse environments include:

- › Coastal adaptation plans and programs
- › Greening, biodiversity\* and conservation programs
- › Water sensitive urban design\* programs and stormwater management
- › Community education programs

\*Refer glossary.



Resilient South actions to grow cooler, greener, biodiverse environments

What we want to achieve	How we will to work together
Enhance the quantity and quality of green spaces in our region to improve liveability and reduce urban heat	<p>Provide incentives to protect, regenerate and increase greening and biodiversity on private land.</p> <p>Build and share spatial knowledge and resources to support informed decision-making in relation to urban heat and greening.</p> <p>Advocate for improvements to legislation, policy and the Planning and Design Code that promote greening, biodiversity, provision of quality green spaces and protection of natural environments.</p> <p>Work with utilities and state agencies to improve streetscape design, planning and management to deliver positive greening and biodiversity outcomes.</p> <p>Promote climate-resilient reserves and streetscapes that integrate biodiversity and water sensitive urban design*, and cooling by design approaches, incorporating the latest industry standards and innovative techniques.</p> <p>Participate in the Future Trees Project* to understand the threats to our urban forest and how we can grow an urban forest that will flourish into the future.</p>
Become a water sensitive region*	<p>Work with Water Sensitive SA and other experts to improve integrated water cycle management including water sensitive urban design*, flood management, water recycling, and watercourse rehabilitation.</p> <p>Support the integration of climate resilience in the finalisation and delivery of cross-council stormwater management plans.</p> <p>Advocate to the state government for holistic catchment-scale planning that integrates water quality, hydrology, biodiversity and Kurna natural and cultural values</p>
Protect and regenerate terrestrial, aquatic and coastal ecosystems	<p>Improve regional biodiversity* by surveying, collaborating with Kurna, connecting and regenerating biodiversity corridors to facilitate the movement of species between councils, including the Sturt River and coastal zone.</p> <p>Advocate for stronger native vegetation protection and biodiversity laws, especially in urban areas.</p> <p>Integrate ecological conservation into effective bushfire hazard reduction activities, including the use of Aboriginal land management practices.</p> <p>Prepare a business case for engaging shared specialist staff to explore improved efficiency and consistency of regional biodiversity and urban forest management, including exploring external funding opportunities.</p> <p>Promote the use of nature-based solutions over engineered approaches where feasible.</p>
Seek regional consistency in measurement, monitoring and reporting on green spaces and biodiversity.	<p>Investigate approaches to incorporate natural assets in council financial management systems and decision making.</p> <p>Progress the adoption of a standardised biodiversity* monitoring protocol that links to state government and publicly accessible data portals.</p> <p>Progress the development of regionally consistent urban forest data standards to facilitate data sharing and reporting.</p>

\*Refer glossary.



Top: Tree tags being used by the City of Mitcham  
Bottom: Hart Road Wetlands at Aldinga



# Create climate resilient neighbourhoods

## What will success look like?

- › Communities understand the expected changes in our region, and what the region is doing to prepare and adapt
- › Residents understand the threats to their own properties
- › Communities are better prepared for emergencies, and less reliant on emergency services for response and recovery
- › Integrated hazard management is applied consistently across the region
- › All new buildings are low emissions and designed for the future climate

## Why is this important?

Climate change is already affecting the health and wellbeing of our community. Our neighbourhoods and communities must adapt to reduce climate impacts into the future.

Individuals and businesses can adapt by:

- › building, retrofitting and running their homes and offices in a sustainable way
- › generating and storing renewable energy
- › using green and active transport\*
- › increasing landscaped areas and planting trees
- › reducing waste
- › using water efficiently
- › responding to climate risks
- › contributing to resilient food systems.

We already work collaboratively to prepare for hazards, but there is more to do. People who live or work in hazard prone areas need more support to prepare for more frequent climate-related emergencies. Future development needs to be designed so our communities can thrive in the future climate, and located to avoid the most hazard prone areas.



The McLaren Vale Visitor Information Centre Green Hub



## Who will we need to work with?

Potential partners to help create climate resilient neighbourhoods include:

- |   |   |
|---|---|
| › Business SA                                     | › Department for Infrastructure and Transport       |
| › Department for Environment and Water            | › Infrastructure SA                                 |
| › Green Adelaide                                  | › KESAB   |
| › Local Government Association of South Australia | › South Australian Urban Food Network               |
| › PlanSA  | › Adelaide Sustainable Building Network             |
| › The State Planning Commission                   | › Master Builders Association                       |
| › Green Industries SA                             | › Housing Industry Association                      |
| › Hills and Fleurieu Landscape Board              | › Urban Design Institute of Australia               |
| › SA Fire and Emergency Services Commission       | › Australian Institute of Landscape Architects      |
| › National Emergency Management Agency            | › Australian Institute of Architects                |
| › Renewal SA                                      | › Institute of Public Works Engineering Australasia |
| › Insurance Council of Australia                  | › Local business networks                           |
| › Planning Institute of Australia (SA)            | › Residents and businesses                          |

## What are our councils already doing?

Existing council projects that help create climate resilient neighbourhoods include:

- › Community programs that build community resilience and disaster preparedness
- › Emergency management planning and projects
- › Advocating for more sustainable and climate resilient development outcomes.



Resilient South actions to create climate resilient neighbourhoods

What we want to achieve	How we will work together
Educate and empower our community to understand and respond to climate change	Improve community understanding and preparedness for climate hazards by integrating climate change adaptation into community development and social programs.
	Share regionally consistent climate hazard data to build community understanding.
	Support the Resilient South Environmental Educators Network* to identify and deliver community education and engagement.
	Support schools to integrate climate change into classroom learning through participating in the Climate Ready Schools* program.
Promote climate-resilient, low emissions development	Support coordination of youth climate action initiatives across the region.
	Advocate for changes to State Planning policy including to the Greater Adelaide Regional Plan, Planning and Design Code, and the National Construction Code, to promote higher performing low emissions, climate-resilient, nature positive and community-focused development.
Promote locally produced, sustainable food and enhance regional food security	Educate council staff, developers, builders, contractors and the community to encourage high performing climate-resilient development that exceeds minimum standards, including promoting exemplar projects and approaches.
	Participate in the regional Food Systems Network* to improve the resilience of our region's food systems.
	Promote resources to support the establishment and operation of community gardens and sustainable local food projects, particularly in urban areas.

\*Refer glossary.



Students learn about heat hazards in the Climate Ready Schools program



# Transition towards a low carbon region

## What will success look like?

- › Reduced council and community emissions
- › Sustainable resource use
- › Enhanced financial sustainability for community, businesses and government

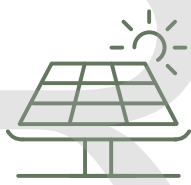
## Why is this important?

Cutting resource use can help reduce carbon emissions. Promoting a circular economy\* keeps resources cycling to reduce waste and pollution. Councils, businesses and community all have a role to play in developing a regional circular economy.

Our four partner councils are already working individually to reduce their operational emissions from energy, transport and waste. There are opportunities for us to do more by working together, learning from each other, and displaying leadership.

Resilient South also has an important role to play in empowering and supporting our communities and businesses to reduce emissions.

\*Refer glossary.



Mitchell Park Neighbourhood Centre



Electric vehicle charging infrastructure at the McLaren Vale Visitor Centre

## Who will we need to work with?

Potential partners to help transition towards a low carbon region include:

- › Green Industries SA
- › Department for Environment and Water
- › Local Government Association of South Australia
- › Southern Region Waste Resource Authority
- › Other regional climate partnerships
- › Residents and businesses
- › Department for Infrastructure and Transport
- › Department for Energy and Mining
- › Business SA
- › Department of the Premier and Cabinet
- › Department of Climate Change, Energy, the Environment and Water (Australian Government)

## What are our councils already doing?

Existing council projects that help transition towards a low carbon region include:

- › Emission reduction plans
- › Fleet transition plans
- › Recycling and waste management services
- › Community engagement and support initiatives



## Resilient South actions to transition towards a low carbon region

What we want to achieve	How we will work together
Embed best practice emissions reduction in council business	Promote best practice approaches to designing, building and retrofitting low/zero emissions, climate resilient and nature-positive* built assets.
	Promote and share outcomes of new products, technologies and approaches to reducing council emissions.
	Investigate opportunities to achieve economies of scale and financial benefit through undertaking regional projects to reduce emissions and generate and store renewable energy.
	Prepare a business case for engaging shared specialist staff to improve the efficiency, performance and consistency of carbon accounting and emissions reduction, including exploring external funding opportunities.
Identify new partnerships to empower broad-scale carbon reduction	Develop common procurement principles, practices, resources and training to support council staff and suppliers to decarbonise the supply chain and improve transparency of emissions reporting.
	Identify regional opportunities for councils to claim carbon credits locally to offset emissions that cannot be avoided.
Support our community to reduce their carbon emissions	Help businesses to lower their emissions and integrate climate risk planning through business sustainability mentoring, including via the Southern Business Mentoring Program and ASPIRE program.
	Promote uptake of household and community renewable energy generation and storage.
	Promote the transition to all-electric households.
	Identify opportunities for improved links between active travel* routes, public transport and strategies/plans across the region.
	Explore opportunities to participate in and support circular economies*.
	Continue to deliver linked community education programs to encourage reduced resource use and waste.
	Advocate to the state and federal government for improved recycling facilities, including for soft plastics and other products that are currently not able to be processed locally.

\*Refer glossary.





## Reduce climate risk

### What will success look like?

- › Improved outcomes in Climate Change Adaptation Governance Assessments
- › Improved external assessment of council preparedness
- › More resilient community assets
- › Enhanced financial sustainability

### Why is this important?

Increasing physical risks to council assets, functions and services are likely to increase demand for services, and maintenance, repair and renewal costs. Councils also need to manage social, legal, financial and transition risks, to be well-equipped and prepared to support our local communities and economies through major disruption and shocks.

Reducing climate risk requires a whole-of-council approach, with climate change considerations embedded into all processes and accounted for in all decisions. All four Resilient South councils have had our climate change adaptation governance arrangements independently assessed, to understand our climate risk maturity and the opportunities to improve our policies and practice. Our councils are now implementing the recommendations from those assessments.



### Who will we need to work with?

Key partners to help reduce climate risk include:

- › Department for Environment and Water
- › Local Government Association of South Australia
- › PlanSA
- › Green Adelaide
- › Hills & Fleurieu Landscape Board
- › SA Fire and Emergency Services Commission
- › Country Fire Service (CFS)
- › State Emergency Service (SES)
- › Zone Emergency Management Committee
- › Department for Infrastructure and Transport
- › Local Govt Mutual Liability Scheme
- › LGA Asset Mutual Fund
- › Institute of Public Works Engineering Australasia
- › Insurance Council of Australia
- › Climate Ready Coasts Program
- › Coast Protection Board
- › Adelaide Coastal Councils Network
- › South Australian Coastal Councils Alliance
- › Infrastructure SA

### What are our councils already doing?

Existing council projects that help reduce climate risk include:

- › Emergency management
- › Community engagement and support initiatives
- › Coastal adaptation plan and implementation
- › Adopting recommendations of the Climate Risk Governance Assessments
- › Undertaking physical and transition climate risk assessments.



Resilient South actions to reduce climate risk

What we want to achieve	How we will work together
Reduce climate risks to councils	Support integration of climate risk management into council plans, projects, operations and services.
	Support assessment and disclosure of council exposure to climate-related physical, social, legal, financial and transitional risks*.
	Embed climate risk considerations into infrastructure decision-making, via the Resilient Asset Management Project (RAMP)*.
	Develop and deliver training and resources to respond to climate risks across council functions, including Council Members, in partnership with the Local Government Association and other Regional Climate Partnerships.
Collaborate with regional partners to deliver integrated, forward-looking hazard management	Ensure climate risks are recognised consistently by councils and emergency services, and integrated into regional hazard management, in partnership with the Zone Emergency Management Committee.
	Work towards mitigating the impacts of climate change in the coastal zone through participation in the Adelaide Coastal Councils Network, Climate Ready Coasts program and partnership with state agencies.
	Advocate for regionally consistent climate hazard mapping, and promote evidence-based decision-making in relation to hazard management.



Top: Monitoring urban heat  
Bottom: Council staff undertake climate risk assessments



# Glossary

Active travel	Active travel is any mode of travel that relies on human powered mobility, including walking, cycling, scootering or skating.
Biodiversity	Biodiversity is the variety of all living things including animals, plants, fungi, and microorganisms like bacteria and its genetic information. Biodiversity helps regulate our climate, clean our air and water, provides us with food, medicine, materials and supports our physical, mental and emotional wellbeing.
Circular economy	<p>The Ellen McArthur Foundation describes a circular economy as:</p> <p>“Looking beyond the current take-make-waste extractive industrial model, a circular economy aims to redefine growth, focusing on positive society-wide benefits. It entails gradually decoupling economic activity from the consumption of finite resources and designing waste out of the system. Underpinned by a transition to renewable energy sources, the circular model builds economic, natural, and social capital.</p> <p>It is based on three principles:</p> <ul style="list-style-type: none"><li>› design out waste and pollution;</li><li>› keep products and materials in use (there is no waste – all materials are resources that can be re-used); and</li><li>› regenerate natural systems."</li></ul> <p><a href="http://www.ellenmacarthurfoundation.org/topics/circular-economy-introduction/overview">www.ellenmacarthurfoundation.org/topics/circular-economy-introduction/overview</a></p>
Climate risks	<p>The Taskforce on Climate related Financial Disclosure defines two main kinds of risks:</p> <p><b>Physical risks</b> are associated with the direct impacts from changes in the climate. Physical risks can be associated with changes in the long term climate relating to a warmer, drier climate or sea level rise, or extreme weather events, including heatwaves, droughts, heavy rainfall events, coastal storm surge or bushfires.</p> <p><b>Transition risks</b> are associated with the social, economic and technological transition to a low-carbon economy. This includes policy changes to limit greenhouse gas emissions, technology advancement, and shifts in market supply and demand, including increased demand for low-emissions technologies and products.</p> <p>Governments and other organisations may also face associated legal and reputational risks.</p> <p><b>Legal and liability risks</b> can arise when a person or entity is exposed to litigation in relation to not acting sufficiently to reduce emissions or address climate related physical risks that cause damage to others. Reputational risks may arise where community expectations that governments will reduce greenhouse gas emissions and manage climate risk are not met.</p> <p><a href="http://www.fsb-tcfd.org/">www.fsb-tcfd.org/</a></p>
Climate change adaptation governance assessments	Each of the Resilient South councils has undertaken a baseline climate change adaptation governance assessment that indicates the extent to which climate change risk and adaptation is considered in a local government’s core governance documents including council plans and strategies such as strategic plans, long term financial plans, asset management plans, environment strategies and annual business plans.
Environmental Educators Network	The Educators Network is made up of council staff delivering community outreach programs on the environment.
Food Systems Network	The Food Systems Network is a network of local and state government representatives and organisations that aim to build food system literacy and advocacy amongst decision makers, increase community capacity to advocate for food systems priorities and increase investment to embed food systems policy in government strategies.

# Glossary

Future Trees

Future Trees is a Resilient South and University of Adelaide project focused on increasing urban tree diversity through data sharing, trialling new species and developing new cultivars resilient to more challenging climates.

[www.resilientsouth.com/futuretrees](http://www.resilientsouth.com/futuretrees)

Nature positive

Nature positive refers to halting and reversing biodiversity loss, through measurable gains in the health, abundance, diversity and resilience of species, ecosystems and processes. The Nature Positive Initiative (NPI) represents conservation organizations, institutes, and business and finance coalitions coming together to drive alignment around use of the term 'nature positive' and support broader, longer-term efforts to deliver nature-positive outcomes.

[www.naturepositive.org](http://www.naturepositive.org)

Resilient Asset Management Project (RAMP)

The Resilient Asset Management Project is being undertaken by Resilient South councils to:

- › Recognise how asset management decisions can either build or decrease regional resilience
- › Quantify the magnitude of climate change risks to selected asset classes and the functions they provide
- › Identify risk mitigation options
- › Understand how to make our assets climate-ready.

[www.resilientsouth.com/ramp](http://www.resilientsouth.com/ramp)

Regional climate partnerships

The Regional Climate Partnerships, including Resilient South, are a network of regional, cross-sectoral groups delivering practical action aimed at strengthening the climate resilience of their communities, economies, and natural and built environments. The other partnerships are:

› Adapting Northern Adelaide	› Far North	› Northern and Yorke
› AdaptWest	› Limestone Coast	› Resilient East
› Barossa	› Murraylands & Riverland	› Resilient Hills and Coast
› Eyre Peninsula		

Urban greening

Urban greening is the conservation, restoration or creation of green infrastructure, including trees and vegetation in and around urban areas that benefit people, nature and our economy, and the soils and water that support it.

Urban greening types include:

- › Private greening – residential front and backyards, commercial car parks, market gardens, green roofs, urban renewal projects.
- › Streetscapes and transport corridors – street trees, green walls, verges, rain gardens, swales, and major road, rail and tram.
- › Green and blue corridors – coastlines, lakes, rivers, creeks, natural and managed wetlands.
- › Urban parks – local parks, playgrounds, sportsgrounds, community gardens, conservation areas and forests.

[www.greenadelaide.sa.gov.au/projects/adelaide-greening-strategy](http://www.greenadelaide.sa.gov.au/projects/adelaide-greening-strategy)

Water sensitive region

A water sensitive region:

- › provides the water security essential for economic prosperity through efficient use of diverse available resources;
- › enhances and protects the health of waterways and wetlands, the river basins that surround them, and the coast and bays
- › mitigates flood risk and damage; and
- › creates public spaces that collect, clean, and recycle water.

