

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**

9 April 2024 at 7.00pm



Pamela Jackson
Acting 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 – Mayor A Wilson

5.2 Absent – Councillor M O'Donohue (Approved Leave of Absence)

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 26 March 2024 be taken as read and confirmed.

9. Public Presentations

9.1 **Petitions - Nil**

9.2 **Presentations - Nil**



- 9.3 Deputations - Nil
- 10. Questions by Members**
 - 10.1 Without Notice
 - 10.2 On Notice
 - 10.2.1 Funding of Urgent Repairs and Ongoing Maintenance – Councillor Bradshaw (Report No: 99/24)
- 11. Member’s Activity Reports - Nil**
- 12. Motions on Notice - Nil**
- 13. Adjourned Matters - Nil**
- 14. Reports of Management Committees and Subsidiaries**
 - 14.1 Minutes - Executive Committee – 2 April 2024 (Report No: 96/24)
 - 14.2 Minutes – Audit and Risk Committee – 27 March 2024 (Report No: 94/24)
- 15. Reports by Officers**
 - 15.1 Items in Brief
 - 15.2 Annual Business Plan – Elected Member Budget Initiatives (Report No: 101/24)
 - 15.3 Holdfast Tennis Club Court Replacement (Report No: 104/24)
- 16. Resolutions Subject to Formal Motions**

Presented for the information of Members is a listing of resolutions subject to formal resolutions, for Council and all Standing Committees, to adjourn or lay on the table items of Council business, for the current term of Council.
- 17. Urgent Business – Subject to the Leave of the Meeting**
- 18. Items in Confidence**
 - 18.1 Confidential Minutes - Audit and Risk Committee – 27 March 2024 (Report No: 95/24)

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

 - b. Information the disclosure of which –**



- i. would reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - ii. would, on balance, be contrary to the public interest;
 - d. commercial information of a confidential nature (not being a trade secret) the disclosure of which –
 - i. could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - ii. would, on balance, be contrary to the public interest;
 - j. Information the disclosure of which –
 - i. would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council); and
 - ii. would, on balance be contrary to the public interest;
 - k. tenders for the supply of goods, the provision of services or the carrying out of works.

18.2 Review of Service (Report No: 102/24)

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

- j. Information the disclosure of which –
 - i. would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council); and
 - ii. would, on balance be contrary to the public interest;

18.3 Remuneration Tribunal Submission (Report No: 97/24)

Pursuant to Section 83(5) of the *Local Government Act 1999* the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the



basis that the Council considers the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- a. Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

19. Closure

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

Pamela Jackson
Acting Chief Executive Officer

Item No: 10.2.1

Subject: **QUESTION ON NOTICE – FUNDING OF URGENT REPAIRS AND ONGOING MAINTENANCE – COUNCILLOR BRADSHAW**

Question

Councillor Bradshaw asked the following question:

“In anticipation of the Jetty Road Master Plan being included in the 2024/2025 budget and the required level of debt that will incur over the next three years, what impact will that likely have on the funding of urgent repairs or ongoing maintenance to other Council owned assets during those three years?”

Answer – Manager Finance

The Transforming Jetty Road project will not in itself impact the ability of Council to fund additional future works as it is financed wholly through an increase in rate revenue. Put simply, if the project did not proceed then it is anticipated that rate increases would stay in line with Adelaide CPI and Council’s position would remain the same. Capacity for future borrowings, with or without the Jetty Road project, can only be built by increasing revenue streams to refund loan repayments.

For existing assets that require urgent repairs or ongoing maintenance an annual allocation is provided within Council’s Long Term Financial Plan for its renewal program. As part of the annual budget process each year, Council then determines how that expenditure is allocated by identifying its priorities across the asset portfolio.

Item No: 14.1

Subject: MINUTES – EXECUTIVE COMMITTEE – 2 APRIL 2024

Summary

The minutes of the meeting of the Executive Committee held 2 April 2024 are presented to Council for information.

Recommendation

That Council notes the minutes of the meeting of the Executive Committee of 2 April 2024.

RETAIN IN CONFIDENCE - Section 91(7) Order

That having considered Agenda Item 14.2 96/24 – Minutes – Executive Committee – 2 April 2024 in confidence under section 90(2) and (3)(a) of the *Local Government Act 1999*, Council, pursuant to section 91(7) of that Act orders that Attachment 2 be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.

