

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**

15 September 2026 at 7.00pm



Pamela Jackson
Chief Executive Officer



1. Opening

The Deputy 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 – Nil

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 25 August 2026 be taken as read and confirmed.

9. Public Presentations

9.1 **Petitions – Nil**

9.2 **Presentations – Nil**



9.3 Deputations

- 9.3.1 Glenelg District Cricket Club
Refer to Items in Confidence

10. Questions by Members

10.1 Without Notice

10.2 On Notice

- 10.2.1 Kingston Park Reserve and section 23 Application Under the Aboriginal Heritage Act 1988 – Councillor Lindop (Report No: 310/26)

11. Member's Activity Reports – Nil

12. Motions on Notice

- 12.1 Time and Place for Ordinary Council Meetings and Information Briefing Sessions – Councillor Patton (Report No: 313/26)

13. Adjourned Matters – Nil

14. Reports of Management Committees and Subsidiaries

- 14.1 Minutes – Audit and Risk Committee – 19 August 2026 (Report No: 317/26)
14.2 Minutes – Heritage Advisory Committee – 31 August 2026 (Report No: 314/26)
14.3 Minutes – Jetty Road Mainstreet Committee – 2 September 2026 (Report No: 316/26)

15. Reports by Officers

- 15.1 Items in Brief (Report No: 315/26)
15.2 Monthly Financial Report – As At 31 August 2026 (Report No: 321/26)
15.3 Audit and Risk Committee 2025-26 Annual Report to Council (Report No: 327/26)
15.4 Elected Member Appointments to the Mawson Oval Management Committee (Report No: 304/26)
15.5 Built Heritage Action Plan 2026-2031 (Report No: 318/26)
15.6 Living Well in Holdfast Bay - Draft Community Wellbeing Strategy (Report No: 322/26)
15.7 Sporting and Community Lease and Licence Policy (Report No: 295/26)
15.8 Wigley Reserve Kiosk Little Eatery - Variation to Lease Plan (Report No: 319/26)
15.9 Wayfinding for Brighton Beachfront Holiday Park (Report No: 312/26)
15.10 Permanent Signage at Seacliff Amenities Block (Report No: 258/26)
15.11 Investigations Requested by the Heritage Advisory Committee (Report No: 320/26)
15.12 Brighton Road / Jetty Road Intersection (Report No: 330/26)

16. Resolutions Subject to Formal Motions – Nil

17. Urgent Business – Subject to the Leave of the Meeting



18. Items in Confidence

9.3 Deputations

- 9.3.1 Glenelg District Cricket Club
Mayor Wilson has approved a five minute deputation from the President of Glenelg District Cricket Club.

Pursuant to Section 83(5) of the *Local Government Act 1999* the Deputation is delivered to the Council Members upon the basis that the Council considers the Deputation in confidence under Part 3 of the Act, specifically on the basis that Council will receive:

- 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.**

- 18.1 Somerton Surf Lifesaving Club - Landowner Consents (Report No: 323/26)

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:

- 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.**

- 18.2 Glenelg District Cricket Club Sub-Lease (Report No: 259/26)

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:

- 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.

18.3 Brighton Beachfront Holiday Park Stage 2B Upgrade (Report No: 324/26)

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.

19. Closure


Pamela Jackson
 Chief Executive Officer

Item No: 10.2.1

Subject: QUESTION ON NOTICE – KINGSTON PARK RESERVE AND SECTION 23
APPLICATION UNDER THE ABORIGINAL HERITAGE ACT 1988 –
COUNCILLOR LINDOP

Question

Councillor Lindop asked the following questions:

1. ***“Can Administration provide an update on the current status of Council's section 23 application under the Aboriginal Heritage Act 1988, including the key remaining steps in the approval process and the current indicative timeframes?”***
2. ***What is the current status of the Kingston Park Coastal Reserve Masterplan and is Council in a position to progress implementation once the necessary statutory approvals have been obtained?***
3. ***How does Administration intend to keep the community informed of key milestones, consultation opportunities and progress associated with the section 23 application and implementation of the Masterplan?***
4. ***Has Council identified any potential funding opportunities or government partnerships to support the future implementation of the Kingston Park Coastal Reserve Masterplan?”***

Answer – Chief Executive Officer

1. ***Can Administration provide an update on the current status of Council's section 23 application under the Aboriginal Heritage Act 1988, including the key remaining steps in the approval process and the current indicative timeframes?***

Council continues to progress its application for authorisation under Section 23 of the Aboriginal Heritage Act 1988 in relation to the Kingston Park Coastal Reserve Master Plan. A draft Cultural Heritage Management Plan has been prepared and is currently the subject of ongoing discussions and consultation with Kurna representatives, supported by Aboriginal Affairs and Reconciliation (AAR) and Council's heritage consultants.

AAR has advised that community consultation on the application is anticipated to commence in late September 2026. Following consultation, the application is expected to be considered by the Aboriginal Heritage Committee later in 2026, potentially in December 2026. Subject to completion of these processes and the State Government's assessment, the Minister may be in a position to consider the application in early 2027. These timeframes are indicative only and remain subject to the progress of consultation and statutory assessment processes

2. *What is the current status of the Kingston Park Coastal Reserve Masterplan and is Council in a position to progress implementation once the necessary statutory approvals have been obtained?*

A draft Master Plan has been developed for the Kingston Park Coastal Reserve and Council continues to undertake the necessary statutory approval processes associated with the proposed works, including the Section 23 application under the Aboriginal Heritage Act 1988. The Master Plan is intended to be progressed following receipt of the required approvals and subject to the availability of funding and any further project requirements identified through the approval process.

3. *How does Administration intend to keep the community informed of key milestones, consultation opportunities and progress associated with the section 23 application and implementation of the Masterplan?*

Council acknowledges the significant community interest in the future of Kingston Park Coastal Reserve and recognises the importance of providing timely information on the project's progress. Administration will continue to provide updates to the community as key milestones are reached, including information regarding any formal consultation processes undertaken by Aboriginal Affairs and Reconciliation and other relevant project developments.

Council remains committed to supporting a thorough, respectful and transparent process that recognises the cultural significance of the site and the importance of consultation with Traditional Owners.

4. *Has Council identified any potential funding opportunities or government partnerships to support the future implementation of the Kingston Park Coastal Reserve Masterplan?*

Alongside the statutory approval process, Council has begun discussions with local Members of Parliament and Kurna representatives to identify potential funding opportunities for the future delivery of the Kingston Park Coastal Reserve Master Plan and its cultural and environmental outcomes. Council will continue these discussions as the project progresses.

Item No: 12.1

Subject: MOTION ON NOTICE – TIME AND PLACE FOR ORDINARY COUNCIL MEETINGS AND INFORMATION BRIEFING SESSIONS – COUNCILLOR PATTON

Proposed Motion

Councillor Patton proposed the following motion:

That Council amends its meeting schedule to be as follows:

1. That Council meets on the second and fourth Tuesday of each month from October 2026 to February 2027.
2. That Council continues to hold a meeting once in each month of December 2026 and January 2027; and March 2027.
3. That Ordinary Council meetings be held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg.
4. That Ordinary Council meetings commence at 7.00pm.
5. That, if required, an Information Briefing Session be held before an Ordinary Council meeting commencing at 6.00pm.
6. That Information Briefing Sessions otherwise continue to be scheduled by the Chief Executive Officer and notified to Elected Members in accordance with legislative requirements and Council practice.

Background

At its meeting on 11 August 2026, Council considered Report 276/26, Time and Place for Ordinary Council Meetings and Information Briefing Sessions and resolved to hold one Ordinary Council meeting per month from November 2026 to April 2027.

The resolution was made in the context of the revised timetable for the 2027 Local Government elections and the associated caretaker period.

Proposed Ordinary Council meeting schedule

	Date / Day	Comments
October 2026	Tuesday 13 October Tuesday 27 October	
November 2026	Tuesday 10 November Tuesday 24 November	

	Date / Day	Comments
December 2026	Tuesday 8 December	One meeting to allow for the festive period.
January 2027	Tuesday 19 January	One meeting to allow for the festive period and rescheduled to the third Tuesday due to the Australia Day public holiday on the fourth Tuesday.
February 2027	Monday 8 February Tuesday 23 February	First meeting rescheduled to Monday due to the Caretaker period commencing on Tuesday 9 February.
March 2027	Tuesday 16 March	One meeting for the month during the Caretaker period.
April 2027	No meetings scheduled for April due to the 2027 Local Government Election	The Chief Executive Officer will call the first meeting of Council following the election and will preside until the Mayor has taken the oath of office.

Item No: 14.1

Subject: MINUTES – AUDIT AND RISK COMMITTEE – 19 AUGUST 2026

Summary

The minutes of the meeting of the Audit and Risk Committee held on 19 August 2026 are presented to Council for information.

Recommendation

That Council notes the minutes of the meeting of the Audit and Risk Committee of 19 August 2026, namely that the Audit and Risk Committee:

1. notes the completion of the risk-based audits including reviews of the WHS Framework, Audit Recommendations Follow-Up and strategic risk Assurance Mapping;
 2. 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
 3. notes the results of the self-assessment survey;
 4. notes the overview of the annual insurance renewal for 2026-27 and the public liability and asset claims for 2025-26;
 5. notes the progress of the Alwyndor Governance transition;
 6. notes the annual review of business continuity management; and
 7. notes this report comprising a performance review of 2025-26 municipal investments, as required under section 140 of the *Local Government Act 1999*, and recommends it to Council for noting.
-

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 19 August 2026 are attached for Members' information.

Refer Attachment 1

The Audit and Risk Committee Members undertook a Self-Review Assessment for the 2025-2026 period, and this was presented as an attachment to Item 9.3 on the Audit and Risk Committee Agenda on 19 August 2026.

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Internal Audit Policy
Risk Management Policy

Statutory Provisions

Local Government Act 1999, sections 41, 125A and 126

Written By: Executive Assistant, Strategy and Corporate

General Manager: Strategy and Corporate, Mr A Filipi

Attachment 1



Minutes of the Audit and Risk Committee Held in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton on Wednesday 19 August 2026 at 6.02pm

MEMBERS PRESENT

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

GUESTS

Ms Janna Burham, Partner, Galpins
Mr Joshua Henderson, Analyst, Galpins

STAFF IN ATTENDANCE

Chief Executive Officer – P Jackson
General Manager, Strategy and Corporate – A Filipi
General Manager, Alwyndor – B Davidson-Park
Manager Finance – C Blunt
Risk and Improvement Officer – E Arreikin
WHS Business Partner – Tara Murdoch
Executive Assistant to the General Manager Strategy and Corporate / Executive Support
Officer – L Davey

1. OPENING

The Presiding Member declared the meeting open at 6.02pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting, the Presiding Member stated:

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 – Nil

3.2 Absent - Nil

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 10 June 2026 be taken as read and confirmed.

Moved P Davies, Seconded C Garrett

Carried Unanimously

6. ACTION ITEMS

The Action Items were tabled and discussed.

7. PRESENTATIONS – Nil

8. ADJOURNED ITEMS – Nil

9. REPORTS BY OFFICERS

Councillor Smedley sought leave of the meeting to move Item **9.2 2025 – 2026 Internal Audit Program Quarterly Report** in the Agenda to be considered before Item 9.1 Standing Items.

Leave of the meeting was granted.

9.2 **2025 – 2026 Internal Audit Program Quarterly Report** (Report No: 285/26)

The risk-based audits included in the Internal Audit Program 2025-26 have now been completed, including reviews of the WHS Framework, Audit Recommendations Follow-Up and strategic risk Assurance Mapping.

To support ongoing oversight, the attached 'Audit Recommendations Outstanding Actions Update' outlined the implementation status of audit recommendations, categorised as completed, in progress, or not yet implemented.

Motion

That the Audit and Risk Committee notes this report.

Moved C Garrett, Seconded P Davies

Carried Unanimously

9.1 **Standing Items** (Report No: 283/26)

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

Motion

1. **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 C Garrett

Carried Unanimously

9.3 **Audit and Risk Committee Self-Assessment** (Report No: 286/26)

The Audit and Risk Committee's Terms of Reference require that the Committee undertake an annual review of its performance and provide a report to Council on the outcomes of that review.

A self-assessment survey was undertaken during July 2026 and completed by Committee members. The results indicate a high level of confidence in the effectiveness of the Committee, with strong ratings achieved across all assessment categories. The review identified particular strengths in governance

oversight, financial reporting, internal and external audit oversight, stakeholder communication and member contribution.

While no significant deficiencies were identified, opportunities were noted to increase training and development opportunities for Committee members and to continue strengthening the Committee's focus on strategic risk management.

Motion

That the Audit and Risk Committee notes the results of the self-assessment survey.

Moved P Davies, Seconded C Garrett

Carried Unanimously

9.4 Municipal Insurance Renewal and Claims Report (Report No: 288/26)

This report provided the Audit and Risk Committee with an overview of the annual insurance renewal for 2026-27 and the public liability and asset claims for 2025-26.

Motion

That the Audit and Risk Committee notes this report.

Moved D Powell, Seconded P Davies

Carried Unanimously

9.5 Alwyndor Change of Governance (Report No: 289/26)

At its June 2026 meeting, the Audit and Risk Committee requested an update on the Alwyndor governance transition.

Following Council's resolution of 14 April 2026 to establish Alwyndor Incorporated and transfer the Dorothy Cheater Trust to the new entity, substantial work has been completed to implement the new governance arrangements, including establishment of the incorporated association and associated business processes.

The final requirement is the issue of a Provider Registration Number (PRN) by the Aged Care Quality and Safety Commission. Following a successful New Provider Audit in July 2026, Alwyndor was assessed as compliant with all seven Aged Care Quality Standards and the PRN approval is expected imminently.

Once the PRN is issued, the remaining administrative steps can be completed. A further report will be provided to the Audit and Risk Committee following completion of the transition.

Motion

That the Audit and Risk Committee notes the progress of the Alwyndor Governance transition.

Moved Councillor Snewin, Seconded P Davies

Carried Unanimously

9.6 Annual Business Continuity (Report No: 290/26)

This report presented the 2025-26 annual review of Business Continuity Management (BCM) at the City of Holdfast Bay, including key improvements to Council's business continuity framework and a summary of significant disruptive events experienced during the reporting period.

Council's Business Continuity Framework remains aligned with ISO 22301:2019 and plays a critical role in supporting organisational resilience and effective risk management.

Motion

That the Audit and Risk Committee notes this report.

Moved P Davies, Seconded C Garrett

Carried Unanimously

9.7 2025-26 Annual Review of Municipal Investments (Report No: 293/26)

Section 140 of the *Local Government Act 1999* (the Act) requires Council to review the performance of its investments on an annual basis. This report explains the process for investing funds, amount of funds invested during 2025-26, and investment performance against budget for Council's municipal activities.

Motion

That the Audit and Risk Committee notes this report comprising a performance review of 2025-26 municipal investments, as required under section 140 of the *Local Government Act 1999*, and recommends it to Council for noting.