[watersensitivecities.org.au/what-is-a-water-sensitive-city](http://watersensitivecities.org.au/what-is-a-water-sensitive-city)

Water Sensitive Urban Design (WSUD)

Water sensitive urban design (WSUD) is an approach to the planning and design of urban environments focused on integrating the urban water cycle (including potable water, wastewater and stormwater) with the built and natural urban landscape.

[www.watersensitivesa.com/about-us/what-is-water-sensitive-urban-design/](http://www.watersensitivesa.com/about-us/what-is-water-sensitive-urban-design/)

# DRAFT



# Attachment 6

# RESILIENT SOUTH REGIONAL CLIMATE ACTION PLAN

## What we heard - community online engagement

Resilient South is a partnership between the Cities of Holdfast Bay, Marion, Mitcham and Onkaparinga and the South Australian Government that aims to progress and accelerate climate change adaptation and greenhouse gas emissions reduction action in the southern Adelaide region.

The Resilient South partners are preparing a Regional Climate Action Plan to guide their actions over the next five years. Each Resilient South Council hosted an online engagement between December 2022 and February 2023 to gather initial community input into the plan. 615 community members participated in the online engagement.

This summary describes key outputs from the engagement.

## Community survey

A survey was used to gather community input to Resilient South's vision statement for a resilient southern Adelaide. Preferred terms for inclusion in the vision were:

- Low emissions
- Connected communities
- Thriving
- Healthy and diverse natural environments
- Active
- Innovative

## Community ideas for action

The engagement asked how the community would like Resilient South to help them reduce emissions, prepare for or respond to climate change. 307 ideas were identified including:

- **Active transport** including walkable and rideable suburbs, support for electric vehicles and charging stations, ride sharing and public transport
- **Greening in public and private realm**, including planting the right tree in the right place, addressing urban heat island effect, addressing the loss of green cover and permeable space through urban infill, and protecting and enhancing our natural places and biodiversity
- **Waste** including greater support for recycling and green waste, reduction in use of single use products, and promoting circular economy principles
- **Sustainable urban development** including reducing the rate of urban infill, considering embodied carbon, and advocating for improved building standards
- **Sustainable food systems** including encouraging low food miles, reducing food waste, eating plant-based food, growing your own food, community edible gardens
- **Energy** including supporting renewable energy production and storage, electrification and improved energy efficient buildings
- **Hazard management** including responding to storm surges and sea level rise, storms, drought, bushfire and extreme heat by preparing communities and built infrastructure, reducing hazard risk

where possible, mapping hazards, educating the community and providing public refuges during extreme weather

- **Water sensitive urban design** to address flooding risk and improve water security
- **Engaging, educating and connecting** the community and business
- **Engaging with the Kurna community** and integrating their knowledge into climate response
- **Demonstrating leadership** and best practise, **advocating** for change at a state and federal level, and setting measurable **targets**

## Next steps

The next steps for the development of the Regional Climate Action Plan include:

- Engagement will be continuing with Council Members and Kurna
- The vision, strategic directions and opportunities for action will be developed for inclusion in the draft Regional Climate Action Plan to be delivered in the coming months
- Engagement on the draft Regional Climate Action Plan will seek feedback from stakeholders
- The Regional Climate Action Plan will be finalised and presented to Council Members for endorsement.

For more information about Resilient South or the Regional Climate Action Plan, please contact the Resilient South Regional Coordinator at [resilientsouth@marion.sa.gov.au](mailto:resilientsouth@marion.sa.gov.au).

**Item No:** 15.2

**Subject:** STURT RIVER LINEAR PARK PATHWAY

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## Summary

This report provides a summary of the options and a recommendation for the proposed alignment of the Sturt River Linear Path in the section between David Avenue / Fisher Terrace and Bridge Street, Glenelg North.

This section of the proposed new Sturt River Linear Path has been subject to consultation with local residents, discussions with the contracted engineering and design team along with a recent Council workshop to help inform Elected Members of the design options.

In order to finalise the detailed designs, enable plans to be fully costed and then apply for grant funding to assist in the construction of the path, Administration is seeking Council approval to alter the route of this section of path that was originally endorsed in May 2022.

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## Recommendation

**That Council:**

1. **notes the report; and**
  2. **approves Administration to proceed with detailed design to retain the endorsed path alignment but with diversion of all cyclists and pedestrians in the section between David Avenue / Fisher Terrace and Bridge Street, Glenelg North through Bridge Street as per Option 3 listed in this report.**
- 

## Background

On 14 December 2021, it was resolved (Motion C141221/2503) that Council:

1. *approves the concept report for the proposed Sturt River Linear Park Pathway for the purposes of community consultation; and*
2. *approves Administration to proceed to the next phase of the project and undertake community consultation on the concept report.*

Since that time, Administration have proceeded with design work and undertaken community consultation. The results of consultation were presented to Council in May 2022, subsequently approving Administration to proceed with design based on the approved concept. The design is now nearing 75 per cent design development.

A concept was produced for community consultation highlighting the path route, path location options through Fordham Reserve, key areas of biodiversity and other amenities. Community engagement on the proposed concept was undertaken between 17 February and 10 March 2022.

The results of community consultation were presented at a Council workshop on the 16 April 2022. At a Council meeting on 24 May 2022, it was resolved (Resolution Number C240522/2607) that Council:

1. *notes the Engagement Summary Report regarding community consultation on the two concepts for the Sturt River Linear Park pathway; and*
2. *approves the concept design for Sturt River Linear pathway, including Option 1 as the preferred path route through Fordham Reserve, and endorses Administration to proceed with detailed design for the project based on the key design moves from stakeholder engagement.*

### **Community Engagement**

Community consultation was open for three weeks between 17 February to 10 March 2022. The project website was visited 2877 times by 833 visitors. 70 people provided feedback via the engagement survey, 69 of which were received online and one hard copy was received. Written submissions were received by 15 community members via email. One survey response received by a resident highlighted concerns with privacy through this section of path where the residential properties back onto the proposed pathway. The proposed treatment included fencing and biodiversity screening as part of the design to ensure this concern is addressed.

In late March 2023, a resident living adjacent to the proposed pathway in Bridge Street contacted Administration with concerns regarding privacy and security of the path going directly behind his property. In April, this resident made a formal submission objecting the project in its current design and proposed some alternatives to lessen the potential impact on his property.

Whilst this feedback submission was not received during the formal consultation period, it had already been identified by another resident that these abutting properties would require privacy screening and other design initiatives to lessen any negative impacts it may have. With the feedback from residents in mind, options relating to the scope of the project now require consideration by Council prior to continuing with design.

One option proposed by the resident was to design a cantilever pathway over the Sturt River to achieve greater separation from his back fence. This option has significant cost impacts for design, engineering and construction and is not recommended for further investigation.

At a Council workshop on 19 September 2023 these investigations were considered, along with other options to progress and finalise a design for the project. Council discussed the various options for the path alignment at the workshop and were shown what the alternative path locations are in the short section of path in question.

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## **Report**

### **Realignment Proposal**

In April 2023, one year after community engagement concluded, a different resident contacted Administration with concerns relating to the path alignment, opposing the design between David Avenue and Kibby Avenue as per image below.



This resident submitted written feedback outlining risks with the existing design, proposing an alternative route for the path. The proposal included re-route of the design, increasing the width of the existing footbridge at Fordham Reserve and the width of the Kibby Avenue bridge, diverting the path along Shannon Avenue on the northern side of the river.

*Refer Attachment 1*

This proposal has been investigated and would impact several significant trees and plant species in comparison to the southern side. Further, additional design budget would be required to fund the engineering designs for the bridges (approximately \$70,000-100,000) plus additional construction costs (approximately \$1.2M).

Another option was discussed at a meeting with the local residents on 1 June 2023, being a cantilever option to increase the distance and space between the properties and the pathway, also providing the opportunity to increase the path width. To fund the engineering design for the cantilever option, additional budget would be required (approximately \$35,000). Construction costs for this option are unknown.

### ***Design Options***

All the path alignment options for this section of the proposed path between David Avenue / Fisher Terrace and Bridge Street, Glenelg North were discussed and considered at an Elected Members workshop held on 19 September 2023. Each option listed below has been investigated and reviewed by the project design team and subject matter experts.

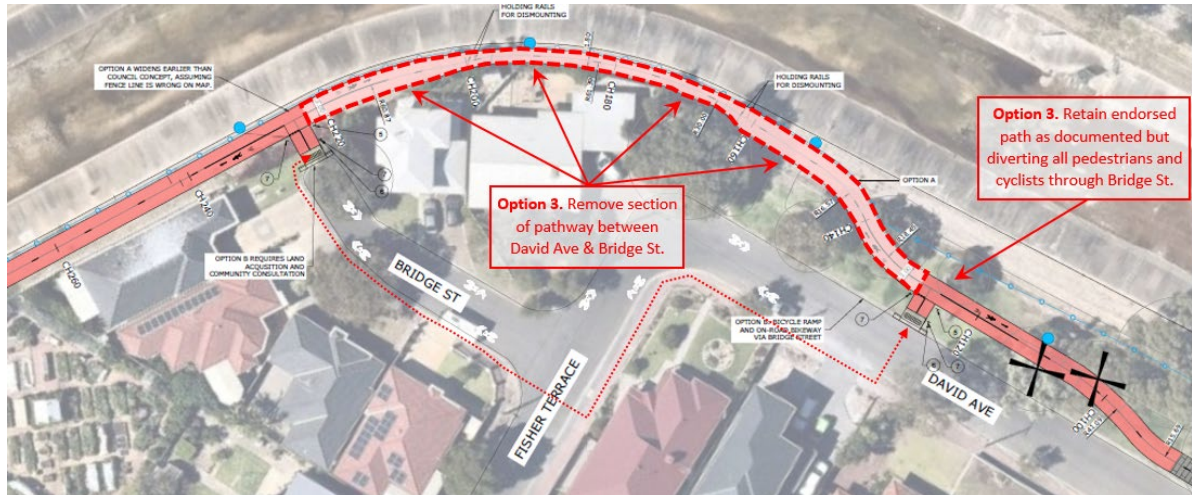
1. Retain endorsed path as documented and finalise detailed design.
2. Retain endorsed path as documented but removing the on-street diversion for cyclists.
3. Retain endorsed path as documented but diverting all pedestrians and cyclists through Bridge Street and removing the section of path at the rear of the impacted properties.
4. Investigate cantilever design option for approx. 50m of path to increase distance from properties.

An analysis of these options and the risks associated are presented in the table below.

Option	Treatments	Benefits	Risks
1. Retain endorsed path as documented and finalise detailed design	<ul style="list-style-type: none"> <li>• Include designs for new fence and barriers between pathway and adjacent properties.</li> <li>• Traffic calming/slowing initiatives and messaging at the narrow point (1.8m).</li> <li>• Restrict on-street car parking at crossing points to preserve sight lines.</li> <li>• Implement on-street cycle way markings (sharrows)</li> </ul>	<ul style="list-style-type: none"> <li>• No scope/budget change.</li> </ul>	<ul style="list-style-type: none"> <li>• High privacy screening restricts natural light entering into properties.</li> <li>• Safety/security concerns.</li> <li>• Possible safety impacts with cyclists being diverted on-street.</li> <li>• Introducing multiple conflict points between cyclists and cars.</li> <li>• Opposition from nearby residents.</li> </ul>
2. Retain endorsed path as documented but removing the on-street diversion for cyclists through Bridge Street.	<ul style="list-style-type: none"> <li>• Include in design new fence and barriers between pathway and properties.</li> <li>• Traffic calming / slowing design features at the 1.8m width.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced safety issues with on-street diversion.</li> <li>• Reduced scope.</li> </ul>	<ul style="list-style-type: none"> <li>• High privacy screening restricts natural light entering into properties.</li> <li>• Safety/security concerns of nearby residents</li> <li>• Narrow one-way path and possible pinch point for two way cyclists</li> <li>• Concerns raised of de-valuing properties.</li> </ul>
3. Retain endorsed path as documented but diverting all pedestrians and cyclists through Bridge St. (removing section of path behind some residential properties)	<ul style="list-style-type: none"> <li>• Restrict on-street car parking around crossing points to preserve sight lines.</li> <li>• Implement on street cycle way markings (sharrows).</li> <li>• Enhancements to pedestrian crossing points including new pram ramps.</li> <li>• Possible Give Way signage at Bridge Street.</li> <li>• Footpath improvements to Bridge Street.</li> </ul>	<ul style="list-style-type: none"> <li>• Removes privacy / security concerns for residents adjoining the proposed path</li> <li>• Removes narrowing of pathway avoiding conflict of two way cyclists at narrow point.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased traffic with cyclists and pedestrian movements in Bridge St (currently a cul-de-sac).</li> <li>• Additional pedestrian crossing points on David Avenue and Fisher Terrace.</li> <li>• Introducing multiple conflict points between cyclists and cars, particularly for turning.</li> <li>• Reducing convenience by removal of on-street car parking.</li> </ul>
4. Investigate cantilever design option to increase distance between path and properties	<ul style="list-style-type: none"> <li>• 50m of cantilever structure required.</li> <li>• Increase space to design physical barrier of biodiversity between path and properties.</li> </ul>	<ul style="list-style-type: none"> <li>• Increases privacy.</li> <li>• Reduces safety/ security concerns.</li> <li>• Can maintain safe shared path width.</li> <li>• Resident's preferred option.</li> </ul>	<ul style="list-style-type: none"> <li>• Scope change</li> <li>• Significant budget implications for design, engineering and construction.</li> <li>• Budget impacts (\$35,000 required for design, construction costs unknown).</li> <li>• Doesn't eliminate the privacy, safety concerns of abutting residents.</li> </ul>



Taking all factors into consideration, including the concerns of all residents, key project objectives, project budget, best practice design principles and feedback from Elected Members, Administration is recommending that Council proceeds with 'Option 3' as shown below.



Option 3 will divert cyclists from the pathway onto the road along David Avenue, Fisher Terrace and Bridge Street, returning to the pathway at the end of Bridge Street. Pedestrians will be required to cross David Avenue and Fisher Terrace to access the footpaths. Subsequent to diverting pathway users, Option 3 will require the implementation of traffic engineering recommendations such as:

- Enhancements to pedestrian crossings, with the addition of two new pram ramps to cross Fisher Terrace and an additional pram ramp on David Avenue (in addition to the pram ramps shown in the existing design).
- Footpath improvements to David Avenue, Fisher Terrace and Bridge Street.
- Investigation to potentially include some protuberances to narrow a section of road to enable safe navigation around trees for pedestrian access along the footpath in Bridge Street. It is unlikely that DDA access will be achieved via this proposed footpath.
- Restrict on-street car parking near crossing points to preserve sight lines and safe crossing.
- On-street cycle way markings (sharrows) and additional signage.
- Possible 'Give Way' signage at the intersection of Bridge Street and David Terrace.
- Removal of a portion of fencing and screening vegetation along the fence line at the end of the cul-de-sac of Bridge Street. Noting this section of land is Council owned but screening vegetation was planted by the adjoining resident.

The items above will be factored into final designs and cost estimations, ensuring council can apply for funding for a complete package of works that can be tendered without further design costs.



**Other considerations***Strategic Alignment*

The Sturt River Linear Park Pathway Masterplan was initiated in 2006, aiming to create a continuous public open space link from the Patawalonga Basin in Glenelg North to Frank Smith Park in Coromandel Valley with links to the Belair National Park. The Sturt River Linear Park is an identified target in the 30 Year Plan for Greater Adelaide and is a key component of Adelaide's Metropolitan Open Space System (MOSS) providing a strategic link in the open space network from the Adelaide Hills to the Coast. The last remaining section to be implemented is between Pine Avenue and Tapleys Hill Road, in the City of Holdfast Bay.

*Usage and Demand*

It is difficult to accurately predict the likely usage the new path will generate, however statistics collected by the City of Marion can give some indication of the levels of use this section of path may experience once completed.

The City of Marion recently conducted bicycle counts further upstream along the Sturt River Linear Park pathway and also at the Mike Turtur Bikeway (a connector from the Sturt River Linear Park Pathway into the City). Counts were done on 7 March 2023 between 7.00 and 9.00am (commuter time) and the results from these bicycle counts are as follows:

Pathway	Recording Location	Number of cyclists
Sturt River Linear Park Pathway	Oaklands Road Crossing at the Oaklands Wetlands / Warradale Barracks (Morphettville)	81
Sturt River Linear Park Pathway	Pedestrian crossing, Finniss Street (Marion)	55
Mike Turtur Bikeway	Tram Stop (Plympton Park)	121

The section of path in the City of Holdfast Bay that we are looking to complete, will join Pine Avenue with Tapleys Hill Road, where the popular Reece Jennings Bikeway starts. It is anticipated that in joining these paths up, that commuters and recreational cyclists and pedestrians will utilise this rather than the current route which diverts through the network of back streets.

**Next Steps**

On endorsement of the amended path alignment, Administration will finalise designs and cost estimations. The final design and cost estimates will be tabled at Council prior to applying for grant funding and any subsequent new initiative proposal in upcoming draft budget processes.

Administration will continue to work through the design with Department of Infrastructure and Transport and SA Water. Maintenance responsibilities and land use agreements will be finalised with SA Water.

**Budget**

The detailed design budget for the Sturt River Linear Park is \$100,000.

The construction of the Sturt River Linear Path is unfunded, and it is anticipated that partial grant funding would be sought to assist in project delivery.

## Life Cycle Costs

Not applicable at this stage. Life cycle costs will need to be considered following construction and implementation.