Background

Council established an Executive Committee pursuant to section 41 of the *Local Government Act 1999* with responsibility for undertaking the annual performance appraisal of the Chief Executive Officer to:

- recommend to Council the form and process of the Chief Executive Officer’s annual performance appraisal;
- undertake the annual performance appraisal; and
- 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 does not have any authority to make decisions in relation to the Chief Executive Officer’s employment arrangements.

Report

The minutes of the meeting of the Executive Committee held on 2 April 2024 are attached for Members’ information.

Refer Attachments 1 and 2

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Statutory requirement

Council Policy

Not applicable

Statutory Provisions

Local Government Act 1999

Written By: Executive Assistant, Strategy and Corporate

General Manager: Assets and Delivery, Ms P Jackson

Attachment 1

Minutes of the meeting of the Executive Committee of the City of Holdfast Bay held in the Kingston Room, Brighton Civic Centre, 24 Jetty Road, Brighton on Tuesday 2 April 2024 at 5.00pm.

PRESENT

Members

Chair – Mayor A Wilson – via video conference
Deputy Mayor – C Lindop– via video conference
Councillor M O’Donohue
Councillor J Fleming
Councillor B Patton
Councillor S Lonie

Staff

General Manager, Assets and Delivery – P Jackson

1. OPENING

The Mayor declared the meeting open at 5.06pm.

2. KAURNA ACKNOWLEDGEMENT

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

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

3. APOLOGIES

- 3.1 Apologies Received – Ms C Molitor
- 3.2 Absent

4. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

5. CONFIRMATION OF MINUTES

Motion

That the minutes of the Executive Committee held on 23 January 2024 be taken as read and confirmed.

Moved by Councillor Fleming, Seconded by Councillor Lonie

Carried

6. CONFIDENTIAL REPORTS BY OFFICERS**6.1 Remuneration Tribunal Submission (Report No: 93/24)****Motion – Exclusion of the Public Section 90(3)(a)**

- 1. That pursuant to Section 90(2) of the *Local Government Act 1999* Executive Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager Assets and Delivery and Staff minute taker in attendance at the meeting in order to consider Report No: 93/24 – Remuneration Tribunal Submission in confidence.**
- 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Executive Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 93/24 – Remuneration Tribunal Submission on the following grounds:
 - a. pursuant to section 90(3)(a) of the Act, the information to be received, discussed or considered in relation to Report No: 93/24 – Remuneration Tribunal Submission is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead), being the details of the Chief Executive Officer’s remuneration is discussed.****
- 3. The Executive 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 Councillor Lonie, Seconded Councillor Fleming

Carried

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

That having considered Agenda Item 6.1 93/24 – Remuneration Tribunal Submission in confidence under section 90(2) and (3)(a) of the *Local Government Act 1999*, the Executive Committee, pursuant to section 91(7) of that Act orders that the report, attachments and minutes be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.

Councillor O’Donohue joined the meeting at 5.16pm.

Moved Councillor Fleming, Seconded Councillor Lonie

Carried

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

8. CLOSURE

The Meeting closed at 5.19pm.

CONFIRMED 7 May 2024

MAYOR

Item No: 14.2

Subject: MINUTES – AUDIT AND RISK COMMITTEE – 27 MARCH 2024

Summary

The minutes of the meeting of the Audit and Risk Committee held 27 March 2024 are presented to Council for information.

Recommendation

That Council notes the minutes of the meeting of the Audit and Risk Committee of 27 March 2024, namely that the Audit and Risk Committee advises Council it has received and considered a Standing Items Report addressing:

- **Monthly Financial Statements**
 - **Risk Management and Internal Control**
 - **External Audit**
 - **Public Interest Disclosures**
 - **Economy and Efficiency Audits**
 - **Audit and Risk Committee Meeting Schedule 2024**
-

Background

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

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

Report

The minutes of the meeting of the Audit and Risk Committee held on 27 March 2024 are attached for Members' information.