Moved C Garrett, Seconded D Powell

Carried Unanimously

10. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING – Nil

11. CONFIDENTIAL ITEMS – Nil

12. DATE AND TIME OF NEXT MEETING

The next meeting of the Audit and Risk Committee will be held on Wednesday 14 October 2026 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.



13. CLOSURE

The Meeting closed at 7.05pm.

CONFIRMED Wednesday 14 October 2026

PRESIDING MEMBER

Item No: 14.2

Subject: MINUTES – HERITAGE ADVISORY COMMITTEE – 31 AUGUST 2026

Summary

The minutes of the meeting of the Heritage Advisory Committee held 31 August 2026 are presented to Council for information.

Recommendation

That Council notes the minutes of the meeting of the Heritage Advisory Committee of 31 August 2026, namely that the Heritage Advisory Committee:

1. advises Council it endorsed the list of 343 properties and 38 Soldier Settlement homes, contained in Attachment 2, for inclusion in future heritage reviews to determine their suitability for heritage listing, and recommends it to Council for approval;
2. recommends to Council that Administration investigates sesquicentenary celebrations for the Glenelg Town Hall; and
3. recommends to Council that Administration investigates the missing plaques for past and present heritage properties and monuments in the City of Holdfast Bay and have them replaced and repaired where needed.

RETAIN IN CONFIDENCE – Section 91(7) Order

That having considered Agenda Item 14.2 Minutes – Heritage Advisory Committee – 31 August 2026 in confidence under section 90(2) and (3)(m) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that Attachment 2 be retained in confidence and the Chief Executive Officer is authorised to release the documents when the associated Code Amendment process is completed and that this order be reviewed every 12 months.

Background

The Council has established the Committee in accordance with section 41 of the *Local Government Act 1999*, to be known as the Heritage Advisory Committee, to assist the Council:

- with guidance and advice on heritage related matters; and
- in supporting and promoting heritage related matters; and

- to assist the Council and its Property Service section to preserve and interpret the city's heritage for future generations.

Report

The minutes of the meeting of the Heritage Advisory Committee held on 31 August 2026 are attached for Members' information. Confirmation of these Minutes will occur at the next Heritage Advisory Committee meeting to be held on 30 November 2026.

Refer Attachment 1

The confidential list of 343 properties and 38 Soldier Settlement homes considered by the Committee is attached for Members' information. It is intended that this information remain confidential until a heritage review has been completed and a Code Amendment process has commenced. Any future heritage reviews would be subject to Council's consideration of funding through the Annual Business Plan and Budget process and would be undertaken having regard to the Strategic Plan and associated strategies and plans.

Refer Attachment 2

A separate report is contained in this agenda regarding the Committee's two items of urgent business considered; namely:

- The Heritage Advisory Committee recommends to Council that Administration investigates sesquicentenary celebrations for the Glenelg Town Hall; and
- The Heritage Advisory Committee recommends to Council that Administration investigates the missing plaques for past and present heritage properties and monuments in the City of Holdfast Bay and have them replaced and repaired where needed.

Budget

There are no budget implications as a result of Council noting this report.

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Not applicable

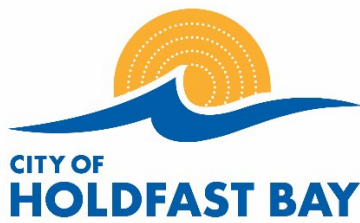
Statutory Provisions

Local Government Act 1999, Sections 41 and 126

Written By: Executive Officer

General Manager: Strategy and Corporate, Mr A Filipi

Attachment 1



Minutes of the Heritage Advisory Committee Held in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton on Monday 31 August 2026 at 5.00pm

Members Present

Presiding Member - Councillor J Fleming
Councillor W Miller
Councillor R Snewin
Mr G Tinney
Mr S Wilkinson
Mr A Stevens
Ms C Barry

Guests

Michelle Bashta, Extent Heritage Pty Ltd
Stephanie Johnston, Stephanie Johnston and Associations

Staff In Attendance

General Manager, Strategy and Corporate – A Filipi
Senior Strategic Land Use Planner – G Brinkworth
Executive Officer – R Steventon
Executive Assistant to GM Assets and Delivery – E McDonald

1. Opening

The Presiding Member declared the meeting open at 5.06pm

2. Kaurna Acknowledgement

With the opening of the meeting the Presiding Member stated:

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 - Nil

3.2 Absent - Nil

4. Declaration of Interest

Members were reminded to declare their interest before each item.

5. Confirmation of Minutes

Motion

That the minutes of the Heritage Advisory Committee held on 20 April 2026 and 1 June 2026 be taken as read and confirmed.

Moved G Tinney, Seconded Councillor Miller

Carried Unanimously

6. Action Items

The Action Items log was noted.

7. Presentations

7.1 Extent Heritage Pty Ltd – Heritage Review

S Wilkinson joined the meeting 5.15pm.

A presentation was received from representatives of Extent Heritage Pty Ltd and Stephanie Johnston and Associates.

M Bashta and S Johnston left the meeting at 5.23pm.

8. Motions on Notice

8.1 Properties for Heritage Review – Councillor Miller (Report No: 306/26)

Councillor Miller proposed the following motion:

That the Heritage Advisory Committee endorses the list of 343 properties and 38 Soldier Settlement homes, contained in Attachment 1, for inclusion in future heritage reviews to determine their suitability for heritage listing, and recommends it to Council for endorsement.

Moved Councillor Miller, Seconded G Tinney

Carried Unanimously

RETAIN IN CONFIDENCE - Section 91(7) Order

That having considered Agenda Item 8.1 Motion on Notice – Properties for Heritage Review – Councillor Miller (Report No: 306/26) in confidence under section 90(2) and (3)(m) of the *Local Government Act 1999*, the Heritage Advisory Committee, pursuant to section 91(7) of that Act orders that Attachment 1 be retained in confidence and the Chief Executive Officer is authorised to release the documents when the associated Code Amendment process is completed and that this order be reviewed every 12 months.

Moved Councillor Miller, Seconded Councillor Snewin

Carried Unanimously

9. Reports By Officers

9.1 Heritage Review Update (Report No: 307/26)

The purpose of this report is to provide an update of the appointment of the successful contractor to undertake the heritage review and the proposed approach.

Motion

That the Heritage Advisory Committee notes the update on the heritage review.

Moved S Wilkinson, Seconded G Tinney

Carried Unanimously

10. Urgent Business – Subject to Leave of the Meeting

Leave of the meeting

The Presiding Member sought leave of the meeting to receive items of urgent business.

Leave of the meeting was granted.

10.1 Glenelg Town Hall Sesquicentenary Celebrations

Motion

That the Heritage Advisory Committee recommends to Council that Administration investigates sesquicentenary celebrations for the Glenelg Town Hall.

Moved Councillor Miller, Seconded G Tinney

Carried Unanimously

10.2 Investigation of Missing Plaques

Motion

That the Heritage Advisory Committee recommends to Council that Administration investigates the missing plaques for past and present heritage properties and monuments in the City of Holdfast Bay and have them replaced and repaired where needed.

Moved Councillor Fleming, Seconded G Tinney

Carried

11. Confidential Items - Nil

S Wilkinson left the meeting at 5.52pm.

12. Date and Time of Next Meeting

The next meeting of the Heritage Advisory Committee will be held on Monday 30 November 2026 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

13. Closure

The Meeting closed at 5.53pm.



Confirmed 30 November 2026

Presiding Member

ITEM NUMBER: 14.2

ATTACHMENT 2

MINUTES – HERITAGE ADVISORY COMMITTEE – 31 AUGUST 2026

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

- m. information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Development Plan Amendment proposal relating to the amendment is released for public consultation under the Act.

Item No: 14.3

Subject: **MINUTES – JETTY ROAD MAINSTREET COMMITTEE –
2 SEPTEMBER 2026**

Summary

The minutes of the meeting of the Jetty Road Mainstreet Committee held on 2 September 2026 are presented to Council for information.

Recommendation

That Council notes the minutes of the meeting of the Jetty Road Mainstreet Committee of 2 September 2026.

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

The minutes of the meeting of the Jetty Road Mainstreet Committee held on 2 September 2026 are presented to Council for information. Confirmation of the Minutes will occur at the next Jetty Road Mainstreet Committee meeting.

Refer Attachment 1

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

Local Government Act 1999, section 41

Written By: Executive Assistant, Community and Business

General Manager: Community and Business, Mr S Zaluski

Attachment 1



Minutes of the Jetty Road Mainstreet Committee Held in the Mayor's Parlour, Glenelg Town Hall on Wednesday 2 September 2026 at 6.00pm

COMMITTEE REPRESENTATIVES PRESENT

Yo-Chi, B Millard
RD Jones Group, R Shipway
Cibo Espresso, T Beatrice
The Colley Hotel, K Bailey
Theodorakakos Property Group, J Theodorakakos
Doughballs Pizza, C Devlin
Soda Rooftop Bar / Ballet Wine Bar, O Miller
Independent Member, S Smith
Independent Member, M Connelly

STAFF IN ATTENDANCE

General Manager, Community and Business, S Zaluski
General Manager, Strategy and Corporate, A Filipi
Manager, City Activation, N Reynolds
Manager, Communications and Engagement, M Logie
Executive Officer, R Steventon
Executive Assistant, Community and Business, M Marchegiano

1. OPENING

The Chair, B Millard declared the meeting open at 6.03pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting the Chair, B Millard stated:

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 – Councillor Kane, Councillor Abley

3.2 Absent - Nil

4. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

5. CONFIRMATION OF MINUTES

Motion

That the minutes of the Jetty Road Mainstreet Committee held on 5 August 2026 be taken as read and confirmed.

Moved R Shipway, Seconded M Connelly

Carried

6. PRESENTATIONS - Nil

7. QUESTIONS BY MEMBERS

7.1 Without Notice

7.1.1 October Tram Closure dates

R Shipway asked a question in how any extension of the City Zone roadworks in October would be managed alongside the tram closure.

The General Manager Community and Business took the question on notice.

S Smith joined the meeting at 6.06pm

7.1.2 Jetty Road Gift Card Program

R Shipway asked a question in relation to the previous Jetty Road Gift Card program and whether a similar initiative could be considered as a potential activation for Jetty Road.

The Manager, City Activation took the question on notice.

T Beatrice joined the meeting at 6.08pm

7.1.3 Durham Street traffic flow

T Beatrice asked a question in relation to the Moseley Street / Jetty Road intersection sequencing and impacts on Durham Street traffic flow.

The General Manager, Strategy and Corporate provided a response

7.1.4 Colley Terrace Pedestrian Crossing Signage

T Beatrice asked a question in relation to signage for the pedestrian crossing at Colley Terrace.

The General Manager, Strategy and Corporate provided a response

7.2 On Notice - Nil

8. MOTIONS ON NOTICE - Nil

9. REPORTS BY OFFICERS

9.1 Review of Action Items (Report No: 300/26)

This report documented questions and actions raised in previous Jetty Road Mainstreet Committee meetings and to provide the Committee with progress updates and outcomes.

Motion

That the Jetty Road Mainstreet Committee receives this report and items of interest be discussed.

Moved K Bailey, Seconded T Beatrice

Carried

9.2 **Monthly Finance Report** (Report No: 301/26)

This report provided an update on the Jetty Road Mainstreet income and expenditure as of 31 July 2026.

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved T Beatrice, Seconded S Smith

Carried

9.3 **Marketing Report** (Report No: 303/26)

This report provided an update on the marketing initiatives undertaken by the Jetty Road Mainstreet Committee (JRMC) in July 2026 aligned to the adopted 2025-26 Marketing Plan.

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved T Beatrice, Seconded J Theodorakakos

Carried

9.4 **LOCAL Magazine – Process and Budget** (Report No: 302/26)

This report provided an overview of the process for the production of the Summer 2026-27 edition of the Jetty Road LOCAL magazine and seeks approval for an additional budget allocation to support delivery of the publication.

Motion

That the Jetty Road Mainstreet Committee:

1. **notes the contents of this report; and**
2. **approves expenditure of \$34,500 for the production and distribution of the Summer 2026-27 edition of the Jetty Road LOCAL magazine.**

Moved T Beatrice, Seconded M Connelly

Carried

9.5 **Marketing and Communications Coordination Service Agreement** (Report No: 305/26)

This report sought endorsement of the 2026-27 Marketing and Communications Coordination Service Agreement between the Jetty Road Mainstreet Committee (JRMCM) and the City of Holdfast Bay.

The proposed agreement continues the service model established in 2025-26, enabling Council's Communications and Engagement team to provide marketing and communications coordination services that support the implementation of JRMCM's marketing program and address responsibilities not included within external agency contracts.

Motion

That the Jetty Road Mainstreet Committee:

1. **endorses the service agreement between the Committee and Council for the provision of marketing and communications coordination services for 2026-27; and**
2. **notes that the General Manager, Community and Business will sign the agreement as delegated under section 36 of the *Local Government Act 1999*.**

Moved T Beatrice, Seconded O Miller

Carried

9.6 **Quarterly Spendmapp Economic Report - Quarter 2 - 2026** (Report No: 308/26)

The purpose of this report was to provide the Jetty Road Mainstreet Committee (JRMCM) with a consolidated quarterly update on precinct economic performance using Spendmapp data.

Insights support the JRMCM's decision making relating to trader support, marketing, seasonal activation, and strategic investment within the Jetty Road Glenelg precinct.

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved T Beatrice, Seconded J Theodorakakos

Carried

9.7 **Events Update** (Report No: 309/26)

The Jetty Road Mainstreet Committee (JRMCC), in partnership with the City of Holdfast Bay (CoHB), is 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. A winter activation is also co-funded by JRMCC and CoHB to further support these economic efforts during a traditionally quieter season.

This report provided an overview of Council's endorsed events and activations program and budget, along with information about other upcoming events.

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved M Connelly, Seconded O Miller

Carried

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

11. ITEMS IN CONFIDENCE - Nil

12. DATE AND TIME OF NEXT MEETING

The next meeting of the Jetty Road Mainstreet Committee will be held on Wednesday 7 October 2026 at 6.00pm in the Mayor's Parlour, Glenelg Town Hall.

13. CLOSURE

The Meeting closed at 7.11pm.

CONFIRMED Wednesday 7 October 2026

CHAIR

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. Alwyndor – property purchase update
2. Outstanding Council Action Items
3. Local Government Association – Notice of Election for President
4. Scuttling of former dredger MV Andrew Wilson

RETAIN IN CONFIDENCE - Section 91(7) Order

That having considered Agenda Item 15.1 Items in Brief in confidence under section 90(2) and (3) (a, c, d, k) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of the Act orders that Attachment 2 to this report be retained in confidence until the retain in confidence clauses for each of the resolutions has been revoked.

Report

1. Alwyndor – property purchase update

At its meeting of 11 August, Council considered a report on the proposed purchase by Alwyndor of property adjacent to the Alwyndor Aged Care site in Hove.

The property had become available through a deceased estate and its location was deemed suitable for the expansion of services already being provided by Alwyndor.