## Strategic Plan

Our Holdfast 2050+ highlights 'Good health and economic success and a community that supports wellbeing' with an aspiration that by 2040s 'We have the highest physical activity rates in Greater Adelaide (as reported in the National Health Survey) by facilitating active transport options such as walking and cycling, and supporting sports and recreation infrastructure and programs.' In addition, sustainability objectives 2020 – 2030 include 'Prioritise sustainable and active transport (such as walking and cycling) across the city, including by reclaiming streets for play and nature and improving walkability to support healthy ageing'.

## Council Policy

Not applicable

## Statutory Provisions

Not applicable

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**Written By:** Recreation and Sport Planning Lead

**General Manager:** Assets and Delivery, Ms P Jackson

# Attachment 1

## **Purpose of document**

The purpose of this document is to outline the serious dangers impacts of a proposed section of the Sturt River Linear Pathway and to oppose this sections construction. I aim to propose a suitable alternate to the current design that will result in no impact to trees, path users or residents along the path in this section. The section in question is the 1.8 metre narrowing of the path between Bridge St and David Terrace and to a larger extent the section that runs from David Ave at Light Terrace to Kibby Avenue.

Significant community concern has been outlined in the Engagement Summary Report date 17<sup>th</sup> of February – 10<sup>th</sup> of March 2022 regarding the 1.8 metre wide paths in relation to user and rider impacts.

This document is written on behalf of the residence of [REDACTED] and the residents of [REDACTED] and [REDACTED].

## **Proposed Alternate**

The residents of [REDACTED] propose to re-route the path from David Terrace/ light Terrace intersection over the existing 1.9m wide foot bridge, over to Shannon Avenue.

For the path to then follow Shannon Avenue on SA Water land that is free of any obstruction and re-join the path, crossing back over at Kibby Avenue, or extending on along this side.

This alternate will now avoid seriously affecting the privacy, safety and wellbeing of [REDACTED] the community garden, Memorial Garden and in particular Baden Pattinson Kindergarten.

The alternate or some variable of it, will now affect no one, particularly not the safety of path users by now avoiding the 1.8m wide path on a blind curve and exchange it for a natural slow down point or chicane if you will at the footbridge and Kibby Avenue bridge transfer.

## **Reasons for Proposal**

- ***Dangers to Community***
  - Blind curve, creating a serious risk to all users, dismount won't necessarily be adhered to (refer community feedback) particularly if the dismount is on a linear continuation of the path. This path will be used by other fast moving transport such as, Scooters, E-Scooters, skateboards and roller blades, all of which are seen in large numbers in the Glenelg area.
  - Emergency room attendance from serious E-Scooter collisions has risen by 40%, this path in its current form is providing an unreasonable potential for collisions resulting in serious, even life threatening injuries.

- Narrow path, with the path being so narrow at 1.8m the chances of users, in particular the elderly, children and disabled being able to move out of the way of a potential impact in the 1.8m section is non-existent. There will be nowhere to move out of the way.
- Being able to appropriately light the blind corner while not creating light spillage to residence is not possible.
- Being able to place light poles on the tight curve is not possible.
- There are 5 palms located on the fence line at 1 Bridge St which drop not only branches but hard seed balls regularly right at the 1.8m curve, the most dangerous point possible, creating another serious hazard to the community.
- ***Dangers to Community Facilities***
  - Community garden, has insignificant fencing creating huge potential for vandalism and theft.
  - VC garden, insignificant fencing, given that vandalism to War Memorials has been on the rise for many years, this section will create easy access to this potentially happening here.
  - Baden Pattinson Kindergarten has inappropriate open pool style vertical fencing. This path will create an unsafe interface between the public and children, given that offenders live in our community this current path provides an unreasonable risk to the community. As history has shown public access to kindergartens and schools has resulted in serious vandalism, theft and even needles being left in sandpits etc. (This issue was raised by the Kindergartens director in the community feedback)
  - All issues have been raised in community feedback.
- ***Dangers to Residents***
  - Criminal trespass/ break and enter potential significantly increased for [REDACTED] property [REDACTED]
  - Vandalism to fences and property.
  - Easy access to Second story of [REDACTED].
- ***Privacy Impact to Residents***
  - [REDACTED] will now no longer have privacy in their yards, or property for that matter, unless windows are closed and curtains are drawn.
  - Complete loss of privacy unless tall fences erected, thus casting shadows onto properties creating completely dark environs for [REDACTED] living areas.

- Having the public so close to our houses means we will have to modulate our conversations and behaviour with friends and family when outdoors, this is an unacceptable product of the current path.
- Studies have shown an increase in foot traffic and noise in close proximity to residential housing will impact mental health negatively.
- Studies have shown that the loss of privacy will significantly decrease mental health and wellbeing.
  
- ***Impact to Bridge Street***
  - Complete loss of privacy and comfort
  - Significant reduction in resale value
  - Significant loss of interest from buyers.
  - Increased exposure to crime and vandalism.
  - If Bridge Street was opened to users, a significant increase in impact resulting in injury or damage to property.
  - Light pollution and noise pollution.
  
- ***Personal Impact***
  - The reason we all reside in Bridge Street is because it is a peaceful private place. We are all very quiet and very private people, to have this path constructed against our houses and to potentially open Bridge Street to the public as a thoroughfare will completely destroy what we have all created and worked so hard for. I believe in its current form the path will have a significant impact to the mental health and wellbeing of the residents of Bridge Street.
  - My family and I have embraced FOGO and have begun composting as we wish to grow sustainable vegetables in our yard, fencing for our privacy will destroy our ability to do this.
  - To have to choose between our privacy or sunlight is unreasonable.
  - This path has already created mental health concerns for myself and others as the threat of losing the most critical thing to us, our privacy, is threatened. Let alone the new risks involving vandalism potential break-ins.
  - If the path is to be constructed directly behind my house I will be forced to move for my mental health.
  - The increased noise will impact me as a shift worker, I sleep all hours of the day and at the back of the house as it is completely quiet here, the path will destroy this.
  - Given the proximity of the path to my daughter's bedroom, I will be in a continuous state of anxiety. If a privacy fence would be constructed it would then be level with and about an inch from the first story roof and directly abeam my daughter's bedroom.

- ***Resale Impact***
  - With a complete loss in privacy, the value of the properties in this vicinity and in particular 1 Bridge Street, 8 Bridge Street and 19 Fisher Terrace will significantly decrease.
  - This path in its current form will drive away potential buyers or tenants due to lack of privacy and or the fact that tall fences for privacy will have destroy natural lighting
  - Proposed opening of Bridge Street to users would further significantly decrease house prices.
  - The potential for crime and vandalism will further decrease values.
- ***Council Impact***
  - The possibility for liability, if the blind tight curve is constructed is significant. The council is aware of the potential conflict between fast moving riders and other users.
  - Constructing of fences that cast shadows onto properties.

### **Benefits of Proposed Alternate**

- No residents will be affected.
- Community garden, war memorial garden not affected.
- Baden Pattinson Kindergarten not affected, public/ child interface removed.
- Maintain community harmony.
- No danger to path users or community.
- Significant reduction in risk of personal injury to community.
- No removal of trees.

### **Black Cotton-Bush and removal of trees**

- Both sides of the river contain Black Cotton-Bush and both sides would require the removal or transplantation of this bush.
- The current path will result not only in Black Cotton-Bush being removed but also the removal of up to 6 trees near the community garden, the other side (Shannon Terrace side) will not require any trees to be removed.
- There has been a significant project recently on Fordham Reserve linear park that included a significant planting of Australian natives. The community working bee that did this work could also perhaps assist in relocating or replacing Black Cotton-Bush? As either way Black Cotton-Bush will be either destroyed or relocated.
- Lawn mowers regularly decimate the Black Cotton-Bush and this seems to be of no concern? Its seed are regularly spread and are therefore interfered with by man, if this bush is obviously so hardy, why could it not be moved?

- There will need to be significant canopy removal of trees along the proposed section but in particular a huge old tree adjacent the Baden Pattinson Kindergarten.

### **Potential use of Bridge Street for cyclist dismount**

- Bridge Street contains a foot path on only one side and for only half of the street. Its size and tight curvature are suitable for residents only.
- We place our bins together in front of 1 Bridge Street near the corner, this is done so the Garbage truck can't safely get out of the street, otherwise it must blindly reverse onto Fisher Terrace.
- The bins and in particular residents reversing onto the street from driveways is on a blind curve creating a serious risk of collision to riders and residents.
- The letter box of 1 Bridge Street is mere inches from the road's edge and has a sharp corner
- Significant impact to residents' privacy and wellbeing with 1 Bridge Street and 19 Fisher Terrace now feeling like they are in the centre of a roundabout.
- 1 Bridge Street will now have the public on all angles of the property and thus no quietude or privacy in any room, this will be a significant issue as I'm a shift worker.
- 1 Bridge Street would then require also yet another tall fence as our main deck area backs onto Bridge Street. The house would now feel like a prison, with tall fences surrounding the tight and small property.
- Significantly further decrease resale values of all properties on Bridge Street.
- Potential loss of street parking.
- Opening of Bridge Street would provide perfect access and escape for vandals and criminals, not only to our properties but our vehicles.

### **Consultation Process**

- A number of these issues have been mentioned repetitively in the community consultation process. In particular the 1.8m wide path with 1 resident giving her personal experience of an impact with riders and her young son!
- The resident of [REDACTED] did give feedback regarding privacy.
- I sent an email on the 26<sup>th</sup> of May 2022 outlining my early concerns.
- The community was consulted but the residence who are affected the most (Bridge Street residents) weren't given extra consultation or consideration.
- At the time of the community consultation I'd recently moved into the Bridge Street and not only was I putting down roots but I didn't understand the little community I moved into, hence the writing of this document sometime after the consultation period.



## **Conclusion**

The Sturt River Linear Pathway is a fantastic community project and one that I will utilise myself. Given the significant impact to home owners of Bridge Street and Fisher Terrace I believe it is unfair and unreasonable to create a path that will not only create potential harm to its users but a disharmony to the residents affected.

Given that there is a fair and reasonable solution to the two issues the residents of Bridge Street and Fisher Terrace urge you to consider and replan the routing of the pathway.

The community has expressed its concern for this particular stretch of track as per the community engagement findings.

We urge you to empathise with our concerns and that you appreciate that any construction is of a permanent nature and will affect the residence for the remainder of our time here.

We thank you for your time and consideration.

**Item No:** 15.3**Subject:** ART DECO HERITAGE REVIEW

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## Summary

This report presents the findings of the review of several properties from the Art Deco era within the City of Holdfast Bay that are deemed to meet the statutory criteria for Local Heritage listing. Council is asked to note the report prepared by Hosking Willis Architects, and to apply its findings to a future Planning and Design Code Amendment that will seek to have the nominated properties, along with others, recognised and protected for their historic significance to Holdfast Bay.

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## Recommendation

1. **That Council notes the report provided as Attachment 2 to this report and prepared by Hosking Willis Architects as to the heritage value attributable to a selection of properties incorporating Art Deco design themes.**
  2. **That the findings in the Hosking Willis Architects report provided as Attachment 2, including its previous findings provided as Attachment 1 to this report, inform a future Planning and Design Code Amendment process under the *Planning, Development and Infrastructure Act 2016* to consider the properties for formal recognition as Local Heritage Places.**
- 

## Background

At its meeting held on 27 April 2021, council resolved that Administration commence the process for undertaking an Art Deco Review to identify buildings of that architectural style within the city that do not currently enjoy heritage protection (Resolution No. C270421/2278). Following a tender process, Hosking Willis Architects were engaged to undertake this work on council's behalf.

At its meeting held on 22 August 2022, council received a report from Hosking Willis Architects identifying a number of properties that met the statutory criteria for heritage protection. In turn, Council resolved to seek more detailed analysis on a select number of properties to expand the list further (Resolution No. C230822/7214). Hosking Willis Architects were engaged to re-examine their initial findings on a select group of properties, whilst also being asked to examine a number of new properties that were previously not considered as part of the initial scope of work.

## Report

Whilst the City of Holdfast Bay retains many documented and protected examples of Art Deco buildings, there are some buildings that are notable representations of the period that are yet to be formally recognised or protected. There is a need to review these undocumented

buildings, as the City of Holdfast Bay has already lost some fine examples of Art Deco architecture in recent times due to a lack of formal protection, including the former Ozone Theatre on Jetty Road at Glenelg. The broad use of Art Deco styling in the built form is historically unique to Holdfast Bay, and should be identified, documented, and formally protected where legislation allows. Hosking Willis Architects conducted site visits and desktop research to determine the places worthy of Local Heritage status. The review was undertaken in three stages:

Stage 1: Conduct empirical research to identify places that warrant further investigation.

Stage 2: Conduct field and desktop research of places to understand their historical background, and then make recommendations on properties that meet the criteria for Local Heritage status under the *Planning, Infrastructure and Development Act 2016*.

Stage 3: (current stage) Conduct a broader re-examination of previously assessed properties, and an examination of a number of newly identified properties.

Stage 2 of the review identified six places which were deemed to display the required historic integrity or heritage significance within the fabric of the building itself to satisfy the criteria for Local Heritage status under the *Planning, Development and Infrastructure Act 2016*. These properties are:

- 748 Anzac Highway, Glenelg
- 60 Broadway, Glenelg South
- 46 Jetty Road, Glenelg
- 27 Walkers Road, Somerton Park
- 29 Walkers Road, Somerton Park
- 14 Williams Avenue, Glenelg East

The data sheets prepared by Hosking Willis Architects on each of these properties are provided as Attachment 1 to this report.

*Refer Attachment 1*

As part of Stage 3 of the review (being the current stage), Hosking Willis Architects has identified nine additional properties as meeting the criteria for Local Heritage listing. These properties are:

- 31-31a Broadway, Glenelg
- 8 Giles Street, Glenelg
- 33 Pier Street, Glenelg
- 18A South Esplanade, Glenelg
- 12A-12B Maxwell Terrace, Glenelg East
- 22 Strathmore Terrace, Brighton
- 65 Sturt Road, Brighton
- 50 Brighton Road, Glenelg
- 290 Brighton Road, North Brighton

The report containing the data sheets prepared by Hosking Willis Architects on each of these properties is provided as Attachment 2 to this report.

*Refer Attachment 2*

This report recommends that the six properties identified by Hosking Willis Architects as meeting the criteria for Local Heritage status as part of Stage 2 of its review, and that the nine properties identified as part of the Stage 3 of its review, inform a future Planning and Design Code Amendment process for their formal elevation as Local Heritage Places. However, it may not be efficient to conduct a Planning and Design Code Amendment for 15 properties, hence the recommendation is to await an appropriate opportunity to include the properties as part of a Code Amendment with a broader scope, and also to await the outcomes of the Greater Adelaide Regional Plan consultation, which may result in further properties being recommended for heritage listing.

In addition, further properties could also be identified in the interim as Council Administration continues to investigate the merits of properties that have to date not met the criteria for listing, but which could meet that criteria with the discovery of further information. These investigations will continue for the 12 properties listed in the Hosking Willis report that were identified as not meeting the threshold for heritage listing. In addition, and in-line with the recommendations in the Hosking Willis report, further research and survey work will be undertaken to identify historic areas which demonstrate the built characteristics of the Inter-War period, ensuring recognition of places that do not meet the thresholds for inclusion but may have value as a group.

## Budget

The cost to commission the various reviews of Art Deco architecture was factored into the 2021-22 Annual Business Plan. Not all funds were expended as part of Stages 1 and 2 of the review, with the remaining funds carried forward in the 2023-24 Annual Business Plan for the funding of Stage 3.

## Life Cycle Costs

There are no life cycle costs associated with the specific task of undertaking a review of Art Deco Heritage found in the City of Holdfast Bay.

## Strategic Plan

Holdfast 2050+ Vision: Protecting our heritage and beautiful coast.

## Council Policy

Not applicable

## Statutory Provisions

*Planning, Development and Infrastructure Act 2016*

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**Written By:** Manager, Development Services

**General Manager:** Strategy and Corporate, Ms S Wachtel

# Attachment 1

---

**NAME:** Combined shop and dwellings

**PLACE NO.:** "Click and Type"

---

**LOCATION:** 744-748 Anzac Highway Glenelg

**LOCAL GOVERNMENT AREA:** City of Holdfast Bay

**LAND DESCRIPTION:** Hundred Noarlunga  
CT 5082/175

---

**OWNER:** "Click and Type"

---

**REGISTER STATUS:** None

---

**PHOTOGRAPH:**



*744-748 Anzac Highway, viewed from the north.*

---

**NAME:** Combined Shop and Dwellings

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

A mixed use two storey Inter-War Functionalist building. The building has a concealed roof behind parapeted walls. It features an articulated form with curved corners and break fronted facades addressing Anzac Highway and Nile Street. Windows are generally timber framed with the exception of the shop front. The Anzac Highway frontage features a curved shop front with vertical detailing above double hung windows and a cantilevered canopy. The residential entrances that address Anzac Highway both have small, cantilevered canopies with the eastern unit also including a small one storey portion with balcony above this part has been altered to include non-original windows. The Nile Street façade includes glazed bricks with the curved corners continuing around the secondary frontage.

---

**BRIEF HISTORICAL BACKGROUND:**

The portion of land at 744 -748 Anzac Highway was first outlined within General Registry Office plan 24-1855. Lands Title records show the land as Allotment 40 and was owned by Edmond Rowley, Greengrocer in 1925. Rowley sold it to James Donald Gilmore a Hotelkeeper in 1927. Gilmore was the owner at the time the building was constructed.