Refer Attachment 1

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Not applicable

Statutory Provisions

Local Government Act 1999, Sections 41 and 126

Written By: Executive Assistant, Strategy and Corporate

General Manager: Strategy and Corporate, Ms S Wachtel

Attachment 1

Minutes of the meeting of the Audit and Risk Committee of the City of Holdfast Bay held in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton on Wednesday 27 March 2024 at 5:30pm.

PRESENT

Members

Presiding Member – Councillor J Smedley
Councillor R Snewin
Ms P Davies
Ms C Garrett
Mr D Powell

Staff

Chief Executive Officer – Mr R Bria
General Manager Strategy and Corporate – Ms S Wachtel
General Manager Alwyndor – Ms B Davidson-Park
Manager Finance – Mr C Blunt
Manager Strategy and Governance – Ms A Karzek

1. OPENING

The Presiding Member declared the meeting open at 5.31pm.

2. KAURNA ACKNOWLEDGEMENT

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

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

3. APOLOGIES

- 3.1 Apologies Received
- 3.2 Absent

4. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

5. CONFIRMATION OF MINUTES

Motion

That the minutes of the Audit and Risk Committee held on 15 November 2023 and special meeting held on 14 February 2024 be taken as read and confirmed.

Moved by Councillor Snewin, Seconded by D Powell

Carried

6. ACTION ITEMS

The Action Items were tabled and discussed.

7. PRESENTATIONS

7.1 Budget Position

The Manager Finance provided an update to the Committee on the draft 204-25 Annual Business Plan.

8. REPORTS BY OFFICERS

8.1 Standing Items (Report No: 74/24)

The Audit and Risk Committee is provided with a report on standing items at each ordinary meeting.

Motion

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

- **Monthly Financial Statements**
- **External Audit**
- **Public Interest Disclosures**
- **Economy and Efficiency Audits**
- **Council Recommendations**
- **Audit and Risk Committee meeting schedule.**

Moved D Powell, Seconded Councillor Snewin

Carried

8.2 Internal Audit Report (Report No: 76/24)

The risk-based audits scheduled for the Internal Audit Program 2023-24, have now commenced, with the program attached to this report for further information.

In addition, the 'Audit Recommendations Outstanding Actions Update' is attached in three parts, highlighting those actions that are either completed, in progress or not yet implemented.

Motion

That the Audit and Risk Committee notes this report.

Moved P Davies, Seconded C Garrett

Carried

8.3 Risk Report (Report No: 75/24)

A review of the Strategic Risk Register and high operational risks was undertaken in line with Council's Risk Management Policy and ISO31000 (2018), to ensure an accurate reflection of the current risk position across the business, scoping both business risks and opportunities.

Motion

That the Audit and Risk Committee notes this report.

Moved C Garrett, Seconded P Davies

Carried

8.4 Financial Governance Report (Report No: 77/24)

Administration of Council has a statutory requirement to prepare a number of prescribed budget reports for Council to consider each year. It is also important they have processes which provide sound budgeting and financial management that enable the efficient management of operations and the provision of essential services to the public.

A summary of the processes used to meet these obligations while ensuring robust, but efficient, management of budgets throughout the year was presented to the Audit and Risk Committee.

Motion

That the Audit and Risk Committee notes this report.

Moved C Garrett, Seconded D Powell

Carried

9. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil**10. CONFIDENTIAL ITEMS****10.1 Review of Service (Report No: 81/24)****Motion – Exclusion of the Public (Section 90(3)(j) Order**

- 1. That pursuant to Section 90(2) of the *Local Government Act 1999* Audit Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 81/24 Review of Service in confidence.**
- 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Audit Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 81/24 Review of Service on the following grounds:**

- j. pursuant to section 90(3)(j) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would divulge information provided on a confidential basis by or to the Auditor-General (not being an employee of the Council, or a person engaged by the Council).

The Auditor-General in the information between Council, Auditor-General and relevant parties relating to the service review is requested by the Auditor-General to remain confidential until the report is delivered to Parliament.

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

3. The Audit Committee is satisfied, 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 P Davies, Seconded D Powell

Carried

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

That having considered Agenda Item 10.1 81/24 Review of Service in confidence under section 90(2) and (3)(j) of the *Local Government Act 1999*, the Audit and Risk Committee, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 12 months and/or the Chief Executive Officer is authorised to release the documents when the Auditor-General's report is delivered to Parliament and that this order be reviewed every 12 months.