A pre-auction offer was made to, and accepted by, the vendors. A purchase contract was entered into as 'the City of Holdfast Bay or Nominee' pending the transfer of Alwyndor's Trusteeship, with Council making Alwyndor Inc the Nominee. Alwyndor's incorporation occurred on 26 May 2026 and the transfer of the Trusteeship occurred on 31 August 2026. The settlement of the property is scheduled for Monday 14 September 2026. The purchase is funded by Alwyndor Inc.

2. Outstanding Council Action Items

A list of outstanding Council Meeting Actions (including Confidential actions), along with a brief explanation of their status is provided. For brevity, completed actions have not been included.

Refer Attachments 1 and 2

5. Local Government Association – Notice of Election for President

On Monday 7 September, the CEO received notification from the LGA that an election is required for the position of President of the Local Government Association SA (LGA) as more eligible nominations had been received than vacant positions.

Refer Attachment 3

Votes must be received by the LGA by 3 November 2026 with the counting of votes to occur on 9 November. However, in the interim, an online 'Meet the Candidates' session is being held on Thursday 17 September, from 1.00pm to 2.30pm to help inform decision making.

Elected Members can register to attend the session via this [link](#) or by logging in to the LGA's Members website.

A report will be brought to Council in October for Council to consider its voting position.

Information submitted by the Candidates in support of their nomination is provided in Attachment 4.

Refer Attachment 4

4. Scuttling of former dredger MV Andrew Wilson

In late July, Mayor Wilson became aware of plans to scuttle former dredger MV Andrew Wilson off the coast of Seacliff.

In response, Mayor Wilson wrote to Minister Bourke, the Minister for Environment and Water, seeking assurance that the scuttling will not pose environmental harm. This correspondence was forwarded to Minister Szakacs, Minister for Infrastructure and Transport as this matter falls within his portfolio.

Follow up letters were sent to Minister Szakacs on 14 and 25 August.

Refer Attachments 5, 6 and 7

A response was received from Minister Szakacs on 26 August outlining the process undertaken to scuttle the former dredger.

Refer Attachment 8

Written By: Executive Officer

Chief Executive Officer: Ms P Jackson

Attachment 1

Meeting Date	Report Number	Report Title	Resolution Number	Resolution	Department	Meeting Action Status	Progress Comments
14-Apr-2026	QwoN	Holdfast Bay Dog Club	N/A	Councillor Patton asked a question in relation to Holdfast Bay Dog Club.	Chief Executive	Assigned	The Chief Executive Officer took the question on notice.
28-Jul-2026	250/26	Liveable Growth Strategy	C280726/9455	That Council: 1.endorses the draft objectives that will inform the development of the Local Area Plan and Liveable Growth Strategy for community consultation, as presented in Attachment 1; and 2.endorses the proposed community consultation process on the draft objectives as described in this report.	Strategy and Corporate	Assigned	03/09/26 Community engagement commences 3 September until 6 October with workshop booked for 20 October to discuss outcomes of engagement
25-Aug-2026	299/26	Local Government Finance Authority Annual General Meeting – Nomination of Council Representative and Board Nominations	C250826/9497	1.notes the arrangements of the Local Government Finance Authority of South Australia for their Annual General Meeting; 2.approves Mayor Amanda Wilson to attend the Local Government Finance Authority Annual General Meeting as Council's representative, who will be the voting member, to be held on 4 December 2026; and 3.nominates Councillor Smedley as nominees for election to the Board of the Local Government Finance Authority of South Australia.	Chief Executive	Completed	27/8/26 Forms being completed.
26-Jul-2022	248/22	Motion on Notice - Portable Solar Speed Monitoring Signs – Councillor Fleming	C260722/2676	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 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.	Assets and Delivery	In Progress	Update provided via Item in Brief 24 February 2026. Trail underway with feedback to be brought back to council following the completion in June 2026. In-field trial undertaken for monitoring signs. Need to be aligned with MTP, in terms of usage, requirements, quantity, and options to hire or buy. MTP to Council late 2025 for endorsement.
14-Mar-2023	58/23	Motion on Notice - Pedestrian Safety and Traffic Calming Measures – Councillor Smedley	C140323/7369	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. 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.	Assets and Delivery	In Progress	27/8/26 22/6/26: 2. Through the endorsed MTP, Council approved use of operational funding to undertake assessment of all school crossings and Alwyndor (Report No: 13/26). Investigation in progress with New Initiative bid 2026/27 to undertake design work on highest priority. Report on the outcome of the assessment anticipated to go to Council on 20 October 2026 following conclusion of assessment. 22/6/26: 2. Through the endorsed MTP, Council approved use of operational funding to undertake assessment of all school crossings and Alwyndor (Report No: 13/26). Investigation in progress with New Initiative bid 2026/27 to undertake design work on highest priority. Report to go to council following conclusion of assessment in quarter 1 or 2 2026-27. 4/2/26: 2. Through the endorsed MTP, Council approved use of operational funding to undertake assessment of all school crossings and Alwyndor (Report No: 13/26). Investigation to be completed by 30 June 2026. Will provide a prioritised schedule of locations. New Initiative bid prepared for 2026/27 for design work. 1/9/25: 1. Complete 2. Council's approach to pedestrian crossing with flashing lights will be addressed in the report to Council for endorsement of the Movement and Transport Plan. 4/10/24: 1. Project awarded to contractor. Construction has commenced. Civil works are scheduled to be completed by Friday 11 October 2024 prior to commencement of school term 4. Electrical and lighting works to be finalised in subsequent weeks. 2. Need for crossing report aligned with action from draft MTP, pending approval. 15/3/24: 1. Design to be completed by April. Construction in September. Met with the school on 19/2/24 to provide an update. (See C241023/7587)
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.	Community and Business	In Progress	Amendments drafted. Audit continuing of extent of encroachments prior to finalisation of policy review. 25/02/26 - Anthony Marroncelli update - The audit is still progressing with Council to receive the draft amended Encroachment Policy later in 2026.
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.	Community and Business	In Progress	Deferred until Transforming Jetty Road project is complete as they are related. 16/2/2026 New outdoor dining areas are being introduced with updates required in the guidelines. These Guidelines are also being reviewed and fees bench marked with councils across Australia. Additional time is needed to bring all of this information together.
14-Nov-2023	377/23	Motion on Notice - Aesthetics of Hoardings - Councillor Abley	C141123/7599	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.	Community and Business	In Progress	18/2/26: Hoarding policy is being reviewed internally. 2/9/25: The inclusion of the aesthetic hoarding is included in the update for the Hoarding Policy. The policy currently being internally reviewed, before going to council for endorsement. Community Safety is collaborating with Traffic, City Activation and Development Services to work through any legal implications relating to the Local Government Act or by permit. Legal advice sort. Community work with Engineering to inform policy. 8/9/2026 The Hoarding Policy review has been incorporated into a broader program of work examining regulatory decision-making, permitting and compliance processes across Council. Integrating these related matters will result in a more robust policy but has extended the delivery timeframe. A revised policy will be presented to Council once this work is complete
27-Feb-2024	55/24	Wayfinding for Brighton Beachfront Holiday Park	C270224/7687	The Council approves: 1. the unofficial naming of the access road to Brighton Beachfront Holiday Park, with Administration to bring back to Council options for names; 2. consideration of a new initiative of \$8,000 for a precinct sign for the Kingston Park Precinct in the 2024-25 budget process; and 3. Administration monitors the safety the Kingston Park car park for a period of 12 months, and provide a report back to Council prior to the 2025/26 budget process, to determine if further car park signage is a future requirement.	Community and Business	In Progress	28/8/26 Discussion with Kurna Advisory Group on 26/8/26 confirmed its interest in identifying an appropriate Kurna name and endorsed the name Tulukutangga Way. 22/6/26 1. In progress - update provided by CEO in Council Minutes 8/7/25 "Initial conversations have been held with Kurna Elders regarding the naming of the access road with a Kurna name. A positive response was received to this enquiry. Unfortunately, due to other priorities this has not been progressed further. I will progress the initiative in the first half of the 2025-26 year." 2. Completed 3. Completed via IIB on 24 March 2026 1. In progress - update provided by CEO in Council Minutes 8/7/25 "Initial conversations have been held with Kurna Elders regarding the naming of the access road with a Kurna name. A positive response was received to this enquiry. Unfortunately, due to other priorities this has not been progressed further. I will progress the initiative in the first half of the 2025-26 year." 2. Completed 3. One reported incident in the last 12 months. Assessment concluded that signage would be beneficial but not necessarily required. IIB to follow late March/early April 2026
11-Jun-2024	167/24	Motion on Notice – Night Time Economic Development Policy - Councillor Miller	C110624/7779	That Council, in consultation with Jetty Road Mainstreet Committee, develop a Night Time Economic Development Policy.	Community and Business	In Progress	20/8/26 - Proposal provided by Flinders University relating to a Situation Analysis and community engagement process. 4/8/26 - Initial approach to Flinders University has occurred and discussions will take place week commencing 10 Aug to assess what research is required to gain a full understanding of the 24hr economy (nighttime economy) in Holdfast Bay and relative to Adelaide and other metropolitan LGAs. 12/6/26 - The Draft EDS was presented to Council on 28 April and endorsed. Implementation of actions are now underway and investigative work into the preparation of a night-time/24 hour economy policy/strategy has commenced. 20/02/26 - The draft Economic Development Strategy is currently out for community consultation and will conclude on 2 March. A report will be prepared for Council and tabled at a council meeting in late April or early May. The strategy is proposing a policy will be developed that supports a 24-hour economy. 8/8/2025 - This will be developed as part of the Economic Development Strategy (EDS). The EDS is proposed to be presented to Council in November for community engagement on the draft EDS. 22/5/2025 Update on date for report to come to Council. The approval of the EDS is dependent on the adoption of the Annual Business Plan and need until Sept/Oct 2025 to prepare a report. Extending due date until end of Oct 2025. DG 27/9/2024 - This will be developed as part of the Economic Development Strategy.