The building was built in approximately 1938 and the Engineers were Hurren, Langman and James Engineers and the designers appear to be Wilfred E Taplin & Co. The Sands McDougall Directory from 1941 has the site listed as 'McLaren Court Flats'.

Land title information indicates a portion of the building was leased to Colin Andrew MacDonald Reid in 1940. Gilmore died in 1952.

The building retains its original use.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the City of Holdfast Bay as an intact Inter-War Functionalist building that demonstrates the application of the Inter-War Functionalist style to a mixed-use building at a time when development within the council area was happening at a rapid pace.
- 

**STATEMENT OF HERITAGE VALUE:**

This building is an important example of Inter-War Functionalist style which continues to display its original mix of uses. The building successfully utilises a style which was more commonly used for larger public buildings within the City of Holdfast Bay.

---

**EXTENT OF LISTING:**



Original external form, materials and detailing of the two-storey mixed use building visible from Anzac Highway and Nile Street.

---

#### HISTORIC PHOTOGRAPHS:



*Aerial photograph of Glenelg viewed from the north, c1938.  
B12714, State Library of South Australia.*



*Enlargement of B 12714. State Library of South Australia*

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## REFERENCES:

McDougall & Vines, *City of Holdfast Bay Post 1930s Heritage Review*, Norwood. 2008.

Lands Title Office *Certificate of Title, Volume 1383 Folio 145*, 13 July 1925.

State Library of South Australia, Aerial Photograph *B 9073*, 1930.

State Library of South Australia, Aerial Photograph *B 12719*, c1936.

Sands & McDougall's *Directory of South Australia*, Sands & McDougall Pty Ltd. Adelaide, South Australia. 1943.

Architecture Museum, UniSA. *Hurren, Langman and James Collection S247/30 and S247/260*.

---

---

**NAME:** former Ryans Emporium

**PLACE NO.:** "Click and Type"

---

**LOCATION:** 46 Jetty Road Glenelg

**LOCAL GOVERNMENT AREA:** City of Holdfast Bay

**LAND DESCRIPTION:** Hundred: Noarlunga

CT 5029/968 (unit 4)  
CT 5029/969 (unit 4, 5)  
CT 5029/970 (unit 4, 6)  
CT 5029/971 (unit 7)  
CT 5029/972 (unit 7, 8)  
CT 5029/973

---

**OWNER:** "Click and Type"

---

**REGISTER STATUS:** None

---

**PHOTOGRAPH:**



*46 Jetty Road*

---

**NAME:** former Ryans Emporium

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

A two-storey commercial building. The roof form is concealed behind a parapet. The first floor features a vertical marquee sign with rounded corners, the windows have a small cantilevered canopy spanning the width of all four openings. The first floor windows have a rendered stepped banding and low relief detailing above. The canopy includes the original soffit lining.

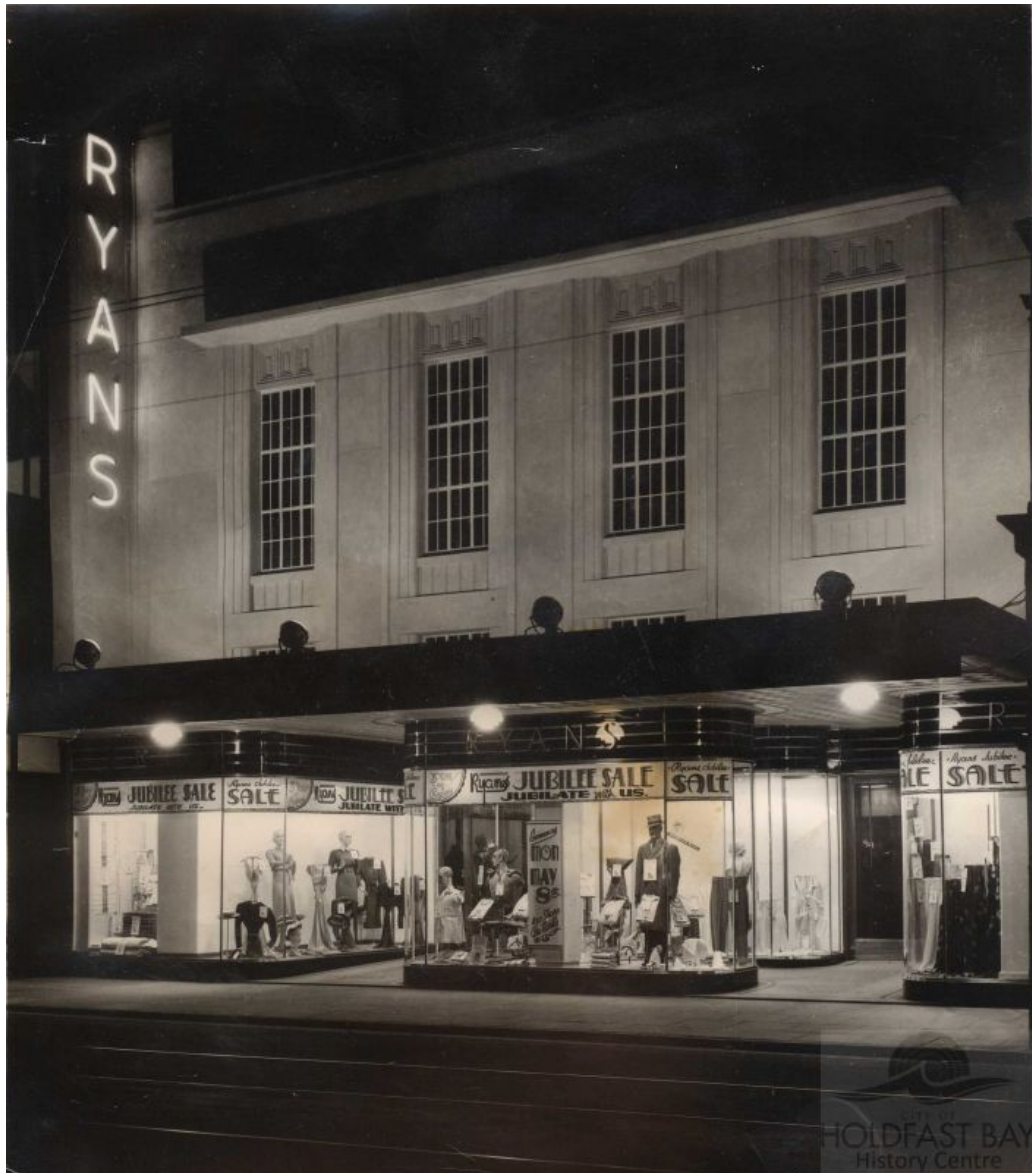
The ground floor has been altered and is now divided into two shops with an additional entry to the first floor below the marquee sign. The first floor windows have been replaced. The 1939 fabric at ground level has been removed and much the building at ground floor is concealed behind signage.

---

**BRIEF HISTORICAL BACKGROUND:**

The land at Glenelg was subdivided very early in the establishment of the Colony. In 1900 the western portion of this site was owned by F. Turner, a stationer. It was transferred to Henrietta Summers in 1910. In 1914 William Thomas Ryan, a draper, purchased this land and in 1925 a new Certificate of Title was issued with an additional 5 feet noted to the frontage to Jetty Road. In 1945 W T Ryan purchased the southern portion of the land adjacent and amalgamated the two.

Photos indicate the Art Deco alterations to the façade were done in approximately 1939. Photos both dated c1939 show two different shop fronts, one with a Victorian frontage and balcony over the footpath and the other with the alterations mentioned above. The Victorian building appears to have been retained and altered with the stair and marquee signage added within the additional portion of land added to the title in 1925. The rear of the building has been added to as the land adjacent was purchased by Ryan.



Ryans Emporium c1939. City of Holdfast Bay History Centre.

---

#### RELEVANT CRITERIA:

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

- (a) it displays aesthetic merit, design characteristics or construction techniques of significance to the City of Holdfast Bay as an important Inter-War Art Deco retail building on the main street of Glenelg.

---

#### STATEMENT OF HERITAGE VALUE:

The c1939 alterations to the two-storey building are an important example of the Inter-War Art Deco style. The fabric remains intact to the first-floor level and the canopy retains its 1939 soffit lining. While the ground floor has been since altered it is still considered to be able demonstrate the Inter-War Art Deco style within the setting of Jetty Road.



### EXTENT OF LISTING:

Original external form, materials and detailing of the Inter-War Art Deco shop including the original canopy but excluding the later ground floor commercial alterations and signage.

---

### REFERENCES:

Lands Title Office *Certificate of Title, Volume 4226 Folio 182*

Lands Title Office *Certificate of Title, Volume 4200 Folio 304*

Lands Title Office *Certificate of Title, Volume 4155 Folio 357*

Lands Title Office *Certificate of Title, Volume 1862 Folio 142*

Lands Title Office *Certificate of Title, Volume 1363 Folio 93*

Lands Title Office *Certificate of Title, Volume 658 Folio 1*

City of Holdfast Bay Local History Collection photo PH-GL-1647.

City of Holdfast Bay Local History Collection photo PH-GL-1648.

City of Holdfast Bay *Historic Glenelg: A Self-Guided Walk*. 2017.

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---

**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

14 Williams Avenue Glenelg East

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred: Noarlunga

CT 5350/277

---

**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

Representative Building

---

**PHOTOGRAPH:**



*\*Caption*

---

**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

An asymmetrical two-storey dwelling with a flat roof and a central semicircular wing at the first floor above the porch. The wing features a flat roof with small cantilever. Balconies are located to each side of this semicircular wing; the southern balcony features a metal balustrade and the northern a rendered masonry balustrade which is a continuation of the wall below. The dwelling is rendered with an exposed brick plinth. There is horizontal banding within the render between the ground and first floors.

The carport and alterations to the rear are later additions.

---

**BRIEF HISTORICAL BACKGROUND:**

Da Costa Park, now Glenelg East was subdivided for housing in 1923. The land had been bequeathed to what is now known as St Peter's College in 1869 and they owned the land until its subdivision. The suburb was named after the Merchant who bequeathed the land.

14 Williams Avenue was bought by W. H. Runge in 1929, it transferred to James Liddle in 1934 and then again to Lancelot H Simpson in the same year. The dwelling was constructed for Simpson in 1937 by Ron Golding's Architectural Homes Co.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the City of Holdfast Bay as intact example of an Inter-War Functionalist dwelling.
- 

**STATEMENT OF HERITAGE VALUE:**

The dwelling is a notable example of an Inter-War Functionalist building and features several features of the Style including the concealed roof, semicircular entry and balcony treatments.

---

**EXTENT OF LISTING:**

The original form, materials and details of the two-storey Inter-War Functionalist Dwelling, excluding the carport and new additions to the rear.

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**REFERENCES:**

*Lands Title Office Certificate of Title, Volume 1091 Folio 138*

*Lands Title Office Certificate of Title, Volume 1282 Folio 166*

*Lands Title Office Certificate of Title, Volume 1532 Folio 72*

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*Lands Title Office Certificate of Title, Volume 1548 Folio 182*

*South Australian Register* Tuesday, 30 March 1869. Page 2. <http://nla.gov.au/nla.newd-article41388467>.

*Register*, Thursday 3 April 1924. Page 6. <http://nla.gov.au/nla.news-article64202099>

*Mail*, Saturday 21 April 1923. page 16. <https://nla.gov.au/nla.news-article63776130>

*Place names of South Australia*, The Manning index of South Australia.

---

---

**NAME:** Shops

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

60-60B Broadway Glenelg South

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred: Noarlunga

CT 5217/769

---

**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

None

---

**PHOTOGRAPH:**



*View of the shops from the east.*



---

**NAME:** Shops

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

Shops with former dwelling to the rear. The shops feature two entrances one addressing the corner of Broadway and Hastings Street and the other addressing Broadway. The shops have a stepped parapet with vertical rendered detailing to the corner and horizontal banding for the length of the parapet. Openings retain their original scale while some have new glazing and one has been altered to accommodate a servery. This alteration appears to be undertaken in a manner to be considered reversible. Metal cladding is featured above the openings. The cantilevered canopy is tied back to the parapet at regular intervals with metal rods. It has a rendered finish.

The former dwelling to the rear is of red brick appearance with cast concrete columns to a later verandah.

---

**BRIEF HISTORICAL BACKGROUND:**

The allotment at 60-60B Broadway was owned by J Pierson in 1876. Ownership changed several times and in 1927 was subdivided into its current form when transferred to A. A. Williams a Trainer. In 1939 ownership changed from A. A. Williams to Robert John Shaughnessy, a licenced hotelier.

The building to the rear appears to have been constructed earlier than the shops as directories of the time show the addition of a hairdresser and Shaughnessy as a tobacconist at this address in 1941, and the shops appear to have been constructed at this time.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the City of Holdfast Bay as an example of the Inter-War Art Deco style applied to a single storey commercial building.
- 

**STATEMENT OF HERITAGE VALUE:**

The Inter-War shop fronts are an important example of Art Deco style in a single storey building. They retain much of their original detailing and demonstrate a successful application of the style within a period of much development within the City of Holdfast Bay.

---

**EXTENT OF LISTING:**

Original external form, materials and detailing of the Inter-War Art Deco shops. The former dwelling to the rear is excluded from the extent of listing.

---

**REFERENCES:**

Sands & McDougall's *Directory of South Australia*, Sands & McDougall Pty Ltd. Adelaide, South Australia. 1940.

Sands & McDougall's *Directory of South Australia*, Sands & McDougall Pty Ltd. Adelaide, South Australia. 1941.

Lands Title Office *Certificate of Title, Volume 1461 Folio 72*, 31 March 1927.

Lands Title Office *Certificate of Title, Volume 1347 Folio 160*, 16 October 1924.

Lands Title Office *Certificate of Title, Volume 229 Folio 100*, 30 June 1876.

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---

**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

27 Walkers Road Somerton Park

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred: Noarlunga

CT 5394/416

---

**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

None

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**PHOTOGRAPH:**



*27 Walkers Road viewed from the west.*

---

**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

A semi-detached dwelling with concealed roof form and curved corners. The parapet features horizontal banding. A shallow stepped cantilever canopy wraps across the frontage and around to the entry on the northern façade. Masonry is rendered with an exposed brick plinth.

---

**BRIEF HISTORICAL BACKGROUND:**

John McDonald, a farmer, owned allotments 66 and 67 of the subdivision of Somerton in 1884 and in the same year transferred the title to Flora and Harriett McDonald, presumably relatives. Flora passed away in 1924 and in 1925 Harriett and James Donald Gilmore are noted as the owners of the land. Neither resided on the allotments as they are noted as being from St Leonards and Adelaide respectively. In January 1926 the land ownership changed twice. In April 1926 A S Paterson an Electrical Engineer from Adelaide purchased the land and in the same year sold allotment 67 and a part of allotment 66. Between 1926 and 1940 the land changed ownership several times.

1940 the land was subdivided again and transferred to Bessie May Barron, a Glenelg shop keeper. It appears the semi-detached dwellings were constructed sometime after this.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to City of Holdfast Bay as example of the Inter-War Functionalist style applied to single storey semi-detached dwellings.
- 

**STATEMENT OF HERITAGE VALUE:**

The semi-detached dwellings at 27 and 29 Walkers are important example of the Inter-War Functionalist style applied to smaller semi-detached dwellings, at a time when many sites in Somerton Park were being developed in a similar way. They retain much of their original detailing and demonstrate a successful application of the style within a period of growth within the City of Holdfast Bay.

---

**EXTENT OF LISTING:**

External form of the Inter-War Functionalist features of the semi-detached dwelling including materials and detailing. Excludes later additions to rear.

---

**REFERENCES:**

Lands Title Office *Certificate of Title, Volume 4284 Folio 990 and Folio 991*.

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Lands Title Office *Certificate of Title, Volume 4281 Folio 153.*

Lands Title Office *Certificate of Title, Volume 1756 Folio 136.*

Lands Title Office *Certificate of Title, Volume 1442 Folio 63.*

Lands Title Office *Certificate of Title, Volume 460 Folio 68.*

Lands Title Office *Subdivision Plan of Somerton GRO 398/1854.*

---



---

**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

29 Walkers Road Somerton Park

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred: Noarlunga

CT 5458/208

---

**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

None

---

**PHOTOGRAPH:**



*29 Walkers Road viewed from the west.*

---

**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

A semi-detached dwelling with concealed roof form and curved corners. The parapet features horizontal banding. A shallow stepped cantilever canopy wraps across the frontage and around to the entry on the northern façade. Masonry is rendered with an exposed brick plinth.

The carport to the south and the two-storey portion to the rear of the semi-detached dwelling are later additions.

---

**BRIEF HISTORICAL BACKGROUND:**

John McDonald, a farmer, owned allotments 66 and 67 of the subdivision of Somerton in 1884 and in the same year transferred the title to Flora and Harriett McDonald, presumably relatives. Flora passed away in 1924 and in 1925 Harriett and James Donald Gilmore are owners of the land. Neither resided on the allotments as they are noted as being from St Leonards and Adelaide respectively. In January 1926 the land ownership changed twice. In April 1926 A S Paterson an Electrical Engineer from Adelaide purchased the land and in the same year sold allotment 67 and a part of allotment 66. Between 1926 and 1940 the land changed ownership several times.

1940 the land was subdivided again and transferred to Bessie May Barron, a Glenelg shop keeper. It appears the semi-detached dwellings were constructed sometime after this.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the City of Holdfast Bay as example of the Inter-War Functionalist style applied to single storey semi-detached dwellings.
- 

**STATEMENT OF HERITAGE VALUE:**

The semi-detached dwellings at 27 and 29 Walkers are important example of the Inter-War Functionalist style applied to smaller semi-detached dwellings, at a time when many sites in Somerton Park were being developed in a similar way. They retain much of their original detailing and demonstrate a successful application of the style within a period of growth within the City of Holdfast Bay.