Moved P Davies, Seconded C Garrett

Carried

10.2 **Jetty Road Masterplan Construction Procurement Plan (Report No: 80/24)**

Motion – Exclusion of the Public (Section 90(3)(b and k) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999* the Audit and Risk Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 80/24 Jetty Road Masterplan Construction Procurement Plan in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Audit and Risk Committee is satisfied that it is necessary that

the public be excluded to consider the information contained in Report No: 80/24 Jetty Road Masterplan Construction Procurement Plan in confidence on the following grounds:

- b. pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person/s with whom the Council is proposing to conduct business and would prejudice the commercial position of the Council by revealing the commercial details that may advantage third parties whom council is proposing to engage.

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.

- k. pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to this Agenda Item are tenders for the carrying out of works. Council is seeking to commission a construction contractor for the Jetty Road Masterplan project and the content of this report is may to prejudice Council's position in the market.

3. The Audit and Risk 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 P Davies, Seconded D Powell

Carried

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

That having considered Agenda Item 10.2 80/24 Jetty Road Masterplan Construction Procurement Plan in confidence under section 90(2) and (3)(b and k) of the *Local Government Act 1999*, the Audit and Risk Committee, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 18 months or the Chief Executive Officer is authorised to release the documents when the Coast and Transition Zones of the Masterplan have been finalised for construction.

This order is subject to section 91(8)(b) of the Act which provides that details of the identity of the successful tenderer must be released once Council has made a selection. In addition, section 91(8)(ba) of the Act requires details of the amount(s) payable by the Council under a contract for the provision of

cleaning services must be released once the contract has been entered into by all concerned parties.

Moved D Powell, Seconded C Garrett

Carried

10.3 **Procurement Policy Exemption (Report No: 79/24)**

Motion – Exclusion of the Public (Section 90(3)(b and d) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999* the Audit and Risk Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 79/24 Procurement Policy Exemption in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* the Audit and Risk Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 79/24 Procurement Policy Exemption on the following grounds:
 - b. pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business.
 - 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 Audit and Risk 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 P Davies, Seconded C Garrett

Carried

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

That having considered Agenda Item 10.3 79/24 Procurement Policy Exemption in confidence under section 90(2) and (3)(b and d) of the *Local Government Act 1999*, the Audit and Risk Committee, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 12 months and/or the Chief Executive Officer is authorised to release the documents when the contract is signed and that this order be reviewed every 12 months.

Moved C Garrett, Seconded D Powell

Carried

11. DATE AND TIME OF NEXT MEETING

The next meeting of the Audit and Risk Committee will be held on Monday 15 April 2024 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

12. CLOSURE

The Meeting closed at 7.14pm.

CONFIRMED Monday 15 April 2024

PRESIDING MEMBER

Item No: 15.1

Subject: ITEMS IN BRIEF

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.

Recommendation

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

- 1. Glenelg Oval Playspace and Margaret Messenger Reserve upgrades**
 - 2. Resilient South Regional Climate Action Plan Launch Event**
 - 3. Maturin Road – decision by Minister for Planning**
-

Report

- 1. Glenelg Oval Playspace and Margaret Messenger Reserve upgrades**

The new Glenelg Oval Playspace, spectator viewing area and Margaret Messenger Reserve upgrades were open to the public for the time over the Easter long weekend and enjoyed by spectators at the Round 1 SANFL match.

The recently completed works were part of Stages 3 and 4 of the Glenelg Oval Masterplan and has a strong community focus. A universal design approach was taken in the planning phase, ensuring the facilities provided full wheelchair access, and play and fitness equipment were selected to suit the demographics of the local area. This was reinforced through the feedback received during the extensive community consultation phase with construction plans verified by an independent Access and Inclusion consultant who reviewed the plans prior to finalisation, ensuring the redevelopment is DDA compliant and meets the objectives of Council's Access and Inclusion Strategy.

An elevated DDA viewing area has been created to provide undercover viewing for Glenelg Oval spectators using mobility devices. Margaret Messenger Reserve / Glenelg Oval is now connected to other areas of the precinct via sealed compliant pathways and ramps and the redeveloped area also includes new DDA compliant public toilets.