Meeting Date	Report Number	Report Title	Resolution Number	Resolution	Department	Meeting Action Status	Progress Comments
10-Jun-2025	179/25	Transforming Jetty Road	C100226/8079	That Council resolves: 1. to note the report prepared by Council Administration; 2. to note the responses received from the public during the community consultation process for the Transforming Jetty Road Project Coast and Transition Zones, and during the public notification process undertaken under section 32 of the Road Traffic Act 1961, and the 'Feedback Analysis Report' prepared by TSA Riley; 3. that having regard to public responses described above, it is determined not to proceed with the following proposals that were the subject of public consultation: a. Concepts B or C; b. closure of Jetty Road (between Moseley Street and Colley Terrace) as proposed in Concepts B and C; c. closure of Colley Terrace (between Jetty Road and Hope Street) as proposed in Concepts B and C; d. closure of Durham Street (between Jetty Road and Chittleborough Lane) to all traffic expect permit holders, bicycles and emergency vehicles, as proposed in Concepts A, B and C. 4. to proceed with Concept A (Durham Street Alternative Option) subject to the changes described in the 'Summary of Changes to Concept A Durham Street Alternative Option' section of the Council Administration report and detailed in the plans attached as Attachment 8 to the Council Administration report; 5. for the purposes of rationalising the flow or impact of traffic within a part of the Council's area, to close Durham Street to all vehicles turning right from Jetty Road on to Durham Street except permit holders, bicycles and emergency services vehicles; 6. to authorise the Chief Executive Officer to take such further steps as necessary under the Road Traffic Act 1961 to implement the Durham Street Alternative Option referred to in Recommendations 4 and 5 above by the installation of traffic control devices in the nature of signs prohibiting all vehicles turning right from Jetty Road on to Durham Street except permit holders, bicycles and emergency services vehicles; 7. to authorise the Chief Executive Officer to take such further steps as necessary: a. under the Road Traffic Act 1961 for the installation, alternation and removal of any other traffic control devices necessary to give effect to Concept A (Durham Street Alternative Option); b. for the purposes of the implementation of Concept A (Durham Street Alternative Option) as set out in this resolution including a review of outdoor dining arrangements.	Chief Executive	In Progress	30/4/2026 - Project remains on track for early delivery with a project completion event schedule for mid June or early July 2026 Construction on the approved design commenced on time on 5 August 2025. The first major milestone of Jetty Road reopening to traffic and parking was achieved. The next major milestone is to have Colley Terrace re-opened for Vehicle traffic at the end of March and remains on track to achieve this. Transforming Jetty Road scheduled to be completed in August 2026.
28-Oct-2025	382/25	Motion on Notice – Scholefield Road Memorials - Councillor Lindop	C281025/9192	That Administration: 1.investigates the viability of relocating the three memorials adjacent Brighton Road, near the Scholefield Road intersection; 2.investigates potential new locations for each of the memorials if relocation is viable; 3.investigates with the Department for Transport, the plans for the traffic lights and any resulting changes or impacts to Holdfast Bay Council land due to Ocean Boulevard / Scholefield Road intersection upgrades and if any of the three elements require relocation; 4.consults with the Villawood Properties to ascertain if alternate locations exist with the Villawood Seacliff Village development site; 5.determines the cost of any relocations; and 6.reports back to Council in February 2026 with an update on investigations.	Assets and Delivery	In Progress	27/8/26: 1.DIT has undertaken preliminary heritage investigations and an initial feasibility assessment of potential relocation options. 2.Based on discussions to date, DIT's preferred approach is to retain the memorials within the vicinity of their current location and enhance the site through landscaping improvements to increase the prominence and visual appeal of the memorial area. DIT indicated that, should relocation be considered necessary, its preference would be to relocate only the Gun Monument to Les Scott Reserve. The Portland Cement monument would remain in its current location, while the Lone Pine would either be retained or relocated within the immediate area and incorporated into the revised landscaping design. 3.DIT has advised that the proposed intersection upgrade works will have only a marginal impact on the memorial site. DIT has indicated that consideration of relocation options is being undertaken primarily in response to a request from Alex Dighton, rather than as a direct requirement of the intersection upgrade works. They have committed to undertaking the works at their own cost including upgrade the area to also include new shared path, pedestrian infrastructures, shade and seating as well as landscaping with irrigation. 4.Given DIT's current preferred option to retain the memorials within the existing vicinity, investigations into alternative locations within the Villawood Seacliff Village development site have not been progressed further at this stage. The need for alternative sites will be reconsidered should the preferred approach change. 5.At this stage, Administration is unable to provide a definitive cost estimate. DIT has advised that it proposes to undertake and fund the associated works, including consultation, landscaping, and any relocation activities that may be required as part of the project. Detailed costings have not yet been provided. 6.Administration will provide an update as additional information becomes available regarding the final treatment of the memorials and associated landscaping works, likely before end of 2026. 9/6/26 - update provided to Elected Members via Items in Brief. Update 15/6 by Manager Engineering. 1. In progress - Pam provided EM email update 29/5 2. In progress - Pam provided EM email update 29/5 3. In progress, DIT in consultation - Pam provided EM email update 29/5 4. In progress 5. TBC on locations 6. TBC on actions 3-5 24/2/26 - Update provided to Elected Members via Items in Brief DIT have committed to providing an update early March 2026. A further update will be provided to Council in April 2026, once greater certainty is available regarding DIT's design outcomes, program timing, potential relocation requirements, and associated costs.
09-Dec-2025	432/25	Sturt River Pedestrian Bridge Dunbar Terrace, Glenelg North	C091225/9241	1.That Council approves the Department for Infrastructure and Transport's proposal to construct a pedestrian footbridge and shared use pathway linking Maxwell Terrace and Dunbar Terrace, Glenelg North 2.That on project completion, the extended pathway and new shared use bridge crossing at Dunbar Terrace be vested to Council for ongoing care and control including ongoing maintenance.	Assets and Delivery	In Progress	Meeting took place CEO and GM Assets and delivery 23 June and discussed. A letter has been drafted seeking support. 1. DIT have been contacted and advised that in-principle support has been provided to enable them to continue with detailed design. 2. 23/2/26 Appropriate documentation will be arranged at the time DIT undertakes construction
27-Jan-2026	21/26	Motion on Notice – Milton Street - Councillor Abley	C270126/9253	1.That Administration undertakes localised consultation with the residents and businesses at the western end of Milton Street, Glenelg, regarding the trial of an outdoor dining area adjacent to Dante's Deli by converting two car parking spaces. 2.That a report be brought back to Council on the consultation prior to a trial being implemented.	Chief Executive	In Progress	
24-Feb-2026	64/26	Brighton and Jetty Road Glenelg Intersection Improvements	C240226/9303	That Council: 1.approves undertaking concept design development to improve pedestrian movements at the Brighton/Jetty Road intersection and present the concept plans to Council prior to commencing detailed design; 2.approves undertaking the necessary consultancy procurement using Tonkin Consulting Pty Ltd, to support delivery of the concept design; 3. approves an additional amount not to exceed \$13,375 in the 2025-26 budget to undertake the design; and 4.authorises Administration to liaise with the Department of Infrastructure and Transport to develop the concept plans prior to tabling the plans with Council.	Chief Executive	In Progress	12/6/26 update: Council Workshop booked for 11 August 2026 to discuss concept design options and provided an update to Cr Lindop 6/3/2026 update: Concept design work underway with expected completion by May 2026.
10-Mar-2026	71/26	Items in Brief	C100326/9312	That the following items be noted and items of interest discussed: 1.Remuneration Tribunal – Review of Allowances for Members of Local Government 2.Local Government Association Constitution and Terms of Reference 3.Algal Bloom Response – Local Government Fund 4.Bay Discovery Centre Gallery Exhibition 5.New Body Loading Personal Training – Termination of Lease	Assets and Delivery	In Progress	27/8/26 - community newsletter inclusion to occur in summer 2026-27
24-Mar-2026	91/26	Items in Brief	C240326/9330	That the following items be noted and items of interest discussed: 1.International Women's Day Breakfast 2.Outstanding Council Action Items 3.Kingston Park Car Park 4.Waste Management Update – March 2026 5.Bay Discovery Centre Update 6.Brighton Jetty Sculptures	Community and Business	In Progress	Responsibility to follow GM C&B. Meeting to discuss on 20 May. CH to email Cr Abley. CH advised this meeting action should sit with Adam Filipi.
28-Apr-2026	QwoN	Pedestrian crossing Colley Terrace	N/A	Councillor Patton asked a question regarding the upgrade of Jetty Road and the pedestrian give way arrangements at the Colley Terrace corner.	Chief Executive	In Progress	The project team have reviewed the street's new pedestrian crossings including Colley Terrace and will be making amendments to the center line marking on Colley Terrace to create a clearer pedestrian refuge in the center of the road. Additionally, extra footpath signage stencils at the Colley Terrace crossing points (both east and western sides) will also be submitted for further consideration. 12 June 2026 update: Council Workshop booked for 11 August 2026 to discuss concept design options and provided an update to Cl. Lindop.
28-Apr-2026	155/26	Motion on Notice - Heritage Strategy and Action Plan - Councillor Miller	C280426/9369	1. That Council develops a Heritage Strategy and Action Plan to ensure the preservation of built heritage is prioritised; and 2. That the strategy return to Council for endorsement by 11 August 2026.	Strategy and Corporate	In Progress	3/09/26 Report going to 15 September Council meeting to endorse final Plan, after which this item can be closed A workshop has been held with Elected Members to review the draft plan. A report will now be prepared to seek endorsement for public consultation.
28-Apr-2026	147/26)	Review of Speed Limits – Transforming Jetty Road	C280426/9372	Motion AS AMENDED 1. endorses the speed limits proposed in the schedule listed in the attached report excluding the 40 km /h linear speed limit referenced on page 7 of this report; 2. approves Administration to liaise with the Department for Infrastructure and Transport and seek formal approval for the proposed speed reductions from 40 km/h to 30 km/h of Jetty Road and associated portions of connecting streets; 3. approves Administration to undertake the implementation of the speed limit signage and associated infrastructure (as shown in Attachment 2) as soon as practicable after the Department of Infrastructure and Transport have provided approval; and 4. approves Administration to undertake a review of expanding the 30km/h area and 40km/h zone on Colley Terrace speed limits within the Jetty Road Glenelg precinct once approved, undertake a community consultation activity and provide a report back to Council with the findings for further consideration	Assets and Delivery	In Progress	17/8/26: Progress as below 23/6/26: 1. No action required 2. The task is currently progressing through the requisite stages of development and implementation, with further activities underway to support its completion. 3. TBC following item 2 4. Timing TBC regarding election dates

Meeting Date	Report Number	Report Title	Resolution Number	Resolution	Department	Meeting Action Status	Progress Comments
12-May-2026	162/26	Jetty Street Glenelg Mural Proposal	C120526/9385	That Council: 1. notes this report; 2. endorses the location for a new mural installation; and 3. approves the removal/replacement of the existing mural.	Community and Business	In Progress	The Arts & Culture Plan will be developed in 2027 once the new Wellbeing Strategy is endorsed by Council. Call for Expression of Interest form Artists. Timing for EOI and Concept Design selection will close on 22 July with the final artist selected by early August 2026. Artist Nicole Black was selected by the Arts Advisorv Group to install her mural artwork. She will commence works onsite between 14 - 26 September.
09-Jun-2026	OwoN	Moseley Street Intersection	N/A	Councillor Snewin asked a question in relation to the Moseley Street intersection signals.	Chief Executive	In Progress	
09-Jun-2026	174/26	Motion on Notice – Public Art and Signage – Councillor Lindop	C090626/9411	That Administration: 1.investigates options for the installation of permanent signage at the Seaciff Amenities Block, which may include a plaque or information board, acknowledging Kaurna connection and the environmental initiatives associated with the project, and presents a future report to Council on 28 July 2026; 2.considers interpretive signage into all public artwork and major capital projects that feature innovative environmental initiatives or reference and acknowledge history and Kaurna culture, ensuring appropriate budget provision for signage is included in project planning and delivery; 3.undertakes a desktop audit of public artworks across the City incorporated in our public artwork register, to ensure all works are clearly and appropriately labelled, with a subsequent report to be presented to Council outlining the findings of the audit and the anticipated costs associated with any recommendations; and 4.embeds the role of new asset signage in celebrating heritage, Kaurna connection, and environmental initiatives, in the next iteration of Council's public art and environmental strategic plans and associated Council policies.	Community and Business	In Progress	1. Report was prepared for the 28/7/26 Council meeting but was withdrawn from the agenda for further work on sign design. A desktop audit of all public art plaques was undertaken, and a Report including a budget to replace the missing plaques went to council and was endorsement on the 28 July 26.
09-Jun-2026	206/26	Glenelg North Public Art Commission – Change of Installation Site	C090626/9421	That Council 1.notes this report; 2.endorses the relocation of the approved George Andric sculpture installation site from Tarniwarra Reserve to a proposed garden site adjacent to the Reserve along the Esplanade at Glenelg North; and 3.authorises Administration to proceed with installation of the artwork at the revised location in line with the installation of the new garden.	Community and Business	In Progress	The sculpture and plinth are ready to be installed and are now just waiting on the open space team to undertake the planting or the new garden space and the returving of Tarniwarra Reserve once the contractors have demobilised off the site. Install is expected to be undertaken in August 2026. Sculpture and Plinth being stored and are both ready for installation on site in August 2026. Installation has been delayed but a meeting has been arranged with Kris Charlton and the artist George Andric for mid September to discuss the positioning and installation onsite along with the planned planting.
23-Jun-2026	217/26	SA Water Sewer Headworks – 33 Wheatland Street (Community Land)	C230626/9431	That Council authorises Administration to negotiate with Villawood Properties and SA Water to facillitate the proposed sewer headworks within 33 Wheatland Street via Alignment 1, with a formal agreement governing site access, construction conditions, risk allocation, and ongoing tenure arrangements.	Assets and Delivery	In Progress	27/8/26: Following the agreement a council update will be prepared. Estimated for council meeting 20 October 2026. 7/7/26: Villawood have prepared a draft easement plan. Council are seeking legal advice on the terms and conditions to return to Villawood and SA Water.
28-Jul-2026	252/26	Public Art Plaque Audit	C280726/9459	That Council: 1.notes the findings of the audit and the recommended actions identified in Attachment 1; and 2.approves the allocation of up to \$5,000 from Council's operational budget to install missing plaques, noting that this expenditure was not included in the adopted budget and may reduce capacity to deliver other operational activities or result in a budget overspend if not offset elsewhere.	Community and Business	In Progress	Plaques will be installed by 2027 before caretaker
11-Aug-2026	277/26	Motion on Notice - Road Safety Investigation for Bowker Street – Councillor Venning	C110826/9472	That a road safety investigation for the Bowker Street crossing be considered in conjunction with the existing school crossing prioritisation assessment.	Assets and Delivery	In Progress	Procurement is underway for a road safety audit on Bowker Street. Aiming to include outcome with the results of the school crossing prioritisation assessment in council report for the meeting of 20 October 2026, pending contractor availability and timing for the road safety audit.
11-Aug-2026	275/26	Adelaide Cemeteries Authority Board – Call for Nominations	C110826/9477	That Council nominates Pamela Jackson for consideration by the Local Government Association to be nominated for the Adelaide Cemeteries Authority Board.	Chief Executive	In Progress	Nomination submitted 14 August 2026
25-Aug-2026	296/26	Motion on Notice - Glenelg Football Club Working Group - Councillor Patton	C250826/9493	That Council: 1.re-establishes the Glenelg Football Club Working Group noting that the Working Group's objectives will only be advisory and consultative; 2.appoints Councillors Snewin, Smedley, and Abley as the Elected Member representatives on the Glenelg Football Club Working Group for the remainder of the Council term; 3.appoints the Chief Executive Officer to the Glenelg Football Club Working Group; and 4.directs the Working Group to develop Terms of Reference which include, but are not limited to: purpose, membership, meeting frequency, minutes, and reporting.	Chief Executive	In Progress	
25-Aug-2026	15.1	Items in Brief	C250826/9495	That the following items be noted and items of interest discussed: 1. Correspondence from LGA – Long term parking of vehicles on council roads 2. Local Government Association President Nomination – Mayor Dean Johnson 3. Art at Partridge 2026	Chief Executive	In Progress	
25-Aug-2026	298/26	Transforming Jetty Road	C250826/9499	That Council: 1. notes the investigations undertaken regarding the operation of the Jetty Road and Moseley Street signalised intersection; 2. approves the relocation of the south-western vehicle signal lantern and replacement of the existing pedestrian lantern pole with a pole capable of supporting both vehicle and pedestrian signal lanterns to reduce driver confusion and improve intersection operation; 3. approves Administration to continue liaising with the Department of Infrastructure and Transport regarding signal operations, intersection performance and any necessary amendments to the signal personality; 4. approves Administration to undertake traffic observations and analysis, if required, to determine whether further operational improvements to the intersection are warranted; 5. approves a budget allocation not exceeding \$45,000 within the 2026-27 financial year to undertake the proposed intersection improvements and associated traffic investigations; 6. approves an exemption from Council's Procurement Policy to allow the direct engagement of: •Outside Ideas to undertake construction-related works for a cost not exceeding \$40,000; and •Tonkin Consulting to undertake traffic analysis and design services for a cost not exceeding \$5,000.	Chief Executive	In Progress	

ITEM NUMBER: 15.1

ATTACHMENT 2

ITEMS IN BRIEF – OUTSTANDING COUNCIL ACTIONS

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

- a. Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);
- c. information the disclosure of which would reveal a trade secret;
- 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;
- k. tenders for the supply of goods, the provision of services or the carrying out of works.

Attachment 3

Our reference: ECM 879194 MD/MB

7 September 2026

Ms Pamela Jackson
Chief Executive Officer
City of Holdfast Bay
Emailed: ceo@holdfast.sa.gov.au

Dear Pamela

Notice of Election for LGA President

On 9 July 2026, LGA wrote to Member Councils calling for nominations for the position of LGA President.

I wish to advise that at the close of nominations (5:00pm on Tuesday 1 September 2026), LGA received nominations for four eligible candidates.

I hereby advise that in accordance with clause 29.4 of the LGA Constitution, an election for the position of LGA President will take place.

The four candidates for election are listed below (in alphabetical order by last name):

- Mayor Simone Bailey (Mid Murray Council)
- Mayor Moira Jenkins (City of Victor Harbor)
- Mayor Dean Johnson (District Council of Kimba)
- Mayor Leon Stephens (Port Pirie Regional Council)

Enclosed is a copy of each candidate's information together with voting instructions for your council's completion.

Please note the following summary of relevant changes to the LGA Constitution and ancillary documents since the 2024 LGA Elections:

- Preferential Voting has been introduced from 2026 as the vote-count method for the election of LGA President.
- Physical sealed ballot papers have been removed from 2026 for the election process for LGA President, SAROC Committee members, and GAROC Committee members.
- Provision of council minutes (or an excerpt of the minutes) signed by the council's CEO is now deemed to be a council's ballot.

Ballots must be received by the returning officer no later than 5:00pm Tuesday 3 November 2026.

Voting Instructions

Pursuant to clause 29 of the LGA Constitution, the casting of the vote by your council must be conducted as follows:

- Each Member Council must determine which candidate it wishes to elect by passing a resolution that:
 - places the number 1 next to the name their preferred candidate;
 - places consecutive ascending numbers next to all remaining candidates in order of the Member Council's preference;

All four candidates must be assigned a number in the resolution for the ballot to be valid.

- The Member Council's chief executive officer, or in the chief executive officer's absence, the person acting in that position, must sign a copy of the minutes or an extract of the minutes of the meeting at which the resolution is passed (in a manner consistent with section 91(11) of the *Local Government Act 1999*)
- A copy of the signed minutes, which shall be deemed to be the ballot of the Member Council, must be sent to the Returning Officer. This may be returned via email to lgasa@lga.sa.gov.au or via post to GPO Box 2693 Adelaide SA 5001;

Refer to the attached Ballot Paper form. As mentioned, the ballots must be received by **no later than 5:00pm Tuesday 3 November 2026.**

- On receipt of the ballots, the Returning Officer will compile and securely store the ballots for counting;
- The Returning Officer shall nominate the date, time and place for the counting of votes and shall invite each candidate and a person nominated as the candidate's scrutineer to be present;

The counting of votes will take place on Monday 9 November 2026 commencing at 2:15pm.