---

**EXTENT OF LISTING:**

External form of the Inter-War Functionalist features of the semi-detached dwelling including materials and detailing. Excludes later carport and additions.

---

**REFERENCES:**

Lands Title Office *Certificate of Title*, Volume 4284 Folio 990 and Folio 991.

Lands Title Office *Certificate of Title*, Volume 4281 Folio 153.

Lands Title Office *Certificate of Title*, Volume 1756 Folio 136.

Lands Title Office *Certificate of Title*, Volume 1442 Folio 63.

Lands Title Office *Certificate of Title*, Volume 460 Folio 68.

Lands Title Office *Subdivision Plan of Somerton* GRO 398/1854.

---

# Attachment 2



# Art Deco Heritage Review Stage 3 – Further Investigations



October 2023

Hosking Willis Architecture

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<http://www.hoskingwillis.com.au>



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Cover image: *Aerial view of Glenelg township and jetty. To the left of the photograph the Patawalonga River can be seen entering the sea. A large tract of empty land can be seen towards the south before the suburbs of Hove and Brighton. A wide expanse of beach has been uncovered by the low tide. c1938. State Library of South Australia.*

## 1.0 Introduction

Following the completion of the Art Deco Heritage Survey the City of Holdfast Bay sought additional research be undertaken into 14 properties. After seeking clarification, we have also included 6 Postwar Churches in the review, which were recommended by the Art Deco and Modernism Society (SA) in their list of suggested properties.

The original survey included investigations for places which met the threshold for listing as a local heritage place under criterion (d) only. As a point of difference, this additional work considers all Section 67(1) criteria of the *Planning, Development and Infrastructure Act, 2016*.

These are:

- (1) The Planning and Design Code may designate a place as a place of local heritage value if—
  - a) it displays historical, economic or social themes that are of importance to the local area; or
  - b) it represents customs or ways of life that are characteristic of the local area; or
  - c) it has played an important part in the lives of local residents; or
  - d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
  - e) it is associated with a notable local personality or event; or
  - f) it is a notable landmark in the area; or
  - g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.

### 1.1 Methodology

The following steps were undertaken as part of this review:

- Visit all properties included in this further review.
- Review of the relevant thematic histories.
- Comparative analysis and historical research of places.
- Preparation of this report and the attached data sheets, including an outline of why some places were considered not to meet the thresholds for inclusion.
- Prepare a list of recommendations.

At the time of writing there was no overarching thematic history prepared for the City of Holdfast Bay and therefore the data sheets draw upon the brief thematic history prepared by McDougall Vines in their 2008 report *City of Holdfast Bay Post 1930s Heritage Review* and the South Australian Thematic framework prepared by the South Australian Heritage Council.

When undertaking the comparative analysis the document *Heritage in Transition; Practitioner Guide* (August 2009) has been referred to with respect to determining the relevant thresholds for inclusion under the various criteria.

## 2.0 Recommendations

### 2.1 Recommended Local Heritage Places

The following Art Deco and Functionalist places are recommended as meeting one or more Section 67(1) criteria for inclusion as Local Heritage Places:

- Dwellings; 31-31a Broadway, Glenelg
- Units; 8 Giles Street, Glenelg
- Dwelling; 33 Pier Street, Glenelg
- Units; 18A South Esplanade, Glenelg
- Semi-detached dwellings; 12A-12B Maxwell Terrace, Glenelg East

The following Postwar Churches are recommended as meeting one or more Section 67(1) criteria for inclusion as Local Heritage Places:

- St Joseph's Catholic Church; 22 Strathmore Terrace, Brighton
- Brighton Church of Christ; 65 Sturt Road, Brighton
- St Paul's Lutheran Church; 50 Brighton Road, Glenelg
- St Philip's Anglican Church; 290 Brighton Road, North Brighton

The data sheets for these places follow in Section 3.

### 2.2 Summary of Places not Recommended

The following places were reviewed but are not considered to meet the threshold for inclusion under the relevant criteria. A brief statement has been included on their reason for exclusion.

Place	Statement
Semi-detached dwellings; 5 Bindarra Road Brighton	The semi-detached dwellings do not meet the thresholds for inclusion as heritage places in their own right. There are many semi-detached dwellings of this type in the City of Holdfast Bay and the western dwelling (5A) has been altered to an extent that diminishes its original architectural features.
Semi-detached dwellings; 509-511 Brighton Road Brighton	The dwellings at 509-511 do not meet the thresholds for inclusion as heritage places in their own right. They are one of many of this type of dwelling in the City of Holdfast Bay.
Dwelling; 25 Broadway Glenelg	The dwelling does not meet the threshold for inclusion in its own right. The dwelling was altered to appear as an Interwar dwelling but dates from an earlier period.  It is also noted that this place is listed as a representative building within the New Glenelg Historic Area in the Planning and Design code and therefore has demolition policies which apply to the site.
Semi-detached dwellings; 45 & 45A Waterloo Street Glenelg	The semi-detached dwellings do not meet the thresholds for inclusion as local heritage places in their own right with many places within Glenelg

	featuring similar architectural features and while they demonstrate the continued development of Glenelg are not considered to demonstrate this more or better than other places within Glenelg.
Semi-detached dwellings; 30 Williams Avenue Glenelg East	<p>The semi-detached dwellings do not meet the thresholds for inclusion as local heritage places in their own right, with much of the surrounding built fabric also demonstrating the same historic features.</p> <p>It should be noted that these dwellings are within the New Glenelg Historic Area within the Planning and Design code and, while not identified as representative buildings, do have the built attributes of the area and therefore has demolition policies which apply to the site.</p>
Semi-detached dwellings; 53 Whyte Street Somerton Park	Number 53 Whyte Street has been altered to accommodate one dwelling and no longer presents as two dwellings. It has undergone alterations to its street facing façade which diminish its heritage value. It is not considered to meet the thresholds for inclusion.
Dwelling(s); 1 Shoreham Road South Brighton	The dwelling at number 1 Shoreham Road has had alterations to its street facing facade and no longer retains its original front fence. It was possibly originally two semi-detached dwellings, but this is no longer discernible. It is not considered to meet the thresholds for inclusion.
Dwelling; 5 Shoreham Road South Brighton	Dwellings 5 and 9 Shoreham Road do not meet the thresholds for inclusion as heritage places in their own right. They are one of many of this type of dwelling in the City of Holdfast Bay.
Dwelling; 9 Shoreham Road South Brighton	
Dwelling; 56 Walkers Road Somerton Park	The dwelling is already a Local Heritage Place within the Planning and Design Code. (Heritage Number: 26248)
St Peter's Woodlands School Chapel	The Chapel is already a Local Heritage Place within the Planning and Design Code. (Heritage Number: 4530)
<p>Former St Paul's Catholic Church; 4-6 College Road Somerton Park</p> <p>Address given in brief 1 Harrow Road, Somerton Park</p>	The former church is now the food and technology centre for Sacred Heart College. The windows have been replaced, and exhaust fans have been installed across much of the roof. The church ceased services here in 2009.

## 2.3 Recommended Future Heritage Investigations

Following the fieldwork and comparative studies of the properties within the study area it is recommended that further research and survey work be undertaken to identify historic areas which demonstrate the built characteristics of the Inter-War period.

Historic Areas seek to protect historic streetscapes and areas which display historic themes and characteristics which are important to the local area. There are demolition policies within Historic Area Overlays which seek to retain dwellings that contribute to historic streetscapes and demolition of these buildings is not supported by the Planning and Design Code. Places that do not meet the thresholds for inclusion in their own right may have value as a group.

At present, there historic areas identified in the northern part of the Council Area only. These are: the Glenelg Village Historic Area, Maturin Road Historic Area, Da Costa Park Historic Area, and the New Glenelg Historic Area.



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## 3.0 Data Sheets

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Data sheets start on the following page.

---

**NAME:** Semi-detached dwellings

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

31-31A Broadway, Glenelg South

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 5452/593

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**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

None

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**PHOTOGRAPH:**



**NAME:** Semi-detached dwellings

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

Asymmetrical, two-storey maisonettes of masonry construction with face brick plinth and ashlar lined rendered masonry. A concrete hood wraps around the building at the height of the ground floor window heads. A small balcony is located above the western entrance. The hipped roof is tiled with face brick chimneys with low relief brick detailing. Large timber framed windows face the street and include horizontal mullions to the top sash. The front fence features face brick with a canted rendered detail to the top.

---

**BRIEF HISTORICAL BACKGROUND:**

The site is located within the original subdivision of the township of New Glenelg. The allotment was owned by Louisa Weston in 1909 and transferred to her husband, John Weston, in 1919 following her passing. It was then transferred to Arthur John Weston in 1935. In the same year Golding's Architectural Homes Co advertised maisonettes to be constructed at the site. Golding's Architectural Homes Co was prolific at this time. The Sands and McDougall directory from 1941 has number 31 as vacant.

From 1942 there are residents listed at number 31 and 31a, 31b, and 31c. At the time there was a large proportion of renters within the council area and there was a push for accommodation within the council that could house the shifting demographics and their changing expectations, it is assumed this property was developed for this market.

---

**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 4: Building Settlements, Towns and Cities

4.3 Shaping the suburbs (including pre and post World War 2)

4.8 Making homes for South Australians

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.2 Residential Development and House Styles.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

31 and 31a Broadway meets the threshold for inclusion under criterion (a).

- a) It displays historical, economic or social themes that are of importance to the local area as large semi-detached dwellings developed for the increase in population in Glenelg following the depression.

---

**STATEMENT OF HERITAGE VALUE:**

Constructed in the late 1930s the semi-detached dwellings at 31 and 31A Broadway, Glenelg are associated with the population growth of Glenelg as it became a suburb rather than a separate seaside village. It demonstrates the changing demographic of the suburb, and the high proportion of renters seeking smaller residences.

**EXTENT OF LISTING:**

The external form and detailing of the 1930s two-storey, masonry, semi-detached dwellings including masonry front fence. All other elements including alterations and additions dating from after this period and outbuildings to the rear are excluded from the listing.

---

**REFERENCES:**

Golding Gazetteer compiled by *Giles Walkley*.

Sands & McDougall South Australian Directory 1941. Adelaide SA 1941.

Sands & McDougall South Australian Directory 1942. Adelaide SA 1941.

Historic Certificate of Titles, CT 807/114, CT 1329/83, CT 2322/125, CT 4061/422, CT 4295/851.  
Accessed via <https://sailis.lssa.com.au/>

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**NAME:** Residential Flat Building - Retten

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

Units 1-7, 8 Giles Avenue, Glenelg

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 5016/314

CT 5016/315

CT 5016/316

CT 5016/317

CT 5016/318

CT 5016/319

CT 5016/320

CT 5016/321

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**OWNER:**

"Click and Type"

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**REGISTER STATUS:**

None

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**PHOTOGRAPH:**





**NAME:** Residential Flat Building - Retten

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

Three-storey building, constructed of ashlar-lined rendered brickwork with flat roofs to original sections. The flat roofs project past the line of the walls. Windows are timber framed, with those facing the street double hung. Doors are concealed behind security screens. A stair with rendered balustrade wraps around the north-eastern corner to provide access to the second and third floor units. Chimneys feature the same ashlar lined render. A later addition to the to the eastern end of the third storey includes a hipped roof and is rendered to match but has sliding windows and a different window reveal detail.

The site surrounding the units is hard paved with a pond and slate wall and steps. The Mintaro slate walls, steps and pond all date from the construction of the units and were documented by H. Griggs.

---

**BRIEF HISTORICAL BACKGROUND:**

Alfred Netter, a prominent Adelaide businessman, purchased this site from Mary Grace Melville in February 1938. A single storey dwelling was already located on the site which, after some investigations, was incorporated into the new structure built in 1939. Originally planned as consisting of six units but altered to 7 units during construction with the solarium removed and the stair extended to accommodate a unit. The architect Harold Griggs and the contractor M.F. Norton. The Mintaro slate wall, paving and pond are original and date from 1939.

Historic titles indicate that Netter sold the flats in December 1941 to George and Constance Loughlin.

The hipped additions which resulted in an enlarging the third floor are not original as is the case with the balcony to the eastern first floor unit.

---

**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 4: Building Settlements, Towns and Cities

4.3 Shaping the suburbs (including pre and post World War 2)

4.8 Making homes for South Australians

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.2 Residential Development and House Styles.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

Retten meets the threshold for inclusion under criterion (a).

- a) It displays historical, economic or social themes that are of importance to the local area as it demonstrates the development of blocks of residential units to provide for the increase in population in Glenelg following the depression and the changing demographics of the suburb.

---

**STATEMENT OF HERITAGE VALUE:**

Constructed in 1939 the units at 8 Giles Avenue, Glenelg are associated with the population growth of Glenelg as it became a suburb rather than a separate seaside village. It demonstrates the changing demographic of the suburb, and the high proportion of renters seeking smaller residences.

---

#### EXTENT OF LISTING:

The external form and detailing of the original extent of the three-storey 1939 units including the 1939 hard landscaping, wall and pond. Excludes the later additions including the hipped roof additions to the third storey and the balcony to the eastern end of the second storey.

---

#### REFERENCES:

<https://www.findagrave.com/memorial/19209685/alfred-netter>

Photograph, *The Retten Glenelg, 1939*, Griggs collection S167. Architecture Museum, University of South Australia

'Making a House a Home' *Mail*, Saturday 11 June, 1938, p 34. <http://nla.gov.au/nla.news-article55846020>. Accessed online.

'Adelaide's interwar flats; A new form of housing for a new world.' Fran Smith. *Bibliofile*, 2. 2021. P 14.

'Retten flats' *The Advertiser*, Thursday May 11, 1939. Griggs collection S167. Architecture Museum, University of South Australia

'The Houses that Jack built: Architect Jack McConnell's modern residences, 1939-1945' *Journal of the Historical Society of South Australia*. No. 47 2019. p 96 & p 99

Collins, Susan, 'Harold Thomas', Architecture Museum, University of South Australia, 2008, Architects of South Australia.

[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=72](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=72)

Historic Certificate of Titles, CT 4119/929, CT 4035/799, CT 1372/90, Accessed via <https://sailis.lssa.com.au/>

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**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

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**LOCATION:**

33 Pier Street, Glenelg

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 5512/972

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**OWNER:**

"Click and Type"

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**REGISTER STATUS:**

None

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**PHOTOGRAPH:**



---

**NAME:** Dwelling

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

A two-storey masonry dwelling with brick plinth and ashlar lined render walls which features curved walls and a curved balcony with masonry balustrade to the primary street frontage of Pier Street. The tiled roof is hipped, and chimneys are rendered. The masonry has recently been overpainted. Windows are double hung, timber framed, with four inserted into the curved walls of the projecting portion which addresses Pier Street.

The brick front fence to Pier Street, excluding the new pillar adjacent the driveway and the infill panels date from the construction of the dwelling.

---

**BRIEF HISTORICAL BACKGROUND:**

The land generally bounded by Partridge Street, Pier Street and Penzance Street was subdivided in 1920 and the allotment that the dwelling is now on was originally owned by Pearce Delbridge, a Merchant, in 1922. 33 Pier Street was transferred to Allan & Evelyn Tiver in April 1940. Allan Tiver is noted as a chemist. The architect was Ron Golding's Architectural Homes Co and the drawings for the home are also dated 1940.

The ownership remained with the Tiver's into the 1990s.

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**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 4: Building Settlements, Towns and Cities

4.3 Shaping the suburbs (including pre and post World War 2)

4.8 Making homes for South Australians

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.2 Residential Development and House Styles.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

33 Pier Street meets the threshold for inclusion under criterion (a).

- a) It displays historical, economic or social themes that are of importance to the local area as it demonstrates the infill of the larger allotments which were developed prior to the twentieth century with one of the few larger houses constructed following the depression and at the beginning of World War 2.
- 

**STATEMENT OF HERITAGE VALUE:**

Constructed in 1940 the dwelling at 33 Pier Street is associated with the population growth of Glenelg as it became a suburb rather than a separate seaside village. It was one of the few larger residences constructed following the depression and at the beginning of World War 2.

---

**EXTENT OF LISTING:**

The external form and detailing of the original extent of the masonry two-storey c1940 dwelling including the front fence. Excludes the garage and later single storey additions to the rear of the dwelling.

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**REFERENCES:**

Golding Gazetteer compiled by *Giles Walkley*.

Historic Certificate of Titles, CT 1747/2, CT 1239/6 Accessed via <https://sailis.lssa.com.au/>

Subdivision Plan; Deposited Plan 2651. Accessed via <https://sailis.lssa.com.au/>

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**NAME:** Residential Flat Building - Shoreham

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

Units 1-7, 18A South Esplanade, Glenelg

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 5044/304, CT 5044/305

CT 5044/306, CT 5044/307

CT 5044/308, CT 5044/309

CT 5044/312

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**OWNER:**

"Click and Type"

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**REGISTER STATUS:**

None

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**PHOTOGRAPH:**



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**NAME:** Residential Flat Building - Shoreham

**PLACE NO.:** "Click and Type"

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**DESCRIPTION:**

Originally a three-storey building, now with a small addition to the roof terrace, the building is of brick construction with face brick and rendered finishes. The brick and render have been overpainted. Curved walls and curved cantilevered balconies are a strong feature. The front fence has been altered but appears similar to the original fence seen in historic photographs. Windows to the rear portion are timber framed and doors are timber framed, some with fanlights and door leaves are glazed.