The former public toilet has been replaced to allow for DDA use and includes baby change facility, all of which is central and visible from the adjacent elevated viewing platform, playspace area and adjoining Reserve. The new picnic shelter, seating and

BBQ in Margaret Messenger Reserve are all now DDA compliant with a sealed 2m path to the amenities.

The new playspace on the northeastern viewing mound of the oval and new fitness equipment in Margaret Messenger Reserve are constructed on sealed rubber softfall, ensuring ease of access for prams, and mobility devices. The play equipment offers activities for a wide age group along with the new recreation facilities including an adjustable height basketball backboard, mini-soccer goals and community cricket practice nets.

The remaining work to be completed as part of stages 3 and 4 of the Masterplan are the new curators shed and public toilet block. This will be completed in late April, with the official opening of the whole precinct being held on 6 May 2024.

2. Resilient South Regional Climate Action Plan Launch Event

On 28 March 2024, Mayor Amanda Wilson, Councillor Rebecca Abley and Councillor Clare Lindop attended the launch of the Regional Climate Action Plan 2024 – 2029. The event opened with a Welcome to Country by a senior Kaurna elder. Speeches were given by the Deputy Premier and Minister for Climate, Environment and Water, Dr Susan Close MP and the Mayors of all four Resilient South councils – Mayor Wilson (Holdfast Bay), Mayor Hanna (Marion), Mayor Holmes-Ross (Mitcham), and Mayor Were (Onkaparinga). Also present were staff and Members from the other Resilient South councils.

The Sector Agreement, signed by the Minister for Climate, Environment and Water and the four Mayors, is an instrument of the *Climate Change and Greenhouse Emissions Reduction Act 2007*. It is a non-legally binding agreement between the four Resilient South councils and the State Government to confirm our commitment to working together on climate mitigation and adaptation.

The Regional Climate Action Plan contains 49 climate actions in four themes. These are actions that we can deliver as a region for southern Adelaide and incorporate a number of principles to deliver the best outcomes for our region. The Resilient South Management Committee guides and oversees Resilient South activities. The roles and responsibilities of the Committee are set out in a Terms of Reference. The Committee is supported by a Regional Coordinator, funded by Green Adelaide.

The event marked a significant milestone in the continuing successful partnership that is Resilient South.

3. Maturin Road – decision by Minister for Planning

Further to Council's decision at its meeting held on 8 August 2023 and subsequent personal representation made to the State Commission Assessment Panel on 27 September 2023 the Minister for Planning has resolved to grant approval to Uniting Communities a therapeutic addiction recovery service at 5 Maturin Road, Glenelg. The timing of the decision is commensurate with the Supreme Court Judgement that denied an application by a consortium of residents seeking to challenge the integrity of the Health Minister's decision to categorise the proposal as essential infrastructure, thereby bypassing the need for community consultation and

assessment by the Council's Assessment Panel. Notification of the decision and the conditions for the use are provided as attachments.

Refer Attachments 1 and 2

Written By: Executive Officer and Assistant to the Mayor

Chief Executive Officer: Mr R Bria

Attachment 1

Hon Nick Champion MP



**Government
of South Australia**

**Minister for Trade and
Investment**

**Minister for Housing and
Urban Development**

Minister for Planning

GPO Box 11032
ADELAIDE SA 5001

T: (08) 8235 5580

E: ministerchampion@sa.gov.au

23EXT0287

Mayor Amanda Wilson
City of Holdfast Bay

By email: awilson@holdfast.sa.gov.au

Dear Mayor Wilson

I write in relation to Development Application No. 110/V025/23 by Uniting Communities Inc which proposes the partial change of use from residential aged care facility to a community health facility (providing a therapeutic addiction recovery service) at 5 Maturin Road, Glenelg.

Following careful consideration of the application, together with advice from the City of Holdfast Bay and recommendation of the State Commission Assessment Panel, I wish to advise that pursuant to section 131 of the *Planning, Development and Infrastructure Act 2016*, approval has been granted, subject to the conditions and advisory notes outlined in the enclosed Decision Notification Form.

Should you have any questions relating to this decision, please do not hesitate to contact Mr Robert Kleeman, Manager Crown and Impact Assessment, Planning and Land Use Services on (08) 7133 2373 or by email to robert.kleeman@sa.gov.au.