- At the counting of the votes, the Returning Officer shall produce the compiled ballots, reject all informal or invalid ballots and count the valid first preference votes;
- The candidate with the most first preference votes, if that number constitutes an absolute majority of valid votes cast in the election, shall be deemed elected;
- If no candidate receives an absolute majority of first preference votes, the Returning Officer shall proceed to count the valid votes as follows:

- the candidate who has received the fewest first preference votes will be excluded, and each ballot counted to that candidate is to be counted to the candidate next in the order of the voter's preference;
- if no candidate then has an absolute majority of votes, the process of excluding the candidate who has the fewest votes, and counting each of that candidate's ballot papers to the unexcluded candidate next in the order of the voter's preference, is to be repeated until one (1) candidate has received an absolute majority of votes;
- the candidate who has received an absolute majority of votes shall be deemed elected;

LGA will communicate the results of the vote count to Members Councils.

- The Returning Officer shall declare the candidate elected at the Annual General Meeting; and

LGA's Annual General Meeting is scheduled for Friday 4 December 2026.

- In the case of candidates receiving the same number of votes at any stage in the count or distribution of preferences, the Returning Officer shall draw lots and the lot drawn will be the candidate elected or not excluded (as the case may be).

The successful candidate will take office from the conclusion of the LGA's 2026 Annual General Meeting for a term ending at the conclusion of the 2028 LGA Annual General Meeting.

If you have any questions in relation to LGA Elections, please contact me or LGA Manager Corporate Governance and Administration, Melanie Dickinson via email to melanie.dickinson@lga.sa.gov.au or by phoning 8224 2097.

Yours sincerely



Victoria MacKirdy

Chief Executive Officer

Telephone: (08) 8224 2000

Email: Victoria.MacKirdy@lga.sa.gov.au

Enclosed: ECM 880234 – 2026 LGA Elections – Combined Candidate Information, LGA President
ECM 880392 – 2026 LGA Elections – Ballot Paper – LGA President
Link – [LGA Constitution](#)

Copy to: mail@holdfast.sa.gov.au

Attachment 4

2026 LGA Elections

LGA President – Candidate Information

1. Mayor Simone Bailey – Mid Murray Council
2. Mayor Moira Jenkins – City of Victor Harbor
3. Mayor Dean Johnson – District Council of Kimba
4. Mayor Leon Stephens – Port Pirie Regional Council

LGA President Candidate Information Sheet 2026

(word limit is strictly 1,000 words)

Name	Mayor Simone Bailey
Council	Mid Murray Council
Local Government Experience & Knowledge	My local government experience spans both administration and elected leadership, giving me an understanding of local government from both sides of the Council table. I commenced with Mid Murray Council as Council Accountant in 2016 before being elected as an Elected Member in 2018, serving as Deputy Mayor from 2020 and Mayor since 2022. I am also currently Vice President of the Murraylands and Riverland Local Government Association. My time as Mayor has included leading through significant challenges, including the 2022–23 River Murray flood, ongoing drought in my region, financial sustainability pressures and the increasing demands placed on regional councils with large infrastructure networks and relatively small populations. These experiences have reinforced for me the importance of strong governance, sound financial management, collaboration and effective advocacy. I have developed a strong working knowledge of local government legislation, governance and financial management, while building constructive relationships across local, State and Federal government. I understand that SA's 68 councils are incredibly diverse and that effective LGA leadership must represent the whole sector; metropolitan, regional, large and small.
Local Government Policy Views & Interests	I am passionate about the future sustainability of local government and ensuring councils have the capacity to deliver the services and infrastructure their communities need. I believe the LGA must continue to challenge cost shifting and advocate when responsibilities, regulatory requirements or community expectations placed on councils are not accompanied by adequate resources. Strong advocacy requires strong relationships. I want the LGA to be a respected, constructive and influential partner of State and Federal governments; prepared to work collaboratively wherever possible, but equally prepared to advocate firmly when the interests of councils and their communities require it. I believe the LGA itself must demonstrate the same financial discipline and accountability expected of its member councils. Membership must provide genuine value, with resources focused on the areas where collective action can achieve outcomes individual councils cannot achieve alone. Most importantly, I believe the LGA's strength comes from its diversity. Equity does not mean treating every council identically. It means understanding different circumstances, listening to different perspectives and ensuring the collective voice of local government represents councils and communities across the whole of South Australia.

Other Information

I hold a Bachelor of Commerce and bring a strong financial, governance and leadership background to the role. My broader experience includes more than 20 years working across local and State government and the community sector, including serving as Executive Officer of Mid Murray Homes for the Aged and as a member of the Country Arts SA Board, where I also chair the Governance and Finance Committee. My leadership experience has taught me that leadership is about listening, building relationships, understanding different perspectives and finding common ground. It is also about being prepared to ask difficult questions and challenge established systems when change is needed. I have seen what can be achieved when councils work together and speak with a strong collective voice. I have also seen the pressures confronting our sector; financial sustainability, ageing infrastructure, natural disasters, increasing legislative and regulatory responsibilities and growing community expectations. I am nominating for LGA President because I believe I can use my experience, relationships and understanding of the sector to help strengthen that collective voice. If elected, I would bring energy, openness and a strong work ethic to the role. I would seek to listen to and engage with councils across SA, build constructive relationships across all levels of government and focus the LGA's advocacy on practical outcomes that make a genuine difference to councils and the communities we serve. I am prepared to ask questions, listen to the answers and advocate respectfully but persistently for change where change is needed.

This form must accompany the Nomination Form.

lgasa@lga.sa.gov.au

Close of nominations is 5:00pm Tuesday 1 September 2026

LGA President Candidate Information Sheet 2026

(word limit is strictly 1,000 words)

Name	Dr Moira Jenkins
Council	City of Victor Harbor
Local Government Experience & Knowledge	I have been actively involved in local government for the past 12 years, including the last eight years as Mayor of the City of Victor Harbor. Throughout that time, I have developed a strong understanding of the challenges, opportunities and responsibilities facing councils across South Australia, as well as the critical role the Local Government Association (LGA) plays in supporting and representing the sector. I currently serve as President of the Southern & Hills Local Government Association, am a member of the South Australian Regional Organisation of Councils (SAROC), a Director on the LGA Board. I am a Director on the LGA Procurement Board, and a member of the LGA Nominations Committee and Research and Development Committee. These roles have provided valuable insight into governance, advocacy, strategic planning, procurement, intergovernmental relations and the diverse needs of councils across metropolitan, regional, rural and remote South Australia. Having recently provided evidence to a Parliamentary Inquiry into local government funding and financial sustainability, I have firsthand knowledge of the challenges councils face when relying heavily on rates, tied grants and borrowings to meet growing community needs. Continued advocacy for fairer and more sustainable funding models is an important responsibility of the LGA President. Drawing on my professional background in psychology, behavioural management and conflict resolution, I was invited to join the LGA's Early Intervention Behavioural Management Committee. This committee has been developing practical early intervention processes to help councils manage behavioural complaints constructively, through independent early intervention and reduce the likelihood of escalation.
Local Government Policy Views & Interests	Local government is facing a period of significant change. Councils are being asked to do more than ever before while managing increasing community expectations, financial pressures, workforce challenges, infrastructure demands and complex relationships with other levels of government. During times such as these, our sector requires strong, practical and collaborative leadership.

As a member-based association, I see opportunities to strengthen the engagement and communication of the LGA with members. One of my key priorities would be ensuring elected members have a clearer understanding of what the LGA is doing on their behalf, what it is advocating for, and how decisions are being made. As a member-funded organisation, the LGA exists to serve councils, and it is important that elected members feel informed, connected and genuinely listened to and represented.

I am also committed to strengthening the flow of information between the LGA, SAROC and the GAROC, ensuring that discussions occurring at both regional and metropolitan levels are effectively communicated back to their constituent councils and elected members. The knowledge, expertise and experience that exist across our sector are among our greatest strengths, and I believe we can do much more to share and harness those strengths for the benefit of all councils.

Transparency, accountability and communication are not simply governance principles. They are fundamental to building confidence, trust and engagement throughout the local government sector.

Financial sustainability is one of the greatest challenges facing local government, particularly for regional and growth councils. Councils are often required to deliver infrastructure ahead of population growth, without a sufficient rate base to fund it. The LGA must continue advocating for Federal Financial Assistance Grants to be restored to at least 1% of Commonwealth taxation revenue to reduce overreliance on rates and borrowings and ensure councils can meet future infrastructure and service demands.

The President must be able to understand these issues and bring people together, listen to differing perspectives, find common ground and advocate effectively on behalf of all councils.

A unique aspect of my experience is my understanding of both regional and metropolitan issues. While Victor Harbor is a major regional center, we are also a regional council with our economy shaped by tourism, agriculture and population growth. We also experience many of the challenges facing regional South Australia, including workforce attraction, financial sustainability,

infrastructure needs, transport challenges, housing and climate adaptation.

Climate resilience is one area of significant importance. Supporting councils to prepare for, adapt to and respond to these challenges will remain an important priority for local government in the years ahead.

I am a psychologist, trained negotiator and conflict resolution specialist with extensive experience in mediation, behavioural management, negotiation, and stakeholder engagement. These skills have been invaluable in my roles in local government, where effective leadership often requires navigating complex issues, balancing competing interests and bringing people together to achieve positive outcomes. I believe these capabilities would serve the LGA and its members well as we continue to address the opportunities and challenges facing our sector.

Above all, I believe the LGA must continue evolving as a responsive, member-focused organisation that delivers value, supports councils and speaks with a strong and united voice on behalf of the sector.

In conclusion, a strong and effective Local Government Association must be more than a representative body. It must be a responsive service organisation that understands the needs of its members and advocates forcefully on their behalf. Effective advocacy requires strong communication, constructive relationships and a willingness to engage in genuine negotiation.

Throughout my career as Mayor, President of the Southern & Hills Local Government Association and through my broader governance roles, I have worked extensively with state ministers, members of parliament, government agencies and key stakeholders to secure positive outcomes for my community and region. These experiences have reinforced my belief that successful advocacy is built on trust, respect, preparation and persistence. The LGA must continue to be a strong and respected voice at the state level, ensuring that local government is recognised as a genuine partner in addressing the challenges facing our communities.

By strengthening communication, improving member engagement and advocating with a united and informed voice,

	the LGA can deliver greater value to councils and better outcomes for the communities they serve. I would be honored to earn your support and look forward to engaging with elected members across South Australia in the months ahead.
Other Information	

This form must accompany the Nomination Form.

lgasa@lga.sa.gov.au

Close of nominations is 5:00pm Tuesday 1 September 2026

LGA President Candidate Information Sheet 2026

(word limit is strictly 1,000 words)

Name	DEAN JOHNSON
Council	DISTRICT COUNCIL OF KIMBA
Local Government Experience & Knowledge	• 23 years Local Government experience as an elected member • 12 years as Mayor of District Council of Kimba • President Eyre Peninsula Local Government Association • Local Government Association Board Director • Past President LGA SA • SAROC Board member • Director of Australian Local Government Association • Various conference presentations and speaking engagements • Completed Australian Institute of Company Directors course • IAP2 training
Local Government Policy Views & Interests	• Governance and Process • Experienced and effective media and communications leader • Audit and Risk • Institute of Public Works Engineering Australasia – Infrastructure Asset Management Planning for Elected Members course. • Chair Northern Eyre Peninsula Health Alliance • Successful history of Negotiation and Strategy to other levels of Government
Other Information	• Diploma Retail Management and Director of my own SME • Various Financial Management courses • Various leadership courses • Extensive Networks at both State and Federal levels

This form must accompany the Nomination Form.

lgasa@lga.sa.gov.au

LGA President Candidate Information Sheet 2026

(word limit is strictly 1,000 words)

Name	MAYOR LEON STEPHENS
Council	PORT PIRIE REGIONAL COUNCIL
Local Government Experience & Knowledge	• Mayor, Port Pirie Regional Council (8 years) • Deputy Mayor and Elected Member (16 years total service) • Chair, SAROC • Active involvement with the Northern and Yorke Regional Local Government Association • Chairperson Spencer Gulf Cities (8 years) • Found of an intergovernmental panel bringing together Spencer Gulf Cities, State Government Ministers and key agencies through quarterly meetings. • Two-term member of the LGA Board • Committee involvement with CWMS, LGTAP and SABFAC
Local Government Policy Views & Interests	• Deep understanding of the issues facing councils across metropolitan and regional South Australia. • Commitment to ensure every council has a strong voice, strengthen engagement between the LGA and its members, and deliver practical outcomes that benefit our communities. • Fostering stronger connections between the LGA Board and member councils, ensuring local government voices are heard, respected and represented.
Other Information	• Provides proven leadership with a strong advocacy focus.

This form must accompany the Nomination Form.

lgasa@lga.sa.gov.au

Close of nominations is 5:00pm Tuesday 1 September 2026

Attachment 5

30 July 2026

The Hon Emily Bourke MLC
Minister for Environment and Water
GPO Box 1047
ADELAIDE SA 5001

Via email: Minister.Bourke@sa.gov.au

Dear Minister

I have been advised that the former dredger Andrew Wilson is being prepared to be scuttled off the coast of Seacliff Beach.

The City of Holdfast Bay has not received any formal advice regarding this proposal. Given the significant public interest and the ongoing concerns relating to the harmful algal bloom and the marine environment, I seek urgent clarification from you and the Department for Environment and Water as to whether this proposal is proceeding.

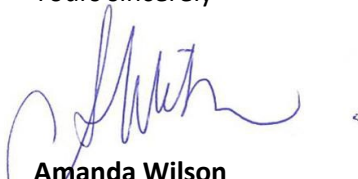
If the vessel is to be deliberately scuttled, I request that the following information be provided:

1. Copies of all certifications confirming that the vessel has been cleared of asbestos and any other hazardous materials.
2. Certification confirming that no lead-based paint or other contaminants remain on the vessel.
3. Any environmental assessments undertaken in relation to the proposal, including expert advice addressing whether the scuttling process has the potential to disturb dormant harmful algal bloom cysts or otherwise impact the marine environment.
4. Details of the approvals, risk assessments and environmental management measures that have been completed in relation to the proposed scuttling.

Given the level of community concern regarding the health of Gulf St Vincent, I look forward to receiving your response by Friday 7 August.

I look forward to your urgent response.

Yours sincerely



Amanda Wilson
Mayor

Attachment 6

14 August 2026

The Hon Joe Szakacs MP
Minister for Infrastructure and Transport
GPO Box 1533
ADELAIDE SA 5001

Via email: Minister.Szakacs@sa.gov.au

Dear Minister

On 31 July 2026, I wrote to Minister Bourke, Minister for Environment and Water, seeking information on the former dredger Andrew Wilson being scuttled off the coast of Seacliff Beach. I have been advised that correspondence has been forwarded to your office for a response.