The small additions to the roof terrace, creating a fourth storey, are later additions as is the case with the changes to the western façade. Changes to the western façade include the infill of the top half of the large openings and the installation of aluminium framed windows, the opening up of two of the balconies and the provision of a column below a third balcony.

The two townhouses to the rear of the property are stylistically different to the Shoreham building and are not considered part of the historic fabric of the place.

---

**BRIEF HISTORICAL BACKGROUND:**

The land 18A Esplanade now occupies was originally a portion of the land laid out as 'Saltram'. This subdivision covered a small section of land bounded by South Esplanade, Kent Street, Moseley Street, and Pier Street.

Eileen Gertrude Kiernan purchased the northern portion of allotment 8 in February 1938 and Shoreham was completed that same year. The architect was William Lucas and the builder Samuel Burr. The team also included A.R. Green a decorating contractor. The building was designed and built to accommodate two units per level with the roof terrace originally for access by all occupants and included laundry facilities and drying area. Features originally noted in articles of the time include the sun deck (roof terrace) and outdoor shower for rinsing off sand prior to entering the flats.

E.G. Kiernan sold the property in 1954 but retained the corner allotment until 1957.

Alterations to two the roof terrace to provide additions to the two units in the third storey have occurred since and are not a part of the original fabric, this has also now changed the use of the roof terrace which is no longer shared with other tenants.

---

**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 4: Building Settlements, Towns and Cities

4.3 Shaping the suburbs (including pre and post World War 2)

4.8 Making homes for South Australians

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.2 Residential Development and House Styles.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

18A South Esplanade meets the threshold for inclusion under criterion (a).

- a) It displays historical, economic or social themes that are of importance to the local area as it demonstrates the development of blocks of residential units to provide for Glenelg's increase in population following the depression and the changing demographics and expectations regarding housing within Glenelg.

---

#### STATEMENT OF HERITAGE VALUE:

Constructed in 1938 the units at 18A South Esplanade, Glenelg are associated with the population growth of Glenelg as it became a suburb rather than a separate seaside village. It demonstrates the changing demographic of the suburb, and the high proportion of renters seeking smaller residences.

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#### EXTENT OF LISTING:

The external form and detailing of the original extent of the four-storey 1938 units including the front fence. Excludes the later additions to the roof and the two townhouses to the east, at the rear of the property,

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#### REFERENCES:

'Adelaide's interwar flats; A new form of housing for a new world.' Fran Smith. *Bibliofile*, 2. 2021. P 13.

'The Houses that Jack built: Architect Jack McConnell's modern residences, 1939-1945' *Journal of the Historical Society of South Australia*. No. 47 2019. p 96 & p 99

McDougall, Alison, 'Lucas, William' Architecture Museum, University of South Australia, 2014, Architects of South Australia.

[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=118](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=118)

Historic Certificate of Titles, CT 4119/534, CT 2368/16, CT 296/23, Accessed via <https://sailis.lssa.com.au/>

'Shoreham Flats Latest Addition to Glenelg Architecture Modern Features in 3 Stories' and 'Roof as Sun Area', *Mail* Saturday 3 December 1938, p 30. <http://nla.gov.au/nla.news-article54820243>. Access online.

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**NAME:** Semi-detached dwellings

**PLACE NO.:** "Click and Type"

---

**LOCATION:**

12A-12B Maxwell Terrace, Glenelg East

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 5082/352

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**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

None

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**PHOTOGRAPH:**



**NAME:** Semi-detached dwellings

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

Two-storey semi-detached dwellings of rendered masonry construction with a hipped, tiled roof and rendered chimneys. Windows are a combination of steel framed and timber framed with two of the steel framed windows located within the curved walls of the front façade. Both balconies also feature this curved detailing. The doors to the balconies are both timber and steel framed. The front doors are obscured, a with a later screen to the door that addresses Maxwell Terrace.

The rendered fence, with brick detail and round pillars dates from the construction of the semi-detached dwellings.

---

**BRIEF HISTORICAL BACKGROUND:**

The site at 12A and 12B Maxwell Terrace was subdivided as part of the Dunleath subdivision, now part of Glenelg East. Early sales of land from this subdivision occurred in 1925 and 1926.

Walter Woods Boyce, a builder, purchased the site with his wife Victoria in August 1938 from J. B. Smith. Clive Boyce, his brother, was the architect for the semi-detached dwellings. Their father Samuel Percy Boyce (known as Percy) was also a builder and had established Boyce & Son in 1897. Walter Boyce, following in his father's footsteps, set up a workshop in Brighton in the 1920s and constructed the semi-detached dwellings.

Walter occupied 12B and appears to have leased 12A, from directory entries of the time. 12A is the western unit and the smaller of the two with 12B larger and with an improved outlook.

---

**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 4: Building Settlements, Towns and Cities

4.3 Shaping the suburbs (including pre and post World War 2)

4.8 Making homes for South Australians

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.2 Residential Development and House Styles.

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

12A-12B Maxwell Terrace meets the threshold for inclusion under criterion (a).

- b) It displays historical, economic or social themes that are of importance to the local area as it demonstrates the development of smaller dwellings and rental properties to provide for Glenelg's increase in population following the depression and the changing demographics and expectations regarding housing within Glenelg.

---

**STATEMENT OF HERITAGE VALUE:**

Constructed in 1938 the semi-detached dwellings, are associated with the population growth of Glenelg as it became a suburb rather than a separate seaside village. It demonstrates the changing demographic of the suburb, and the high proportion of renters seeking smaller residences and the owner/developers catering to this.



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**EXTENT OF LISTING:**

The external form and detailing of the original extent of the two-storey 1938 semi-detached dwellings including the front fence. Excludes the later additions to the sides of the property and the shed to the rear.

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**REFERENCES:**

Walkley, Giles, *'Boyce, Samuel Percy and Clive Eric* Architecture Museum, University of South Australia, 2018, Architects of South Australia.

[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=156](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=156)

Historic Certificate of Titles, CT 1394/199, CT 1394/196, Accessed via <https://sailis.lssa.com.au/> Subdivision Plan; Deposited Plan 2651. Accessed via <https://sailis.lssa.com.au/>

Sands & McDougall South Australian Directory 1943. Adelaide SA 1943.

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**NAME:** St Joseph's Catholic Church

**PLACE NO.:** "Click and Type"

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**LOCATION:**

22 Strathmore Terrace Brighton

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 6158/837

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**OWNER:**

"Click and Type"

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**REGISTER STATUS:**

None

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**PHOTOGRAPH:**



**NAME:** St Joseph's Catholic Church

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

Cream brick with centrally located brick vertical fins with tall vertical windows that are the height of the walls. Concrete cantilevered hoods over large windows. Simple canopy over driveway. The roof is concealed behind a metal tile clad parapet setback from the main masonry walls. It also features a centrally located spire with a simple cross. Both east and west corners of the street facing façade include patterned aluminium framed windows, which are set back from the corner. Copper sculptures feature on the street facing wall and are located adjacent the foundation stone.

---

**BRIEF HISTORICAL BACKGROUND:**

Following World War 2 there was shift in the composition of religions within South Australia, with much of this attributed to the influx of European immigrants. Prior to this the number of Catholics, Anglicans and Presbyterians were low when compared with other states. The growth of manufacturing industries and the subsequent labour shortages resulted in the recruitment of skilled, semi-skilled and unskilled migrant workers, including those from non-English speaking backgrounds. A large proportion of migrants to Australia at this time took residence in South Australia.

Building restrictions which were introduced following World War 2 to ensure a continual housing supply were lifted on 30 January 1953. Some parishes had accumulated funds during the restrictions and proceeded with plans for new buildings following their lifting. Many denominations also aimed to spread into the new suburbs, with the aim of providing a church in each new suburb, with some denominations agreeing to share areas where denominations would have a defined districts to avoid stretching resources. In addition to this the lifting of building restrictions encouraged the use of different construction types and designs.

In 1916 Religious Order of Sisters of Mercy obtained a portion of the land located between what is now known as Old Beach Road, Strathmore Terrace and Commercial Road.

The foundation stone of the new Church was laid in 1964, two architects are noted as being involved in the delivery of the church both were notable and both prolific architects for the Catholic Church; Kevin Curtin in the eastern states and Brian Taylor here in South Australia.

Architect Kevin Curtin was an early adopter of prefabricated concrete structures and designed the first Australian place of worship utilising post tensioned parabolic concrete arches. In Adelaide he designed two notable Catholic Churches, the War Memorial Church of St Anthony of Padua at Edwardstown c 1959 and this Church. Brian Breslin Taylor was a prolific architect for the Catholic Church, and he was involved as an architect for approximately 35 churches for the Catholic Church in the Postwar era.

Artist Voitre Marek as commissioned to provide artwork to many Catholic Churches in South Australia and his copper art is featured on the façade and internally within the church.

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**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 6: Developing Social and Cultural Life (Supporting and building communities)

6.1 Supporting diverse religions and maintaining spiritual life (SA point of difference).

6.7 Continuing Cultural Traditions.

6.8 Marking the Phases of Life.

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

## 2.4 Expansion of Social and Community Facilities

### 2.4.3 Community Organisations

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#### RELEVANT CRITERIA:

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

St Joseph's Catholic Church meets the threshold for inclusion under criterion (a) and (c).

- a) It displays historical, economic or social themes that are of importance to the local area as it demonstrates the development of places of worship within the City of Holdfast Bay following the influx of residents in the interwar and postwar period, and the lifting of building restrictions.
- c) It has played an important part in the lives of local residents as a place of worship developed to support the population of Brighton of which increased in the preceding decades.
- d) It displays aesthetic merit, design characteristics, or construction techniques of significance to the local area as a modern place of worship utilising new styles to support the growth of worship in Holdfast Bay in the postwar period.

---

#### STATEMENT OF HERITAGE VALUE:

Constructed in 1964-65 St Joseph's Catholic Church is significant as it demonstrates the development of places of worship following the lifting of building restrictions to support the population growth that occurred in the interwar period. Two prolific Architects of Catholic Churches were involved in its design.

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#### EXTENT OF LISTING:

The external form and detailing of the 1964-65 Catholic Church including copper sculptures to the front façade and windows with decorative detailing. Excluding fencing and landscaping features dating from after the construction of the Church.

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#### REFERENCES:

Burns, Chris. *Postwar Places of Worship in South Australia 1945-1990*. Government of South Australia, Department for Environment and Water. University of South Australia. 2019

Historic Certificate of Titles, CT 807/114, CT 1329/83, CT 2322/125, CT 4061/422, CT 4295/851. Accessed via <https://sailis.lssa.com.au/>

di Santo, Aldo, 'Taylor, Brian Breslin', Architecture Museum, University of South Australia, 2008, Architects of South Australia:

[[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=88](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=88)]

<https://www.voitremarek.com/catalogue/st-josephs-catholic-church-brighton-sa/>

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**NAME:** Brighton Church of Christ**PLACE NO.:** "Click and Type"

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**LOCATION:**

65 Sturt Road Brighton

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 6178/26

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**OWNER:**

"Click and Type"

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**REGISTER STATUS:**

None

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**PHOTOGRAPH:**



**NAME:** Brighton Church of Christ

**PLACE NO.:** "Click and Type"

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**DESCRIPTION:**

An A Frame church with steep, tiled, gable roof featuring metal clad, central spire. Red brick walls feature single protruding bricks at regular intervals. A window features at the gable peak with timber fins in front, below an angled brick wall protrudes past aluminium framed, patterned windows. The portal frames are evident of the west elevation with the roof stopping short to expose them and allowing light into aluminium windows. This detail is concealed by later additions to the eastern elevation of the Church. To the rear a low pitch roof with exposed fins and aluminium windows is visible from the street.

---

**BRIEF HISTORICAL BACKGROUND:**

Following World War 2 there was shift in the composition of religions within South Australia, with much of this attributed to the influx of European immigrants. Prior to this the number of Catholics, Anglicans and Presbyterians were low when compared with other states. The growth of manufacturing industries and the subsequent labour shortages resulted in the recruitment of skilled, semi-skilled and unskilled migrant workers, including those from non-English speaking backgrounds. A large proportion of migrants to Australia at this time took residence in South Australia.

Building restrictions which were introduced following World War 2 to ensure a continual housing supply were lifted on 30 January 1953. Some parishes had accumulated funds during the restrictions and proceeded with plans for new buildings following their lifting. Many denominations also aimed to spread into the new suburbs, with the aim of providing a church in each new suburb, with some denominations agreeing to share areas where denominations would have a defined districts to avoid stretching resources. In addition to this the lifting of building restrictions encouraged the use of different construction types and designs.

The Church of Christ purchased three allotments facing Sturt Road and additional one accessed from Bennet Street in 1956. It took several years for the church to be developed with the church not opening until 1966, although this was not unusual. William Lance Brune provided architectural services for most (if not all) of the of the Church of Christ Churches in South Australia in the 1950s and 1960s period, including this church in 1966. The A frame architectural style is one that Lance Brune utilised on many of his Church designs.

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**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 6: Developing Social and Cultural Life (Supporting and building communities)

6.1 Supporting diverse religions and maintaining spiritual life (SA point of difference).

6.7 Continuing Cultural Traditions.

6.8 Marking the Phases of Life.

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.4 Expansion of Social and Community Facilities

2.4.3 Community Organisations

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

Brighton Church of Christ meets the threshold for inclusion under criterion (a) & (c).

- a) It displays historical, economic or social themes that are of importance to the local area as the Brighton Church of Christ demonstrates the development of places of worship within the City of Holdfast Bay following the influx of residents in the interwar and postwar period, and the lifting of building restrictions.
- c) It has played an important part in the lives of local residents as a place of worship developed to support the population of Brighton of which increased in the preceding decades.
- d) It displays aesthetic merit, design characteristics, or construction techniques of significance to the local area as a modern place of worship utilising new styles to support the growth of worship in Brighton in the postwar period.

---

#### STATEMENT OF HERITAGE VALUE:

Constructed in 1966 the Brighton Church of Christ is significant as it demonstrates the development of places of worship following the lifting of building restrictions to support the population growth that occurred in the interwar period. It was designed by Lance Brune, who was the architect for many Church of Christ churches within South Australia and who utilised the A frame style for many of these.

---

#### EXTENT OF LISTING:

The external form and detailing of the 1966 Brighton Church of Christ. Excluding later additions to the entrance located to the east of the church.

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#### REFERENCES:

Burns, Chris. *Postwar Places of Worship in South Australia 1945-1990*. Government of South Australia, Department for Environment and Water. University of South Australia. 2019

Historic Certificate of Titles, CT 2257/59, CT 2297/48, CT 1814/37, CT 2650/130, CT 2445/122, CT 1403/59, CT 2605/131, CT 1523/119. Accessed via <https://sailis.lssa.com.au/>

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**NAME:** St Paul's Lutheran Church**PLACE NO.:** "Click and Type"

---

**LOCATION:**

50 Brighton Road Glenelg East

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 6136/245

---

**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

None

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**PHOTOGRAPH:**

**NAME:** St Paul's Lutheran Church

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

A modern cream brick church with a low brick plinth of a different tone. The south-western corner features a tall tower with breeze block detail. The building is not rectilinear in plan with the northern wall fanning away from the southern wall and a curved corner adjacent the corner of the site. The roof is flat with a gutter detail with eaves gutter. The western wall features concrete fins and a balcony adjacent the original entrance (now not used). The northern wall has narrow windows concealed by the same breeze block feature utilised in the tower. Between are a painted block.

The low northern wall is constructed of the same brick detail as the walls of the church.

---

**BRIEF HISTORICAL BACKGROUND:**

Following World War 2 there was shift in the composition of religions within South Australia, with much of this attributed to the influx of European immigrants. Prior to this the number of Catholics, Anglicans and Presbyterians were low when compared with other states. The growth of manufacturing industries and the subsequent labour shortages resulted in the recruitment of skilled, semi-skilled and unskilled migrant workers, including those from non-English speaking backgrounds. A large proportion of migrants to Australia at this time took residence in South Australia.

Building restrictions which were introduced following World War 2 to ensure a continual housing supply were lifted on 30 January 1953. Some parishes had accumulated funds during the restrictions and proceeded with plans for new buildings following their lifting. Many denominations also aimed to spread into the new suburbs, with the aim of providing a church in each new suburb, with some denominations agreeing to share areas where denominations would have a defined districts to avoid stretching resources. In addition to this the lifting of building restrictions encouraged the use of different construction types and designs.

The site of the Church was purchased in 1952 and the current building was dedicated on 10 September 1961. Prior to this the Lutheran community of Glenelg gathered in private homes and then relocated to the railway building at 142 Jetty Road, Glenelg.

Architect Sir Eric von Schramek designed many Churches during the 1950s and 1960s, mostly for the Lutheran Church, but also for the Methodist Church and a small number of churches for other denominations. This church is exemplar of his ecclesiastical style.

---

**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 6: Developing Social and Cultural Life (Supporting and building communities)

6.1 Supporting diverse religions and maintaining spiritual life (SA point of difference).

6.7 Continuing Cultural Traditions.

6.8 Marking the Phases of Life.

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.4 Expansion of Social and Community Facilities

2.4.3 Community Organisations

---

**RELEVANT CRITERIA:**

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

St Paul's Lutheran Church meets the threshold for inclusion under criterion (a), (c), (e)

- a) It displays historical, economic or social themes that are of importance to the local area as St Paul's Lutheran Church Glenelg demonstrates the development of places of worship within the City of Holdfast Bay following the influx of residents in the interwar and postwar period, and the lifting of building restrictions.
- c) It has played an important part in the lives of local residents as a place of worship developed to support the population of Brighton of which increased in the preceding decades.
- d) It displays aesthetic merit, design characteristics, or construction techniques of significance to the local area as a modern place of worship by a prominent South Australian Architect which is of a modern style developed during the postwar period.
- e) It is associated with a notable local personality or event as the architect Sir Eric von Schramek was a notable and recognised ecclesiastical architect who was an important contributor to the development of modern Lutheran Churches.