I wish to thank the City of Holdfast Bay for its participation in the assessment process.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nick Champion'.

Hon Nick Champion MP
Minister for Planning

2 / 4 / 2023

Encl. Decision Notification Form – Development Application 110/V025/23



Attachment 2



**DECISION NOTIFICATION FORM
CROWN DEVELOPMENT**

Section 131 (19) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

<p>Name: Uniting Communities* 43 Franklin Street Adelaide, SA 5000</p> <p>*Crown sponsored by the Minister for Health and Wellbeing</p>
<p>Email: nickw@masterplan.com.au</p>

IN REGARD TO:

Development application: 110/V025/23	Lodged on: 21 July 2023
Partial change of use from residential aged care facility to a community health facility (providing a therapeutic addiction recovery service).	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 5 Maturin Road, Glenelg		
Plan Parcel: F7181 AL146	Title Ref: CT 6058/103	Council: City of Holdfast Bay

DECISION:

Decision type	Decision	Decision date	Conditions	Decision Authority
Development Approval	GRANTED	2 April 2024	1	Minister for Planning

Building works may commence only when an Accredited Professional issues a Certificate of Compliance with the Building Rules, subject to any conditions imposed by the Minister for Planning (or delegate) and the Accredited Professional.

Hon Nick Champion MP
MINISTER FOR PLANNING

Date: 2/4/24



CONDITIONS OF DEVELOPMENT APPROVAL:

1. Except where varied by conditions below, the development shall be established in strict accordance with the approved details and plans submitted in Development Application 110/V025/23.

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016: REQUIREMENTS:

- Pursuant to Section 131(21) of the *Planning, Development and Infrastructure Act 2016* before any building work is undertaken, the building work is to be certified by an Accredited Professional, or by some person determined by the Minister for the purposes of this provision, as complying with the provisions of the National Construction Code (or the Building Rules as modified according to criteria prescribed by the Regulations).
- The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Minister for Planning.
- Any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Minister for Planning.
- You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

ADVISORY NOTES

- a. A current list of Accredited Professionals registered in South Australia is available here: https://plan.sa.gov.au/accredited_professionals_register
- b. At completion of the project all certified documents should be retained by the responsible agency for the life of the asset.
- c. For additional information relating to the certification of government building projects, contact Mr John Callea, Professional & Advisory Services, Department for Infrastructure and Transport (telephone 7133 1430) 83 Pirie Street, Adelaide, 5000.
- d. Prior to the time period specified above, any request for an extension of time must be lodged with Planning and Land Use Services, Department for Trade and Investment (spcapplications@sa.gov.au).

Item No: 15.2

Subject: ANNUAL BUSINESS PLAN - ELECTED MEMBER BUDGET INITIATIVES

Summary

Elected Members arrived at a proposed selection of initiatives to be included in the 2024-25 Annual Business Plan by reviewing all new initiatives through several workshops and through the application of the prioritisation framework that rated all proposals against what was most urgent and what was most impactful.

The prioritisation of Elected Member new initiatives and motions by Council resulted in a commitment to the Transforming Jetty Road Glenelg project and entering into an agreement with the National Gallery to participate in sharing the National Collection. Other proposals put forward as offering highest value for lowest cost were Wayfinding at Kingston Park, a chairlift at Glenelg Cricket Club and creating a pocket park on Wheatland Street.

The draft Annual Business Plan for 2024-25 is premised on the above initiatives and is currently with the designers, prior to being brought back through Audit and Risk Committee and Council for community engagement commencing on 26 April. It is therefore requested that Council formally confirm the inclusion of relevant initiatives to enable the drafting of the plan to be completed.

Recommendation

That Council endorses the following initiatives put forward by Elected Members for inclusion in the draft 2024-2025 Annual Business Plan:

- a. **Transforming Jetty Road Glenelg**
 - b. **Sharing the Collection**
 - c. **Wayfinding at Kingston Park**
 - d. **Glenelg Cricket Club Chairlift**
 - e. **Wheatland Street Pocket Park**
-

Background

Pursuant to the *Local Government Act 1999*, Council is required to prepare an Annual Business Plan each year.