Given the significant public interest and the ongoing concerns relating to the harmful algal bloom and the marine environment, I seek the following information from you and the Department for Infrastructure and Transport:

1. Copies of all certifications confirming that the vessel has been cleared of asbestos and any other hazardous materials.
2. Certification confirming that no lead-based paint or other contaminants remain on the vessel.
3. Any environmental assessments undertaken in relation to the proposal, including expert advice addressing whether the scuttling process has the potential to disturb dormant harmful algal bloom cysts or otherwise impact the marine environment.
4. Details of the approvals, risk assessments and environmental management measures that have been completed in relation to the proposed scuttling.

The City of Holdfast Bay has not received any formal advice regarding this proposal. The level of concern regarding the health of Gulf St Vincent amongst our community remains high. Therefore I look forward to receiving your response by Friday 21 August.

I look forward to your urgent response.

Yours sincerely



Amanda Wilson
Mayor

Attachment 7

25 August 2026

The Hon Joe Szakacs MP
Minister for Infrastructure and Transport
GPO Box 1533
ADELAIDE SA 5001

Via email: Minister.Szakacs@sa.gov.au

Dear Minister

I write to follow up on my letter to you of 14 August, seeking information on the former dredger Andrew Wilson being scuttled off the coast of Seacliff Beach. To date a response has not been received.

The concerns in our community remain high about the implications of the scuttling on the health of the Gulf St Vincent and the potential for dormant harmful algal bloom cysts to be agitated, adding further pressure on our fragile marine ecology.

I again request that you provide the information outlined in my previous letter as a matter of urgency.

Yours sincerely



Amanda Wilson
Mayor

Attachment 8

Hon Joe Szakacs MP

54963

Mayor Amanda Wilson
City of Holdfast Bay
24 Jetty Road
BRIGHTON SA 5048

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



**Government
of South Australia**

**Minister for Infrastructure
and Transport**

GPO Box 1533
ADELAIDE SA 5001

T: (08) 7133 1100

E: minister.szakacs@sa.gov.au

Dear Mayor Wilson

Thank you for providing me with a copy of your correspondence dated 30 July 2026, on behalf of the City of Holdfast Bay, to the Minister for Environment and Water, the Hon Emily Bourke MLC, regarding the scuttling of the MV Andrew Wilson dredger. As this matter falls within my portfolio responsibilities as Minister for Infrastructure and Transport, I will be providing you with a response.

The Department for Infrastructure and Transport (the Department) is committed to ensuring the vessel is prepared and scuttled in a manner that protects the marine environment and public safety.

In consultation with the Environment Protection Authority (EPA), all hazardous materials, including asbestos and lead, are being removed from the vessel before scuttling. This process is being undertaken in accordance with international artificial reef guidelines and includes a Pollution Prevention Plan which must be followed. Independent specialists have also been engaged to verify that the vessel will not release hazardous substances into the marine environment. Documentation certifying the vessel is free of all hazardous materials is expected to be finalised prior to scuttling.

The proposed scuttling site was selected following technical investigations and consultation with the project's Reference Group, including the Scuba Divers Federation of South Australia. The site is approximately six kilometres offshore from Brighton and has been assessed as suitable based on water depth, seabed conditions, separation from navigation routes and minimal impact on fishing activities.

Scuttling will be carried out in a controlled manner by opening valves to allow seawater to flood the hull, causing it to settle upright on the sandy seabed. No explosives will be used. The site and scuttling process results in minimal disturbance of dormant harmful algal bloom cysts.

Thank you for bringing this matter to my attention.

Yours sincerely


Hon Joe Szakacs MP

Minister for Infrastructure and Transport

26/8/2026



Item No: 15.2**Subject:** MONTHLY FINANCIAL REPORT – AS AT 31 AUGUST 2026

Summary

The financial report for municipal activities to 31 August 2026 confirms that Council remains well positioned to achieve its budgeted operating surplus of \$184,000 for 2026-27. Minor favourable variances indicate a positive financial position at this stage of the financial year.

Recommendation

That Council receives the financial report for Municipal activities for the period ending 31 August 2026.

Background

Applying the principles of good corporate governance, Council is provided with monthly reports detailing its financial performance compared to its budget.

Report

A summary of Council's financial performance for the 2026-27 year, to 31 August 2026, is provided in the following table.

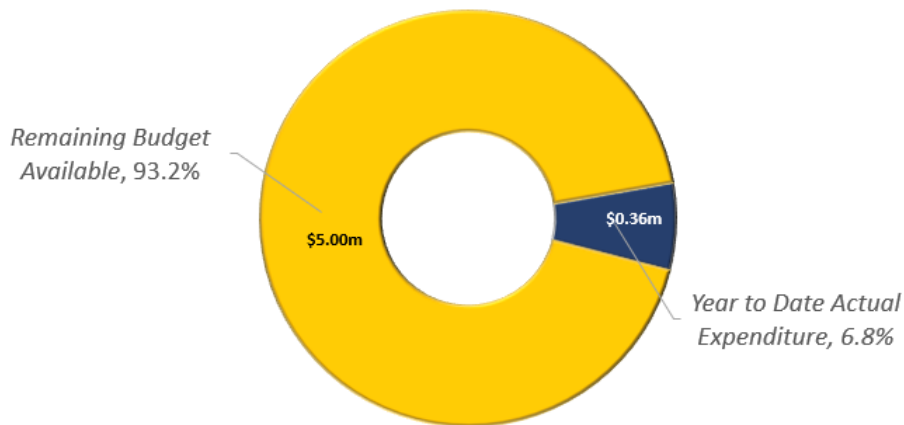
All amounts in \$000	2026-27 Adopted Budget	2026-27 Year to date Budget	2026-27 Year to date Actuals	Variance	
Operating revenue	66,742	55,007	55,020	13	↑
Operating expenditure	(66,558)	(7,925)	(7,735)	190	↑
Result from Operational Activities	184	47,082	47,285	203	
Capital renewal Program (Net)	(18,660)	(1,189)	(1,111)	78	↑
Capital New and Upgraded Works (Net)	(720)	(195)	(188)	7	↑
Loan Repayments	(3,168)	-	-	-	
Loans repaid by community clubs	20	3	3	-	
Result from Capital Activities	(22,528)	(1,381)	(1,296)	85	
Add back non-cash items	13,766	-	-	-	
Funding (Requirement)/Surplus	(8,578)	45,701	45,989	288	

The financial position of operational activities is currently ahead of budget, primarily due to savings on employee expenses arising from temporary vacancies. Variances by individual business units are provided in Attachment 1. No material business unit variances have been identified that require specific reporting to Council.

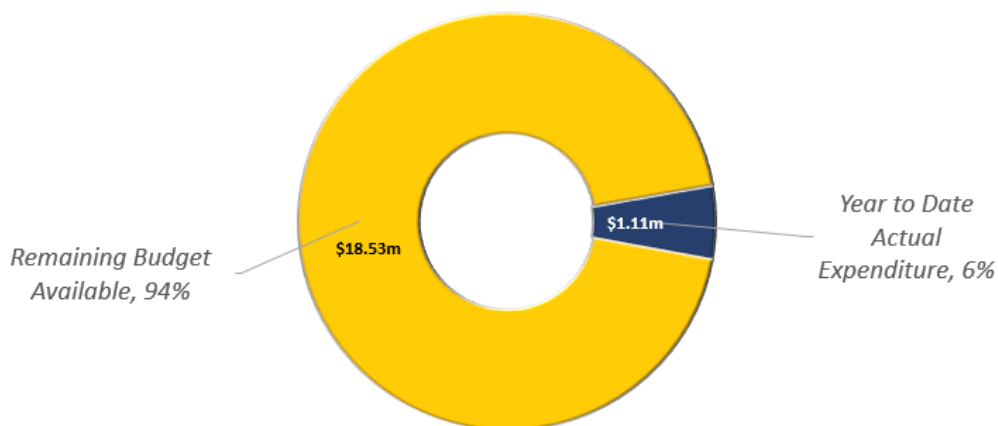
Refer Attachment 1

A detailed progress report on Council's program of works is provided each quarter, with the new quarterly report on our progress against the Annual Business Plan anticipated to be presented in November 2026. In the interim, the following graphs represent the percentage of total capital works financially completed by 31 August 2026. The figures shown in the graphs represent expenditure on the capital programs, whereas the figures in the financial table reflect net expenditure, inclusive of amounts received for new and upgraded assets as well as proceeds from asset disposals.

**Capital New and Upgraded Works Budget
At 31 August 2026**



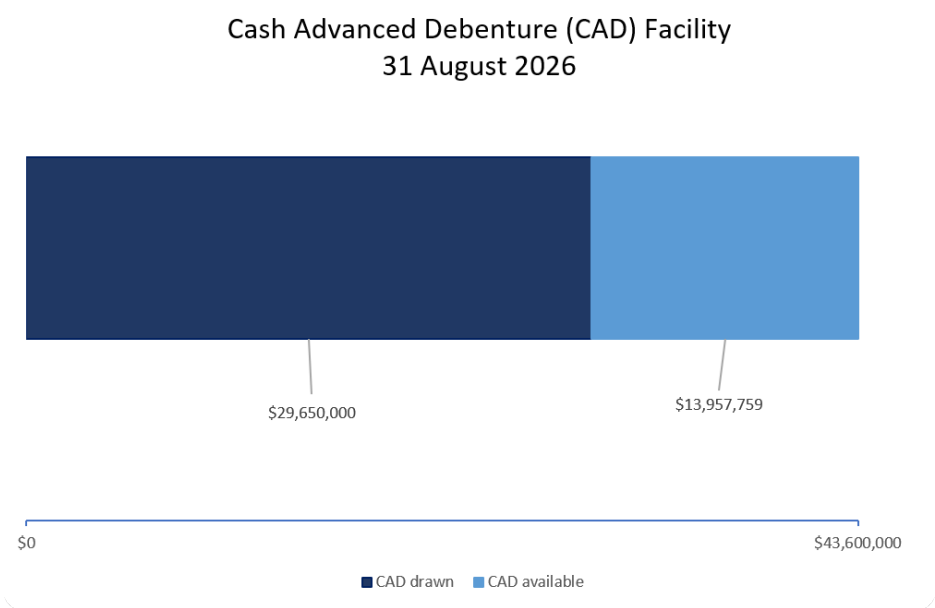
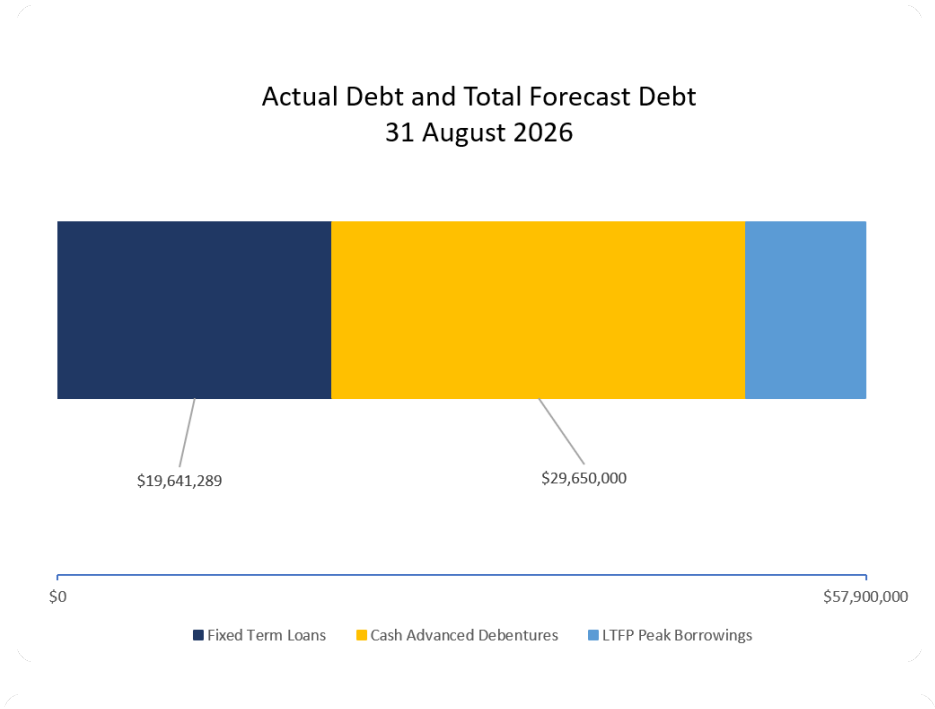
**Capital Renewal Program
At 31 August 2026**



At the date of this report, borrowings, as forecast in the current Long Term Financial Plan, were due to peak at \$57.9 million in 2025-26. Delays in the completion of several capital projects have

deferred part of the associated funding requirement into 2026-27. As a result, the forecast peak borrowing level is now expected to occur in 2026-27. The following graphs details Council’s current debt position.

The first graph illustrates Council’s debt as a proportion of that peak forecast debt. The second graph shows the current utilization of Council’s Cash Advance Debenture (CAD) facility which provides access to flexible funding, showing both the total facility limit and the amount currently drawn.



In line with Council’s Treasury Management Policy a mixture of fixed interest loans and cash advanced debentures (CAD) have been used to meet financing needs. New loans are only sought

from the Local Government Finance Authority when it is deemed prudent to convert CAD borrowings to a fixed rate.

At this early stage of the financial year, no emerging financial risks or budget pressures have been identified.

Budget

The content and recommendation of this report indicates the effect on the budget.

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Not applicable

Statutory Provisions

Local Government (Financial Management) Regulations 2026, Regulation 9.