---

#### STATEMENT OF HERITAGE VALUE:

Constructed in 1961 St Paul's Lutheran Church is significant as it demonstrates the development of places of worship following the lifting of building restrictions to support the population growth that occurred in the interwar period. It was designed by Sir Eric von Schramek, who was the architect for many churches within South Australia and who is credited with being one of the architects who established the modern styles of places of worship within South Australia.

---

#### EXTENT OF LISTING:

The external form and detailing of the 1961 St Paul's Lutheran Church and low masonry wall to the north of the Church, located between the Church and Offices and Meeting Rooms. Excluding the Offices and Meeting Rooms to the North and later signage.

---

#### REFERENCES:

Burns, Chris. *Postwar Places of Worship in South Australia 1945-1990*. Government of South Australia, Department for Environment and Water. University of South Australia. 2019

<https://glenelg.lutheran.org.au/about-us/>

McDougall, Alison, 'von Schramek, Eric Emil', Architecture Museum, University of South Australia, 2008, Architects of South Australia:

[[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=53](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=53)]

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**NAME:** St Philip's Anglican Church**PLACE NO.:** "Click and Type"

---

**LOCATION:**

290 Brighton Road North Brighton

**LOCAL GOVERNMENT AREA:**

City of Holdfast Bay

**LAND DESCRIPTION:**

Hundred Noarlunga

CT 5807/854

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**OWNER:**

"Click and Type"

---

**REGISTER STATUS:**

None

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**PHOTOGRAPH:**

**NAME:** St Philip's Anglican Church

**PLACE NO.:** "Click and Type"

---

**DESCRIPTION:**

A modern, octagonal cream brick church with central raised section with north and south facing windows and simple cross. The low-pitched roof is tiled. A verandah wraps around the building with deep angled stone columns at the vertices. Doors and windows are timber framed.

The hall is of cream brick construction with a gable roof and with later canopy connecting the hall to the church. The stone tower and bell date from after the construction of both the hall and church.

---

**BRIEF HISTORICAL BACKGROUND:**

Following World War 2 there was shift in the composition of religions within South Australia, with much of this attributed to the influx of European immigrants. Prior to this the number of Catholics, Anglicans and Presbyterians were low when compared with other states. The growth of manufacturing industries and the subsequent labour shortages resulted in the recruitment of skilled, semi-skilled and unskilled migrant workers, including those from non-English speaking backgrounds. A large proportion of migrants to Australia at this time took residence in South Australia.

Building restrictions which were introduced following World War 2 to ensure a continual housing supply were lifted on 30 January 1953. Some parishes had accumulated funds during the restrictions and proceeded with plans for new buildings following their lifting. Many denominations also aimed to spread into the new suburbs, with the aim of providing a church in each new suburb, with some denominations agreeing to share areas where denominations would have a defined districts to avoid stretching resources. In addition to this the lifting of building restrictions encouraged the use of different construction types and designs.

Prior to the development of the church the land in North Brighton both to the east and west of Brighton Road consisted of market garden allotments. The land purchased by the Church of England is located east of the North Brighton Cemetery which opened in 1859 and was purchased during a time when subdivision of these areas was occurring.

The hall to the rear of the church was constructed in 1955, only 2 years after the lifting of building restrictions. Prior to this the Mission Church of St Philip congregated at the Paringa Park Primary School. The Church was constructed in 1972, some years later with the architect being Woods, Bagot, Laybourne Smith and Irwin. Irwin provided architectural services to the Anglican Church which continued his firm's established connection with the Anglican Church.

---

**RELEVANT HISTORIC THEMES:**

Historic Themes of South Australia

Theme 6: Developing Social and Cultural Life (Supporting and building communities)

6.1 Supporting diverse religions and maintaining spiritual life (SA point of difference).

6.7 Continuing Cultural Traditions.

6.8 Marking the Phases of Life.

Brief Thematic History 1920s – 1960s McDougall Vines 2008.

2.4 Expansion of Social and Community Facilities

2.4.3 Community Organisations

---

### RELEVANT CRITERIA:

(Under Section 67(1) of the *Planning, Development and Infrastructure Act, 2016*):

St Philip's Anglican Church meets the threshold for inclusion under criterion (a) and (c).

- a) It displays historical, economic or social themes that are of importance to the local area as St Paul's Lutheran Church Glenelg demonstrates the development of places of worship within the City of Holdfast Bay happening concurrently with the subdivision of market garden allotments in the Brighton area.
- c) It has played an important part in the lives of local residents as a place of worship developed to support the changing demographic of the Brighton Area.

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### STATEMENT OF HERITAGE VALUE:

Developed in stages over several years the hall was constructed during the subdivision of the surrounding area and demonstrates the Anglican Church's eagerness to provide for the growth and changing demographic of Brighton and its ongoing growth during the mid 20<sup>th</sup> Century.

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### EXTENT OF LISTING:

The external form and detailing of the 1972 Church, 1955 Hall and later bell tower of St Philip's Anglican Church. Excluding outbuildings to the rear and fencing.

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### REFERENCES:

Burns, Chris. *Postwar Places of Worship in South Australia 1945-1990*. Government of South Australia, Department for Environment and Water. University of South Australia. 2019

Historic Certificate of Titles CT 3206/1, CT 1815/57. Accessed via <https://sailis.lssa.com.au/>  
<https://stphilipssomertonpark.com.au/who-we-are/>

Bridget Jolly, 'Irwin, Sir James Campbell (1906–1990)', Australian Dictionary of Biography, National Centre of Biography, Australian National University,  
<https://adb.anu.edu.au/biography/irwin-sir-james-campbell-12684/text22865>, published first in hardcopy 2007, accessed online 9 October 2023.

Collins, Julie, 'Irwin, James Campbell', Architecture Museum, University of South Australia, 2008, Architects of South Australia:  
[\[http://www.architectsdatabase.unisa.edu.au/arch\\_full.asp?Arch\\_ID=67\]](http://www.architectsdatabase.unisa.edu.au/arch_full.asp?Arch_ID=67)

<https://www.holdfast.sa.gov.au/services/cemeteries#north-brighton-cemetery>

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**Item No:** 15.4

**Subject:** NAMING OF NEW ROADS

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## Summary

This report seeks Council's authorisation to nominate names for two new roads currently under construction as part of a new residential estate located on Sturt Road, Brighton. The community will then be consulted on the nominated road names in accordance with council's Naming of Public Places Policy, with a subsequent report brought back to Council to consider the outcomes of the consultation process prior to ratification of the road names.

---

## Recommendation

**That Council:**

- 1. provides preliminary endorsement for 'Le Cornu Drive' and 'Shirleys Lane' as the preferred names for two new public roads currently under construction on land located at 28 Sturt Road, Brighton, in accordance with Attachment 2 to this report;**
  - 2. authorises the undertaking of community consultation on the preferred road names in accordance with the City of Holdfast Bay's Naming of Public Spaces Policy; and**
  - 3. is provided with the results of the community consultation process for consideration prior to the ratification of the new road names.**
- 

## Background

At its meeting held 26 October 2022, the City of Holdfast Bay Council Assessment Panel granted approval for a new residential estate comprising 26 allotments on a 9,000 square metre site located at 28 Sturt Road, Brighton. The new estate incorporated two new public roads, which would require the assignment of names at a later date by council. Prior to its redevelopment, the estate was in the long-held ownership of the Le Cornu family, with its ties to the land dating back to 1957.

## Report

The new residential estate located at 28 Sturt Road, Brighton has reached a stage of construction where council can now consider the assignment of names for the two new public roads that service the 26 allotments. In considering suitable names for the roads, council is guided by its Naming of Public Places Policy.

The developer of the estate, Mr Andrew Taplin, has put forward two road names for council's consideration, being 'Le Cornu Drive' and 'Shirleys Lane'. Council Administration considers these names to be suitable given the circumstances of the land and its history, and also that

they fit the criteria under Council's Naming of Public Places Policy. Prior to nominating the road names, Mr Taplin consulted the Le Cornu family to ensure that there was no objection to the use of the family names, meaning Council can be reassured that nominating the names is with the permission and knowledge of the family. Notwithstanding, the Le Cornu family will be formally consulted as part of the community engagement process that will follow.

*Refer Attachment 1*

### **Road Name Selection**

When assigning names for new roads, council's Naming of Public Places Policy (the Policy) seeks recognition of the contribution made by male and female residents, of both indigenous and non-indigenous backgrounds. The application of 'Le Cornu Drive' is gender neutral. The name 'Shirleys Lane' is nominated in recognition of the Le Cornu family matriarch, who resided at the estate from 1957. It is therefore considered that each of the nominated road names accord with the gender aspect of the Policy.

Regarding the cultural relevance of the name choices, this site has known ties with two non-indigenous families; the Wauchopes and the Le Cornus. The Wauchope family owned the estate from 1920 until its sale to the Le Cornu family in 1957. However, given that the house built by the Wauchope family no longer exists on the site, and that no member of the Wauchope family has had an interest in the land since 1957, it is considered that the Le Cornu family has a more recent and more significant period of association with the land.

Many of the large trees planted by the Le Cornu family will continue to feature on the site as part of the new residential estate, providing a lasting reminder of that family's historical links to the site. The general community too has long referred to the land as 'the Le Cornu site', so the choice of road names will likely be neither unexpected nor contentious. Assignment of the Le Cornu name to the new roads will also be the first and only formal recognition of the family's ties to Holdfast Bay, with no other public space sharing the Le Cornu name. Assigning the Le Cornu name to public roads located on the very site where the family estate was located would represent fitting recognition for a family synonymous with the post-war economic growth of South Australia, with the family maintaining residency in Holdfast Bay during its most active and prosperous years.

It is considered that the strength of the ties that the Le Cornu family has with the land are sufficient to justify the singular pursuit of 'Le Cornu Drive' and 'Shirleys Lane' as Council's nominations for the community consultation process. Notwithstanding, the engagement process may produce alternative names for council's consideration, or indeed reasons why the two suggested names should not be assigned to the roads. All submissions will be considered in a subsequent report to Council prior to the ratification of any road names.

Regarding the suffix applied to each road name, these are selected as best descriptors for the form and function of each road. 'Drive' is apt as it is applied to roads that are often curvilinear, where there is a steady flow of traffic without any cross-streets. 'Lane' implies that the road is a narrow through-road designed to provide service access to the properties it abuts.

The reserve shown in Attachment 2 is not a public place and therefore does not require assignment of a name at this stage.

*Refer Attachment 2*



As evident from the plan of the new estate provided as Attachment 2, the two roads are not through roads, meaning that access to these roads will be limited to the 26 properties within the estate and their visitors. In this regard, broad community exposure to the road names will be minimal, adding further weight to the appropriateness of naming the roads after personalities with longstanding ties to the land.

### ***Community Consultation***

The Policy requires that the naming of public places, including roads, occurs in consultation with the community. This will extend to the Brighton Historical Society, Holdfast Bay History Centre, and the Le Cornu family's next of kin. As per council's most recent community engagement process relating to the naming of a public place, it is considered appropriate to consult the community with a preferred position, providing rationale for the name choices, particularly as the names selected are considered somewhat obvious choices given the history and circumstances of the land.

### **Budget**

There are funds set aside in the Annual Business Plan to cover the cost of community consultation. The costs associated with formalising and declaring the road names through the Land Services Group (Geographic Names Board) and Land Titles Office will be borne by the developer as part of statutory fees associated with the land division.

### **Life Cycle Costs**

Not applicable

### **Strategic Plan**

Holdfast 2050+ Vision: Protecting our heritage and beautiful coast

### **Council Policy**

Naming of Public Places Policy

### **Statutory Provisions**

*Local Government Act 1999*

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**Written By:** Manager, Development Services

**General Manager:** Strategy and Corporate, Ms S Wachtel

# Attachment 1

**From:** Andrew Taplin <at@taplin.com.au>  
**Sent:** Thursday, 12 October 2023 12:03 PM  
**To:** Anthony Marroncelli  
**Subject:** RE: 28 Sturt Rd Brighton

Hi Anthony

Further to our recent correspondence I have had a discussion with Julie Le Cornu who represents the Le Cornu family and they are delighted with the suggestion with Le Cornu Drive and would like to also suggest Shirleys Lane.

Shirley was the wife of Lance and I am told was the rock and Le Cornu family thought it would be lovely for a lady to be being recognised.

So we would like to propose Le Cornu Drive for the main road and Shirleys Lane for the lane.

Kind regards

**Andrew Taplin** Director

---

**T** (08) 8295 4104 • **DL** (08) 8350 3088 • **M** 0418 820 977

Office address: 79 Jetty Rd, Glenelg SA 5045

Mail address: PO Box 541, Glenelg SA 5045

Facebook • Instagram • taplin.com.au

**From:** Andrew Taplin <[at@taplin.com.au](mailto:at@taplin.com.au)>  
**Sent:** Tuesday, October 10, 2023 11:55 AM  
**To:** Anthony Marroncelli <[amarroncelli@holdfast.sa.gov.au](mailto:amarroncelli@holdfast.sa.gov.au)>  
**Subject:** 28 Sturt Rd Brighton

Hi Anthony

As you would be aware construction works are progressing well and we expect to be able to have the new subdivision road and associated works completed soon.

A part of this process needs to be the naming of the road and we would like to put two suggestions forward:

1. Le Cornu Drive or
2. Le Cornu Circuit

As you know this was the Le Cornu family home from May 1957 to June 2022 and the family also ran a well-regarded and recognised business in South Australia.

We would very much appreciate Councils endorsement of Le Cornu Drive as we think now is the time to resolve an appropriate name.

Kind regards

**Andrew Taplin** Director

---

**T** (08) 8295 4104 • **DL** (08) 8350 3088 • **M** 0418 820 977

Office address: 79 Jetty Rd, Glenelg SA 5045

Mail address: PO Box 541, Glenelg SA 5045

Facebook • Instagram • taplin.com.au

# Attachment 2







**Item No:** 15.5

**Subject:** **GLENELG OVAL MASTERPLAN STAGES 3 & 4 - DEED OF VARIATION**

---

## Summary

On 21 March 2021, the State Government formally advised the City of Holdfast Bay was successful in obtaining a grant of \$1,400,000 towards the costs of the Glenelg Oval Masterplan Stages 3 & 4. The grant was awarded through the State Government's Local Government Infrastructure Partnership Program (LGIPP). Council finalised the grant by signing and affixing the Common Seal of the City of Holdfast Bay to the funding deed of agreement.

Since the signing of the original grant deed and full geotechnical investigations being undertaken of the Masterplan works site and discovery of contamination and latent conditions, a number of changes have had to be made in construction order and timing of the milestone deliverables. This has resulted in the State Government requiring the original Deed of Agreement being updated to reflect the changes in delivery milestones.

This report is seeking delegated authority for the Mayor and Chief Executive Officer to sign and affix the Common Seal of the City of Holdfast Bay to the funding Deed of Variation to endorse reflecting the changes to the Deed milestones due to work site latent conditions.

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## Recommendation

**That Council delegates authority to the Mayor and Chief Executive Officer to sign the Local Government Infrastructure Partnership Program Deed of Variation and affix the Common Seal of the City of Holdfast Bay.**

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## Background

At the 9 February 2021 Council meeting, Council resolved to commit in-principle funding support of \$1,400,000 and to submit a grant application to the State Government's Local Government Infrastructure Partnership Program (LGIPP) for part funding towards the Glenelg Oval Masterplan Stages 3 & 4. This grant program is based on a dollar for dollar contribution from council to the value of \$1,400,000.

On 21 March 2021, the State Government formally advised that council were successful in obtaining a grant of \$1,400,000 towards the costs of the Glenelg Oval Masterplan Stages 3 & 4. The grant was awarded through the State Government's (LGIPP).

At the 26 April 2023 Council meeting, Council approved an additional \$880,000 to assist in covering significant cost escalation with materials, supplies and labour.

## Report

On 5 September 2023, Masterplan Stages 3 & 4 construction works started on ground with the Cricket Practice Pitches Facility reconstruction. Due to delayed project on ground startup, there was doubt that the major works on the cricket practice facility would be completed by the 19 November 2023 Grant milestone completion date, therefore a discussion was held with LGIPP's Senior Contract Manager with LGIPP suggesting that the existing Grant Deed be superseded by a Variation Deed to reflect the current works construction order and timing of all milestone deliverables.

It should be noted that the project completion date of 30 August 2024 does not change with the Deed of Variation.

With the commencement of works for the Glenelg Oval Masterplan Stages 3 & 4 project and Deed of Variation provided by LGIPP to Council, the Deed of Variation will require the signing and the affixing of the common seal to two copies. The scope of works and Council's financial contributions have not changed, only the order in which works are occurring.

## Budget

State Government LGIPP Grant of \$1,400,000 is matched by the City of Holdfast Bay's contribution of \$1,400,000. Additional approved Council budget of \$880,000, additional financial assistance also includes contributions from LRCI \$454,947; AFL \$35,000; SACA \$27,500; and Department for Education \$21,275.

## Life Cycle Costs

Not applicable

## Strategic Plan

Wellbeing – Establish community hubs that integrate community support, recreational and commercial services in multi-purpose spaces.