It is Council's custom to collect motions throughout the year, as well as invite Elected Members to submit initiatives for inclusion in the planning process. At a workshop on 19 March 2024, Elected Members reviewed the list of motions and new initiatives put forward throughout the preceding year.

Report

At a workshop on 5 March 2024, the draft 2024-25 Budget was presented which included an overall summary of the financial position, new Administration initiatives, capital projects and Elected Member initiatives. A pipeline of projects which had been evaluated through the prioritisation framework was also presented. Following the workshop, a description of all Elected Member initiatives was provided and Elected Members were asked to put forward their priorities.

At the workshop on 19 March 2024 an updated explanation of the draft 2024-25 budget was provided noting that approximately \$1.3 million of borrowings had been removed, due to the deferment of some proposed Administration new initiatives. The three projects removed were the completion of the Caravan Park Stage 2, Wi-Fi at the Caravan Park and the Glenelg Jetty Rehabilitation.

Elected Member priorities were shared, and each new initiative was discussed:

- Transforming Jetty Road Glenelg
- Sharing the National Collection
- St Jude's and North Brighton Cemeteries
- Wayfinding Signage at Kingston Park
- Glenelg Cricket Club Chairlift
- Beautification of verges along Esplanade North
- Bronze Bust – Sir Douglas Mawson
- Informal Sport and Recreation Infrastructure
- Bike Rack Moseley Square
- Marine Environmental Awareness
- Wheatland Street Pocket Park
- Brighton Bowling and RSL Club Toilet and Change Room Upgrades

Elected Member prioritisations indicated that the top two results were Transforming Jetty Road Glenelg and Sharing the National Collection. Those present concurred that the upgrade to Jetty Road Glenelg was necessary. However, the cost of the project required prudent consideration of what else had to be funded in the same year. To this end, the initiatives identified as necessary/offering highest value for lowest cost were:

- | | |
|-----------------------------------|----------|
| • Sharing the National Collection | \$7,250 |
| • Wayfinding at Kingston Park | \$8,000 |
| • Wheatland Street Pocket Park | \$20,000 |
| • Cricket Club Chairlift | \$17,398 |

A summary of this position was shared with all Elected Members via email on 21 March 2024.

The remaining new initiatives were agreed to be meritorious, however were not considered urgent in a tight budget year. There was support for improvements at St Jude's and other cemeteries, however it was discussed that further information was required. It was suggested that a report to Council should be brought back, which outlined existing investment and service levels and a range of upgrade options (from basic greening through to master planning), so that all members could better understand the choices available and their implications.

Budget

The proposed budget has been modelled based on the initiatives itemised in the recommendations. Any additional initiatives will require additional borrowings.

Life Cycle Costs

Apart from the Glenelg Cricket Club Chairlift, all the proposed initiatives have ongoing operational costs.

Strategic Plan

Consultation on the Annual Business Plan is a statutory compliance and is aligned to the achievement of Our Holdfast Strategy 2050+. The projects put forward all contribute to the vision and three focus areas of wellbeing, sustainability and innovation.

Council Policy

Prioritisation Policy

Statutory Provisions

Local Government Act 1999, section 123

Written By: General Manager, Strategy and Corporate

General Manager: Strategy and Corporate, Ms S Wachtel

Item No: 15.3

Subject: **HOLDFAST TENNIS CLUB COURT REPLACEMENT**

Summary

This report seeks approval from Council for a budget of \$500,000 to undertake the rebuild of the eight tennis courts at Holdfast Tennis Club based on the current degradation of the playing surfaces. These works are required to ensure the courts are fit for purpose for the upcoming 2024/25 summer season and beyond.

Recommendation

That Council approves a capital budget allocation of \$500,000 to undertake the rebuild of the eight tennis courts at Holdfast Tennis Club.

Background

In 2020, as part of Stage 1 Glenelg Oval Masterplan, Council undertook a substantial upgrade to the Holdfast Tennis Club facility, located at Williams Avenue, Glenelg East. This included the construction of a new clubroom facility, new LED court lighting, fencing, and resurfacing of all eight courts.