Written By: Management Accountant Lead

General Manager: Strategy and Corporate, Mr A Filipi

Attachment 1



City of Holdfast Bay Municipal Funds Statement as at August 2026

2026 - 2027 Original Budget \$'000	Year to Date			2026 - 2027 Adopted Forecast \$'000	Note
	Adopted Forecast \$'000	Actual \$'000	Variance \$'000		
(672)	(107)	(104)	(3) Communications and Engagement	(675)	
(1,812)	(156)	(164)	7 Council Administration	(1,820)	
2,313	276	276	- FAG/R2R Grants	2,313	
(2,299)	(547)	(561)	15 Financial Services	(2,299)	
(14,095)	-	-	- Financial Services-Depreciation	(14,095)	
(586)	-	-	- Financial Services-Employee Leave Provisions	(586)	
(2,831)	(472)	(447)	(24) Financial Services-Interest on Borrowings	(2,831)	
400	-	-	- Financial Services-SRWRA	400	
50,874	52,375	52,421	(46) General Rates	50,874	
(3,581)	(1,754)	(1,731)	(23) Innovation & Technology	(3,572)	
(859)	(105)	(78)	(27) People & Culture	(859)	
(2,281)	(290)	(264)	(26) Strategy & Governance	(2,501)	
221	36	19	17 Cemeteries	221	
(1,409)	(186)	(175)	(12) City Activation	(1,425)	
20	14	12	2 Commercial - Partridge House	20	
(439)	(56)	(51)	(5) Community and Business Administration	(439)	
(932)	(103)	(123)	20 Community Events	(938)	
1,806	317	321	(4) Community Safety	1,806	
(683)	(98)	(93)	(6) Community Wellbeing	(751)	
(641)	(91)	(98)	7 Customer Service	(641)	
(761)	(86)	(53)	(33) Development Services	(761)	
-	566	575	(9) Jetty Road Mainstreet	(39)	
(1,942)	(287)	(293)	6 Library Services	(1,942)	
(354)	(51)	(51)	0 Assets & Delivery Administration	(354)	
1,507	85	82	3 Commercial - Brighton Caravan Park	1,507	
698	161	140	21 Commercial & Club Leases	698	
(1,421)	(202)	(204)	2 Engineering & Traffic	(1,737)	
(872)	82	79	2 Environmental Services	(882)	
(10,245)	(1,398)	(1,369)	(29) Field Services & Depot	(10,245)	
(3,243)	(353)	(317)	(36) Property Management	(3,243)	
(656)	(35)	(5)	(31) Public Realm and Urban Design	(656)	
(640)	(23)	(47)	24 Street Lighting	(640)	
(4,872)	(426)	(410)	(16) Waste Management	(4,872)	
1,150	-	-	- Less full cost attribution - % admin costs capitalised	1,150	
861	47,082	47,285	(203) =Operating Surplus/(Deficit)	184	
14,095	-	-	- Depreciation	14,095	
186	-	-	- Other Non Cash Items	186	
14,281	-	-	- Plus Non Cash Items in Operating Surplus/(Deficit)	14,281	
15,142	47,082	47,285	(203) =Funds Generated from Operating Activities	14,465	
-	140	176	(36) Amounts Received for New/Upgraded Assets	4,640	
673	-	-	- Proceeds from Disposal of Assets	985	
673	140	176	(36) Plus Funds Sourced from Capital Activities	5,624	
(12,099)	(1,189)	(1,111)	(78) Capital Expenditure on Renewal and Replacement	(19,644)	
(2,003)	(335)	(364)	29 Capital Expenditure on New and Upgraded Assets	(5,360)	
(14,102)	(1,523)	(1,475)	(49) Less Total Capital Expenditure	(25,004)	
20	3	3	- Plus:Repayments of loan principal by sporting groups	20	
20	3	3	- Plus/(less) funds provided (used) by Investing Activities	20	
1,734	45,701	45,989	(288) = FUNDING SURPLUS/(REQUIREMENT)	(4,895)	
Funded by					
-	(606)	(606)	- Increase/(Decrease) in Cash & Cash Equivalents	-	
-	40,684	40,972	(288) Non Cash Changes in Net Current Assets	515	
(1,434)	-	-	- Less: Proceeds from new borrowings	(8,578)	
-	5,623	5,623	- Less: Net Movements from Cash Advance Debentures	-	
3,168	-	-	- Plus: Principal repayments of borrowings	3,168	
1,734	45,701	45,989	(288) =Funding Application/(Source)	(4,895)	

Item No: 15.3

Subject: **AUDIT AND RISK COMMITTEE 2025-26 ANNUAL REPORT TO COUNCIL**

Summary

Section 126(9) of the *Local Government Act 1999* requires the Audit and Risk Committee to provide an annual report to Council outlining the work undertaken during the previous twelve months.

The annual report of the Audit and Risk Committee must be included in Council's Annual Report for the relevant financial year. At its meeting on 10 June 2026, the Audit and Risk Committee endorsed this report as an accurate representation of its activities during the 2025–26 financial year.

Recommendation

That Council notes the Audit and Risk Committee Annual Report for 2025-26.

Background

Pursuant to section 126(9) of the *Local Government Act 1999*, Council must ensure that the annual report of its Audit and Risk Committee is included in Council's Annual Report.

This report provides an overview of the Audit and Risk Committee's activities and annual work plan during the 2025–26 financial year. As there is no prescribed reporting format under the Act, this report has been prepared to meet the legislative requirements and provide Council with a summary of the Committee's work.

At its meeting on 10 June 2026, the Audit and Risk Committee endorsed this report as an accurate representation of its activities over the 2025-26 financial year, for presentation to Council and inclusion in Council's Annual Report for that period.

Report

Overview

In accordance with its Terms of Reference, the role of the Audit and Risk Committee is to provide independent assurance and advice to Council on accounting, risk management and governance matters, including:

- Financial reporting
- Strategic management plans and the Annual Business Plan
- Internal controls and risk management systems
- Public interest disclosures
- Internal and external audits

- Economy and efficiency audits and reporting responsibilities.

To ensure that the Committee acts appropriately and meets the requirements of the Local Government Act, the Terms of Reference are reviewed annually, with amendments made as needed. In 2025, the Committee amended the duration of independent members to a maximum of three terms.

The Committee's activities during 2025–26 are summarised in this report and are presented as the 2025-26 Audit and Risk Committee's Annual Workplan.

Refer Attachment 1

Work Program 2025-26

The Audit and Risk Committee is required to meet at least quarterly each year. During 2025-26, all scheduled meetings were held, together with an additional meeting convened on 18 March 2026 to consider governance matters relating to Alwyndor.

The table below summarises attendance records for all Committee members as well as the expiry dates of terms of service for independent Committee members.

Member Attendance for 2025-26 period								
Member	16/07/25	20/08/25	15/10/25	11/02/26	18/03/26	8/04/26	Total	Expiry of Term
Councillor J Smedley	Yes	Yes	Yes	Yes	Yes	Yes	6	End of Council Term
Councillor R Snewin	No	Yes	Yes	Yes	Yes	Yes	5	End of Council Term
P Davies	Yes	Yes	Yes	Yes	Yes	Yes	6	26/03/28
C Garrett	Yes	Yes	Yes	Yes	Yes	Yes	6	12/05/29
D Powell	Yes	Yes	No	Yes	Yes	Yes	5	21/01/27

Regular Quarterly Reporting

Progress reports relating to a number of key topics are provided quarterly. These include standing items, risk management and internal audit reporting.

Reporting on standing items provides updates against a range of matters, including:

- Monthly financial statements
- External audits
- Public interest disclosures
- Economy and efficiency audits
- Council recommendations
- Audit and Risk Committee meeting schedule

Key matters considered by the Committee relating to standing items during 2025-26 included:

- Detailed budget reviews
- Quarterly financial statements and reporting
- External auditor's feedback on the financial statements
- Confirmation of annual meeting schedule.

Quarterly Risk Management reports provided updates on strategic and high-rated operational risks, changes in Council's risk profile, and progress against the annual risk management work program.

The annual risk management work plan also included:

- A review and update of the Risk Management Framework (including a revised Risk Management Policy and related procedure)
- Quarterly review of strategic and operational risk registers
- Risk maturity survey
- Risk appetite setting
- Reporting on Executive leadership discussions relating to new/emerging risks and opportunities
- Focused working on specific risk areas for the 2025-26 year, including:
 - a) Asset management
 - b) Fleet risk management
 - c) WHS management
 - d) Procurement risk management.

Quarterly Internal Audit Reports provided updates on the approved three-year Internal Audit Program (2025-28), and monitoring progress against outstanding actions from previous internal audits undertaken.

The first year of the program included the following activities, with progress as at 30 June 2026:

- Events Strategy (completed)
- WHS Framework (report being finalised)
- Post-Implementation Review (report being finalised)
- Assurance Mapping (document review and stakeholder interviews ongoing).

Annual Reporting

Annual reports and reviews considered by the Committee during 2025-26 included:

- Annual Risk Profile Report
- Annual Audit and Risk Committee Report to Council
- Annual Review of Municipal Investments 2024-25
- Annual Business Continuity Report
- Municipal Insurance Renewal and Claims

- General Purpose Financial Statements 2024-25
- Draft 2024-25 Annual Report
- End of Financial Year Debtors
- Annual WHS Program Review
- Audit and Risk Committee Annual Self-review Assessment
- Audit and Risk Committee Terms of Reference Review
- Draft 2026-27 Annual Business Plan
- Draft Long Term Financial Plan 2026-27 to 2035-36
- Audit and Risk Committee Annual Report to Council.

Ad Hoc Reporting

The Audit and Risk Committee also provides a value-added forum for review of a range of broader governance matters, which are presented on an ad-hoc basis.

Items presented for the Committee's consideration in the 2025-26 year included:

- Revised Prudential Management and Procurement Policies
- Urban Forest Plan
- Draft Tree Asset Management Plan 2026.

Governance arrangements for Alwyndor were considered by the Committee during the year, including at a special meeting held on 18 March 2026. Following consideration of the risks associated with the existing governance model, the Committee resolved, in part, to recommend that Council:

- acknowledge the risks and impacts to the City of Holdfast Bay associated with the continued management of Alwyndor under the current governance model; and
- formally initiates the process of implementing a new governance model for Alwyndor by transferring the Dorothy Cheater Trust to an Incorporated Association formed to assume the role of Trustee of the Dorothy Cheater Trust.

Committee Member Self-Review Assessments

In July 2026, Committee members were invited to undertake a self-review assessment of the Committee's effectiveness during the 2025-26 year. This assessment provides on current skills and capabilities, identifies future training requirements, and informs opportunities for continuous improvement.

A copy of this self-review assessment is attached for reference.

Refer Attachment 2

Budget

There are no budget implications associated with this report.

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Risk Management Policy

Statutory Provisions

Local Government Act 1999, section 126(9)

Written By: Risk and Improvement Officer

General Manager: Strategy and Corporate, Mr A Filipi.

Attachment 1

Audit & Risk Committee Report Schedule – July 2025 to June 2026

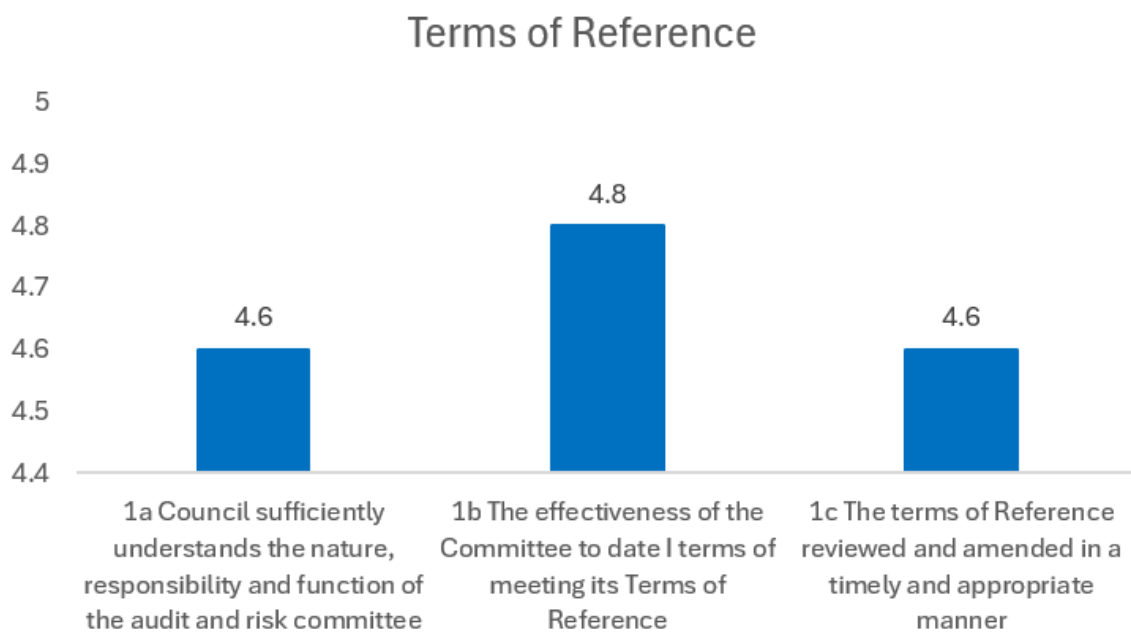
Meeting date	Report Title	Report Frequency Q = Quarterly A = Annual AH = A/H 100% C = Confidential	Report Ref.No.
16-Jul-25	1. Annual Audit and Risk Committee Report to Council 2. Risk Report 3. Community Engagement Results 4. Annual Business Plan 2025-26 5. Long Term Financial Plan 2025-26 to 2034-35	A Q A A A	222/25 223/25 225/25 225/25 225/25
20-Aug-25	1. Standing Items Report 2. Internal Audit Report 3. Annual Risk Profile Report 4. Annual Audit and Risk Committee Report to Council 5. 2024-25 Annual Review of Municipal Investments 6. Municipal Insurance Renewal and Claims 7. Annual Business Continuity Report 8. Alwyndor Annual Investment Portfolio - <i>confidential</i>	Q Q A A A A A A / C	263/25 270/25 268/25 266/25 264/25 265/25 269/25 267/25
15-Oct-25	1. Standing Items Report 2. Internal Audit Report 3. Risk Report 4. 2024-25 General Purpose Financial Statements 5. 2024-25 Draft Annual Report 6. End of Financial Year Debtors 7. Revised Prudential Management and Procurement Policies 8. Annual WHS Program Review 9. Audit and Risk Committee - Annual Self-Review Assessment 10. Audit & Risk Committee Terms of Reference Review 11. External Audit Service	Q Q Q A A A AH A A A A / C	353/25 356/25 357/25 354/25 355/25 359/25 362/25 363/25 361/25 360/25 358/25
11-Feb-26	1. Standing Items Report 2. Internal Audit Report 3. Risk Report	Q Q Q	39/26 47/26 46/26
4-Jan-00	4. Responsible Persons Aged Care Act 2024	AH	56/26
3-Mar-26	Alwyndor Governance	AH	99/26
8-Apr-26	1. Standing Items 2. 2026-27 Draft ABP and Budget 3. Draft Long Term Financial Plan 4. Draft Tree Asset Management Plan 6. Audit Audit Report 7. Risk Report 8. Alwyndor Update	Q A A AH Q Q Q	118/26 122/26 124/26 121/26 123/26 127/26 126/26
10-Jun-26	1. Quarterly Risk Report 2. Draft ABP, Budget and LTFP (Post-public consultation) 3. Audit and Risk Committee Annual Report to Council	Q A A	208/26 207/26 186/26

Attachment 2

Audit and Risk Committee – Self-Review Assessment 2025-26

Results

1. Terms of Reference



1a. Comments:

- *We have worked with the Council in workshops on Risk Appetite and also regarding Alwyndor Governance. I think doing these activities together has increased the council members understanding of the role of the Audit and Risk Committee*
- Elected Members have great confidence in the ARC and their recommendations.