## Council Policy

Not applicable

## Statutory Provisions

Not applicable

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**Written By:** Manager, Public Realm and Urban Design

**General Manager:** Assets and Delivery, Ms P Jackson

**Item No:** 15.6

**Subject:** INFORMAL SPORT AND RECREATION INFRASTRUCTURE

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## Summary

Following Councillor Lindop's Motion on Notice on 12 September 2023, regarding Informal Sport and Recreation Infrastructure, Administration has provided a summary of informal sport and recreation infrastructure opportunities and current projects underway.

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## Recommendation

**That Council:**

- 1. considers a budget allocation of \$25,000 annually, as part of the 2024-25 Annual Business Plan process, for three years to enable a long term and strategic approach to the planning and provision of informal sport and recreation infrastructure; and**
  - 2. notes that new initiatives for the provision of informal sport and recreation infrastructure items in excess of \$25,000 will be submitted via the Annual Business Plan and budget process.**
- 

## Background

At the Council meeting on 12 September 2023 a Motion on Notice resolved (Resolution Number: C120923/7537):

*"That Administration undertake a review of the provision of informal sport and recreation infrastructure and spaces and provide a report to Council summarising current projects underway and what future opportunities can be explored for unorganised or informal sport infrastructure. The report is to include recommendations of future budget allocations needed to enable unorganised sport and recreation infrastructure to be incorporated into open space and reserve upgrades."*

Within the network of public open space in the City of Holdfast Bay, Council has over the years invested in a wide variety of informal sport and recreation assets that are available for the community to use. Administration endeavours to provide a range of informal sport and recreation assets that appeal to the whole community to ensure anyone who wants to participate, can. Currently, within the City of Holdfast Bay, we have the following informal sport and recreation assets:

- Five designated 3 on 3 basketball courts
- Multiple community courts (six tennis courts and two netball rings) that are currently not utilised by clubs
- One Skate park at Brighton Oval
- One bike pump track at Brighton (junior and advanced tracks)

- One scooter/ beginners bicycle track at Patawilya Reserve
- Four fitness equipment areas (with the completion of Margaret Messenger Reserve in March 2024)
- One half court tennis court at Wattle Reserve
- One volleyball court at Wattle Reserve

The provision of additional informal sport infrastructure is at the forefront of Administration's planning and designs for parks and reserve upgrades, and always features strongly in community consultation feedback when consulting the community on plans for upgrades. Requests in recent times from the community have included constructing bouldering (rock climbing) walls, additional pump track facilities, outdoor fitness equipment, basketball and netball rings, pickleball courts, table tennis tables and mini soccer goals. However, the available project budget is usually a key determining factor in the ability to provide new informal sport and recreation assets.

## Report

Informal sport and recreation infrastructure, within parks, open spaces, and playspaces, provides a vital role in enhancing the quality of life for residents within our community. These spaces provide opportunities for physical activity, social interaction, and relaxation. Selecting an appropriate location for such infrastructure is a critical decision that must align with the community's needs and any future plans for the reserve.

When investigating suitable locations for informal sport and recreation infrastructure, Administration takes into consideration a number of factors including a spatial assessment of the particular park or reserve and demand analysis via community engagement responses. Administration also assesses other nearby reserves and ensures there is no duplication of similar assets. The ideal design outcome is to offer a diverse range of sport and recreation infrastructure throughout the City to ensure that each park or recreational area is unique and distinct from others in close proximity. This project planning framework ensures our projects align with community needs, and in doing so provide the valuable social and health benefits that participating in informal sport and recreation offers.

### ***Current projects for completion in 2023-24***

The Annual Business Plan, Playspace Action Plan and the Open Space Strategy provides the ability to fund informal sport and recreation opportunities via existing funding mechanisms. However, budget allocations available typically allow for "like for like" replacement with little scope for additional sport and recreation infrastructure in existing budgets.

Current projects funded through the 2023-24 Capital budget include the development of new fitness equipment, mini soccer goals and a new 3 on 3 basketball court at Margaret Messenger Reserve, due to be completed in April 2024. This project forms part of the Glenelg Oval Masterplan Stages 3 & 4 and includes new irrigated turf to be used for informal recreation in Margaret Messenger Reserve.

The 2023-24 Capital budget also includes funding for a new fence and court resurface for the half-court tennis court at Wattle Reserve. This provides an opportunity to create a pickleball court at this location, using the existing half court tennis court footprint. Pickleball is a sport

similar to half court tennis and uses modified bats and balls. Administration has received various requests from the community for this type of facility.

### ***The Open Space and Public Realm Strategy 2018-30***

In line with Council's Open Space and Public Realm Strategy, Administration will continuously assess Council's open spaces and the existing facilities, and plan for development opportunities to provide flexible and quality spaces, allowing provision for organised and non-organised activity.

In consideration of previous Council reports, motions, and extensive community engagement, Administration continue to identify locations for additional informal sport and recreation infrastructure. This is not only informed by past projects and community consultation but also guided by a commitment to meeting community needs and preferences. Please refer to Attachment 1 - Informal Sport Infrastructure Options for a more comprehensive list of future opportunities that can be explored. This attachment provides an analysis of the various informal sport and recreation infrastructure options considered within the community and an estimated budget required for the supply and installation.

*Refer Attachment 1*

## **Budget**

An outline of future informal sport infrastructure activities is tabled in Attachment 1. This can be used for new initiatives submitted via the Annual Business Plan process for the installation of informal sport infrastructure.

*Refer Attachment 1*

To enable a longer term strategic and planned approach to the future provision of informal sport and recreation infrastructure, Administration is recommending that Council considers an allocation of \$25,000 annually, in the draft capital budget, for the next three years. It is proposed that this budget could be allocated to stand alone items as listed in Attachment 1, or used to increase the available budget for a reserve upgrade to ensure some sport and recreation infrastructure is included into the plans.

The proposed \$25,000 per year would provide the opportunity to continue to implement small scale sport and recreational infrastructure. Items to be implemented over the next three years could include:

- Mini soccer goals at Dover Square Reserve or Paringa Park Reserve
- Updated decals along the Esplanade footpath for activities like hopscotch
- Table tennis table at Sutherland Reserve
- Scooter track / beginners bike track at Susan Grace Benny Reserve

Some of these projects may be subject to community consultation to refine final design or location.

Large scale items such as fitness equipment or bouldering walls will be submitted via the new initiative process to the Draft Annual Business Plan for the installation of informal sport infrastructure.



For the items that would require funding more than \$25,000, (fitness equipment, bouldering etc) these items will form part of a playspace or hub renewal and therefore a separate new initiative will be submitted to Council via the Annual Business Planning process.

### Life Cycle Costs

Dependant on the type of opportunity/activity pursued.

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

### Strategic Plan

The subject supports the Wellbeing focus area. Multi-use recreation spaces are designed for use by people of all ages and abilities. These opportunities will provide many benefits to residents and the broader community including physical and social.

### Council Policy

Not applicable

### Statutory Provisions

Not applicable



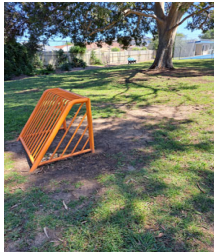






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**Written By:** Community Recreation and Sport Coordinator

**General Manager:** Assets and Delivery, Ms P Jackson

# Attachment 1

Attachment 1: Informal sport infrastructure options

No.	Activity	Proposed Location	Area required	Other considerations	Cost (ex GST)	Photo/Image
1	Hitting wall / targets	Sutherland Reserve	Min. 2400mm high x 3000mm wide (or larger)	Cost dependant on material of wall (Existing or does it need to be constructed).	\$500.00 to \$5,000.00	
2	Bouldering	Subject to public consultation	Size can vary, depending on boulder size. Add minimum 1.5m surrounding the bouldering infrastructure for softfall.	Subject to consultation, Insurance, Proximity to residents	Bouldering structure for teens and adults \$60,000 - \$100,000. Smaller options for younger children (potential to integrate into a playspace area)\$60,000.	
3	Mini soccer goals	Dover Square Reserve	1300 x 900 x 900mm	Kick about area	\$4,500.00 per pair	 <p>ALL WELDED JOINTS ARE TO BE CONTINUOUS FILET WELD AND BLURS FILLED AND REMOVED PRIOR TO POWDERCOATING 18 DIA SOLID ROD CFW CHS 60mm DIA (50NB) 3.6mm WALL THICKNESS CHS SPACING BETWEEN INTERMEDIATE BARS TO BE EQUAL, SPACING AND COMPLIANT TO AS PLAYGROUND STANDARDS SPACING TO BE BETWEEN 75mm CLEAR WIDTH SAND BLAST PRIME AND POWDERCOAT TO SPECIFIED COLOUR, REFER TO SPECIFICATION PROVIDE 200mm DRAINAGE GAP UNDER LOWER BAR</p> <p>07 MINI SOCCER GOALS SECTION SCALE 1:20</p>
4	Volleyball	Coastal Reserves	170 sqm	Surface type (Grass or sand)	Approx. \$3,500.00 per set (posts and net)	
5	Pickleball	Wattle Reserve	Min. standard 9.14m x 18.29m and court 6.1m x 13.41m.	Current site 9.2m x 18.3m and court 5.5m x 11m. Would need new lines and surface.	\$10,000 per court (over existing min court area)	 
6	Table tennis	Near playspace or activity hub that is due to be renewed in the next couple of years (Wattle Reserve, Sutherland Reserve, Parkinson Reserve)	2740 x 1525 x 760mm h.	Users BYO equipment	\$10,445.00 (does not include site preparation, assembly, anchoring or artwork application)	  



Attachment 1: Informal sport infrastructure options

No.	Activity	Proposed Location	Area required	Other considerations	Cost (ex GST)	Photo/Image
7	Number snake/caterpillar or activity track	Along Esplanade or paved areas near playspace	Approx. 5 -10 sqm	nil	\$1200.00 - \$1550.00 per activity/location	
8	Hopscotch	Along Esplanade or paved areas near playspace	Approx. 5 sqm	nil	\$695.00 per activity/location	
9	Handball	Wattle Reserve or open paved area	Approx. 10 sqm	nil	Approx. \$695.00 per activity/location	
10	Fitness Equipment	Fordham Reserve - align with the Sturt River Linear Park pathway and playspace project	Approx. 50 to 120 sqm	Includes base prep. with rubber softfall (fully installed).	\$50,000.00 (8 items)	
11	Scooter or beginner bicycle track	Large reserve with space to accommodate scooter track	Can vary but approx 200 sqm based on Patawilya Reserve	nil	\$20,000.00	
12	Cricket	Open reserve near playspace	Variable	Cost dependant on material of cricket stumps (Existing or does it need to be constructed). Surface type, grass or concrete slab.	\$500.00 to \$5,000.00	

**Item No:** 15.7

**Subject:** **ELECTED MEMBER APPOINTMENTS TO THE COUNCIL ASSESSMENT PANEL**

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## Summary

The term of the Elected Members appointed to the City of Holdfast Bay Council Assessment Panel expires on 30 November 2023. This report recommends that Council appoint one incumbent Elected Member to serve on the Council Assessment Panel for a maximum period of one year, and one deputy Elected Member to serve on the Council Assessment Panel for a maximum period of one year as the need arises when the incumbent is either unable or unavailable to participate.

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## Recommendation

**That Council:**

- 1. appoints Councillor\_\_\_\_\_ to serve as the incumbent Elected Member on the City of Holdfast Bay Council Assessment Panel for the period commencing 29 November 2023 and ending 30 November 2024; and**
- 2. appoints Councillor\_\_\_\_\_ to serve as the deputy Elected Member on the City of Holdfast Bay Council Assessment Panel during the incumbent Elected Member's absence for the period commencing 29 November 2023 and ending 30 November 2024.**

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## Background

State legislation dictates that no more than one Elected Member can be represented on a Council Assessment Panel (CAP), albeit with a deputy member as a reserve. The CAP Operating Procedures require that the Elected Member representative is appointed for a maximum term of one year, although the Elected Member is not prevented from serving multiple terms. Councillor Fleming was appointed to the City of Holdfast Bay CAP as the incumbent Elected Member representative by resolution of Council on 29 November 2022, with Councillor Snewin appointed to serve as the deputy Elected Member, with authorisation to attend during the incumbent Elected Member's absence (Resolution No. C291122/7296). Both Councillors Fleming and Snewin were appointed for a one-year term, expiring on 29 November 2023.

## Report

The City of Holdfast Bay CAP is a five-member panel, consisting of one Elected Member and four non-Council Members, which meets monthly to hear representations and consider the merits of specific development applications. Whilst the four non-Council Members are required to have prescribed qualifications and formal accreditation, the Elected Member is not.



Changes to legislation enacted in 2020 make it also possible for Council to appoint a deputy Elected Member to the CAP in a stand-by role to ensure that Elected Member representation is maintained should the incumbent be either unavailable to attend a scheduled meeting or unable to partake in the determination of a matter due to a declared conflict of interest.

Given the already limited representation of Elected Members to the CAP, it is recommended that the current practice to appoint a deputy Elected Member is continued to ensure that Elected Member representation is maintained at each CAP meeting. Furthermore, the appointment of a deputy also ensures ongoing Elected Member representation in circumstances where the incumbent Elected Member cannot partake in discussion on a particular matter due to a declared conflict of interest. It should be noted that the deputy Elected Member will not receive a sitting fee unless their formal attendance at a meeting is required, which is the case for all CAP members. In circumstances where the incumbent Elected Member is unavailable due to a prolonged period of absence, thereby requiring the deputy Elected Member to assume a substantive role on the CAP, the appointment of a supplementary or third Elected Member will be sought from Council at the time of need. This practice has been adopted with good effect in the past.

## Budget

The payment of sitting fees to the Elected Members and non-Council Members serving on the Council Assessment Panel is factored into the 2023-24 Budget. Effective from, and including, the November meeting, each of the four ordinary non-Council Members and the single Elected Member serving on the Panel receive a payment of \$515 per monthly meeting. There is also a budget allocation for training new Members appointed on the Panel.

## Life Cycle Costs

Not applicable

## Strategic Plan

Holdfast 2050+ Vision: Protecting our heritage and beautiful coast.

## Council Policy

Not applicable

## Statutory Provisions

*Planning, Development and Infrastructure Act 2016*

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**Written By:** Manager, Development Services

**General Manager:** Strategy and Corporate, Ms S Wachtel

**Item No:** 15.8

**Subject:** **APPOINTMENT TO THE EXECUTIVE COMMITTEE VACANCY FOR THE SEACLIFF WARD**

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## Summary

The Executive Committee is a Council Committee established under section 41 of the *Local Government Act 1999* (the Act) to undertake the annual performance appraisal of the Chief Executive Officer (CEO).

At its meeting on 13 December 2022, Council made the following appointments to the Executive Committee for the duration of the Council term:

- The Mayor
- Deputy Mayor
- Councillor Lonie - Seacliff Ward
- Councillor Fleming - Brighton Ward
- Councillor O'Donohue - Somerton Ward
- Councillor Patton - Glenelg Ward

Following the appointment of Councillor Lonie to Deputy Mayor, there is now a vacancy on the Committee for the Seacliff Ward. Councillor Lindop or Councillor Bradshaw may be appointed to the Executive Committee for the Seacliff Ward, only for the duration that Councillor Lonie is the Deputy Mayor.

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## Recommendation

**That Council appoint Councillor \_\_\_\_\_ to the Executive Committee to be the Elected Member for the Seacliff Ward, for the duration that Councillor Lonie is the Deputy Mayor (Councillor Lonie to revert back to be the Seacliff Ward Executive Committee member when her term as Deputy Mayor ends).**

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## Background

The Executive Committee performs functions relating to the annual performance appraisal of the Chief Executive Officer. This includes:

- a. to recommend to Council the form and process of the Chief Executive Officer's annual performance appraisal;
- b. to undertake the annual performance appraisal; and
- c. to provide a report and to make recommendations to Council on any matters arising from the annual performance appraisal.

The Executive Committee's authority extends to making recommendations to Council and it does not have any authority to make decisions in relation to the CEO's employment arrangements.

## Report

At its meeting on 13 December 2022 the Council made the following appointments to the Executive Committee for the duration of the Council term:

- The Mayor
- Deputy Mayor
- Councillor Lonie - Seacliff Ward
- Councillor Fleming - Brighton Ward
- Councillor O'Donohue - Somerton Ward
- Councillor Patton - Glenelg Ward

Council adopted the Committee's Terms of Reference (140223/7343) at its meeting on 14 February 2023

The Terms of Reference for the Executive Committee states:

- "5. *Membership of the Executive Committee comprises:*
- a. *The Mayor;*
  - b. *The Deputy Mayor; and*
  - c. *Four other Elected Members being one from each Council ward, appointed by Council.*
6. *The Executive Committee must appoint a Qualified Independent Person to provide independent advice regarding the Chief Executive Officer's performance review."*

As Councillor Lonie has been appointed as the Deputy Mayor there is a vacancy on the Executive Committee for the Seacliff Ward. Councillor Lindop or Councillor Bradshaw may be appointed to the Executive Committee for the Seacliff Ward, only for the duration that Councillor Lonie is the Deputy Mayor.

The Executive Committee typically meets on approximately four occasions in the first half of the calendar year.

No additional allowance is paid to the Elected Member representatives on the Committee.

## Budget

There are no budget implications associated with this report.

## Life Cycle Costs

There are no life cycle costs associated with this report.

## Strategic Plan

Statutory compliance

## Council Policy

Executive Committee Terms of Reference

## Statutory Provisions

*Local Government Act 1999, section 41*

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**Written By:** Executive Assistant to the CEO and General Manager, Strategy and Corporate

**General Manager:** Assets and Delivery, Ms P Jackson