The initial tendered playing surface specification called for an acrylic surface, bitumen layer replacement, court realignment and works on the subbase to reset levels and general compaction. The subsequent revisions of the court renewal specification and bundling of those works with the construction of the new building was driven from the desire to allocate more of the available budget to the construction of the clubroom and keep the overall project within a defined budget. The result was Council adopted a higher-risk specification for the tennis court surface works.

In the years following the completion of works, substantial surface cracking has appeared on all courts, and in some cases, leading to the courts being unsuitable for competition tennis. There is some irregular cracking and degradation of the surface material with unknown cause or source which could be a defect in workmanship or material failure based on Council nominated specifications.

Unfortunately, Administration doesn't have the technical capabilities inhouse to determine the source of these failures, and we would require an engineering consultant to undertake the investigation works. An engineering firm have provided a cost estimate to undertake the core samples and investigation works and would need at least 12 core samples taken from the court surfaces, plus a detailed report on the findings. There is no guarantee this will answer all the questions we have relating to the surface failures and what is attributable to project specifications or workmanship and would cost in the order of \$10,000 to commission. In the meantime, the courts will continue to degrade and would need to be repaired and patched where the core samples were taken from.

The distribution of liability for the current defects to the court surface looks to be more Council's responsibility than the contractors or consultants that provided the court specification. During re-scoping of the original project, Council guided the specifications to reduce the overall costs and accepted some of the project risks associated with the revised court resurfacing scope when they were highlighted by the lead Contractor and their subcontractors.

Report

To address the court surface failure and reduce the chances of this repeating, it is recommended that Council remove all bitumen and acrylic playing surfaces and rebuild with a small amount of works on the subbase. From the information we have now, and based on the unsuitability of the existing subbase, the intent of the original tender (2019) specification still applies and is the preferred process to renew the courts. The proposed methodology to rectify the court surface cracking is to remove all existing acrylic and bitumen surfaces on the eight courts, repair and compact the base material and levels and then rebuild.

There are cheaper and shorter-term options including targeted patch repairs on the surface through to removing the 2020 bitumen and re-do a version of what the contractors did in 2020. However, with patch repairs or the intermediate rebuild option, it will be difficult to get any warranty and/or we may have trouble finding a contractor willing to do the works given the poor result of the current courts. The cost to undertake a short-term solution of grinding the existing surface, patching cracks and re-painting the surface is approximately \$190,000.

The cost to undertake the recommended full reconstruction work has been estimated by one of Adelaide's leading sports surface contractors at \$462,000 ex GST, with the below scope and cost estimation for Council's consideration.

Full Reconstruction

- *Remove section of fencing to allow access and reinstall on completion of project.*
- *Remove all existing bitumen surface assuming thickness no greater than 50mm.*
- *Excavate a further 80mm. To allow for new base materials and remove from site.*
- *Supply and install a TX160 Geogrid to complete area.*
- *Construct a 100mm. Thick P.M.21 quarry rubble pavement, graded with miniature laser grader and compacted with a vibrating roller ready to receive new Hot-Mix Bitumen.*
- *Machine lay a 30mm. Thick layer of new Hot-Mix Bitumen.*
- *Supply and install 8 new centre tie down points.*
- *Once new Hot-Mix Bitumen has cured approximately 4-6 weeks apply a three-coat system of acrylic Plexi-Pave tennis court surface material in two-tone colours.*
- *Using acrylic Plexi-Pave line paint mark for (8) eight tennis courts.*

This cost estimation does not include construction contingency, therefore allowing for approximately 10% contingency, Administration is recommending a budget of \$500,000 would be required to undertake the above scope. An open tender process would be undertaken to ensure best value for money for Council.

Next Steps

If Council support Administration's recommendation contained in this report, an open tender process will be undertaken as soon as possible, in order to have the full scope of works completed with minimal disruption to the Holdfast Tennis Club's 2024-25 summer season. Administration will advise the Holdfast Tennis Club of the Council decision, so they can inform their members and Association of possible court unavailability at the start of the upcoming summer season.

Budget

Administration recommend Council allocate \$500,000. This cost estimation includes 10% construction contingency. An open tender process would be undertaken to ensure best value for money.

Life Cycle Costs

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

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.

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Manager, Public Realm and Urban Design

General Manager: Strategy and Corporate, Ms P Jackson