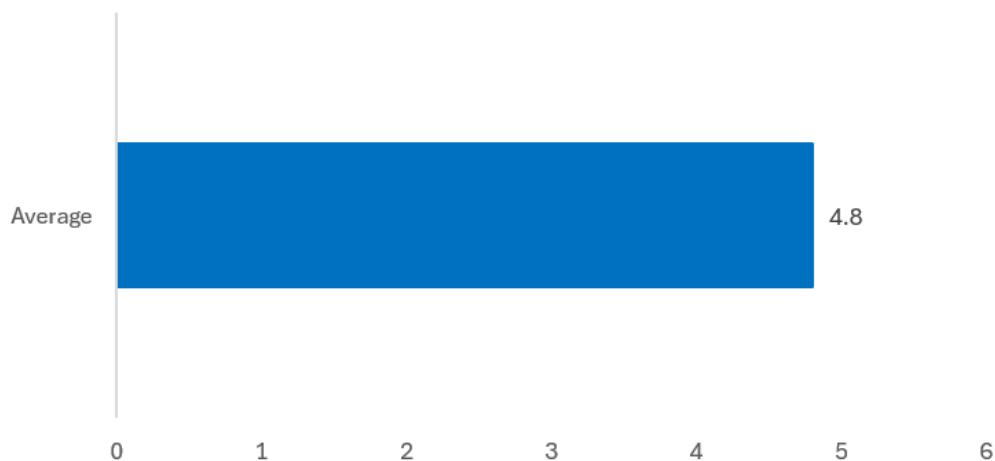
1b. Comments:

- *None*

1c. Comments:

- *None*

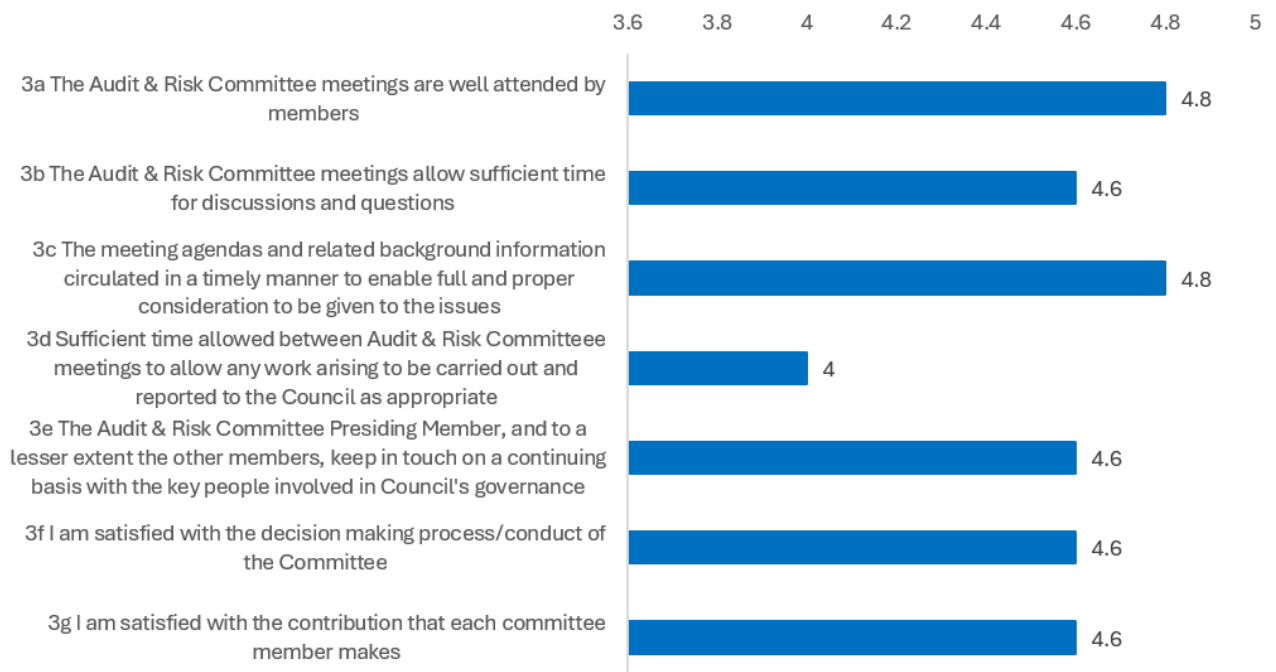
2. Membership and Appointments



Comments:

- *We have 3 independents and 2 Elected Members. The Independent Members have different skills which complement each other. I think you need two elected members to provide feedback to the other members when ARC matters are discussed in Council.*
- *The ARC independent members have the appropriate and outstanding skills to discharge the responsibilities required*

3. Meetings



3a. Comments:

- *The meetings are well attended either in person or by teams*

3b. Comments:

- *The meetings allow plenty of time for discussion and decision*

3c. Comments:

- *I can confirm that I receive the agenda and papers in plenty of time for reading and preparation*

3d. Comments:

- *Not sure of the timing of our meetings before preparation of council agendas*
- *Sometimes this timing between ARC meetings and Council meetings has been tight however the finance department seems able to make sure the meeting recommendation get to the EMs in time for the meeting*

3e. Comments:

- *The Presiding Member kept in touch during the development of the issues, discussions and solutions of the Alwyndor Governance matter. I understand that the Presiding Member is in contact with key staff of the council.*
- *The presiding member and I communicate regularly. The appropriate administration personnel attend the ARC meetings so the communication and advice is sufficient*

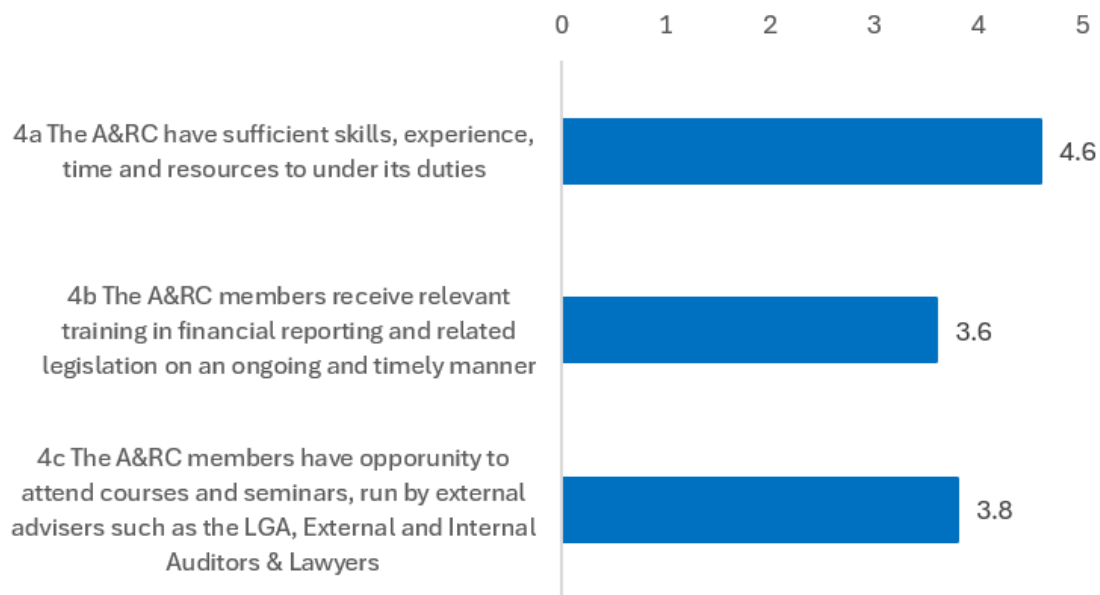
3f. Comments:

- *Yes I am satisfied with the discussion and decision making process of ARC meetings*

3g. Comments:

- *The meeting is run casually which I think provides greater discussion. All members contribute*

4. Training and Resources



4a. Comments:

- The ARC members certainly have the appropriate skills and time to fulfill their duties*

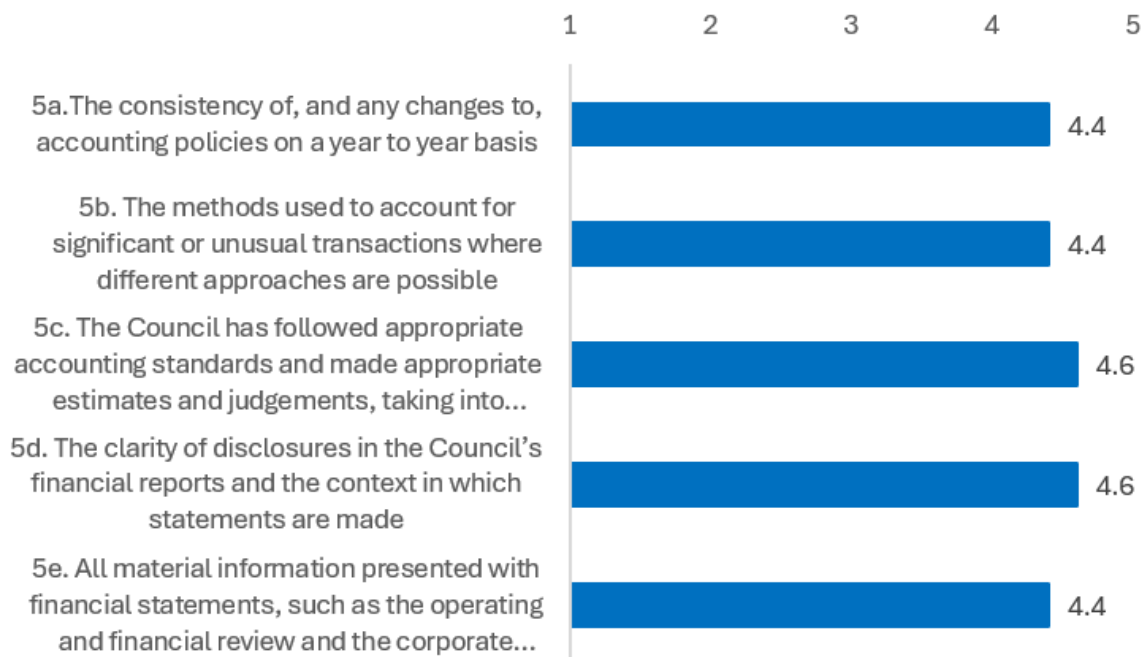
4b. Comments:

- We were involved in a Risk Workshop with Elected Members. We also had a workshop on the Governance Matters that related to Alwyndor. I know these aren't formal training but they form part of expanding knowledge.*
- Not sure of this one*
- If the question implies receipt of relevant training thru COHB, then I am uncertain. An example however where this did occur is in connection with Alwyndor and changes to the Aged Care Act and its consequences*

4c. Comments

The risk workshop was provided by LGRS and one of the Governance workshops was provided by lawyers
Again, I'm not sure about this statement. Not proactively offered in my experience

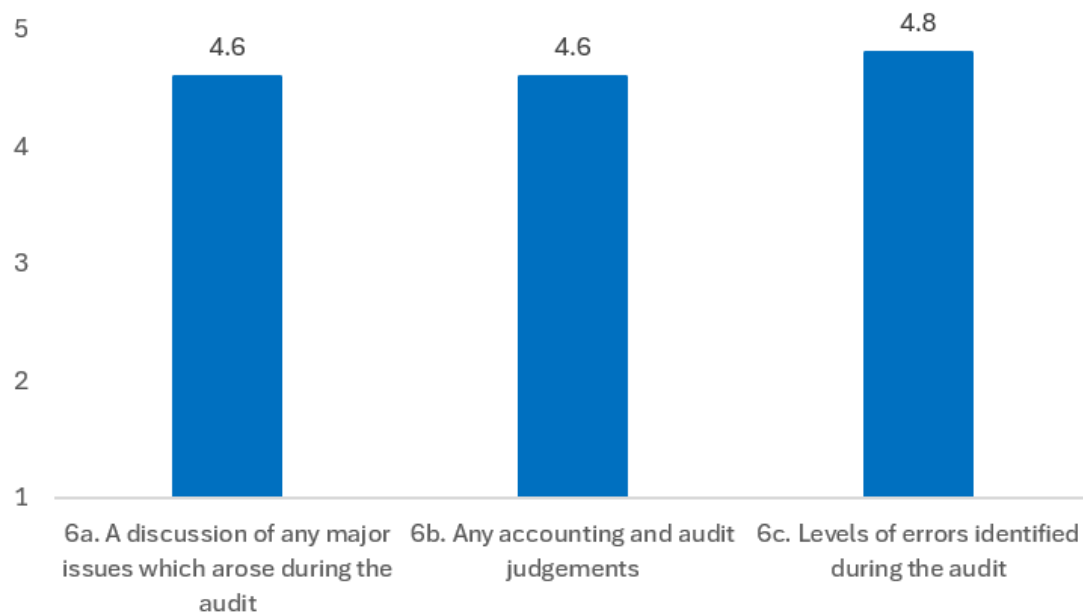
5. Financial Reporting



6. Comments:

- Nil

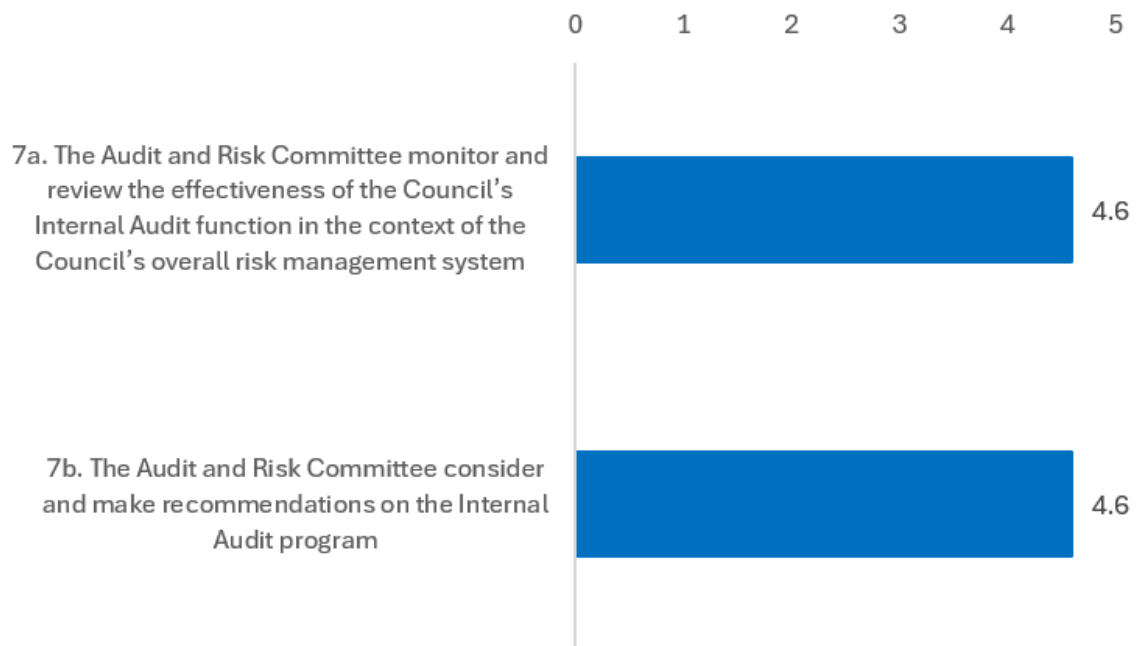
7. Review of External Audits



6. Comments:

- Nil

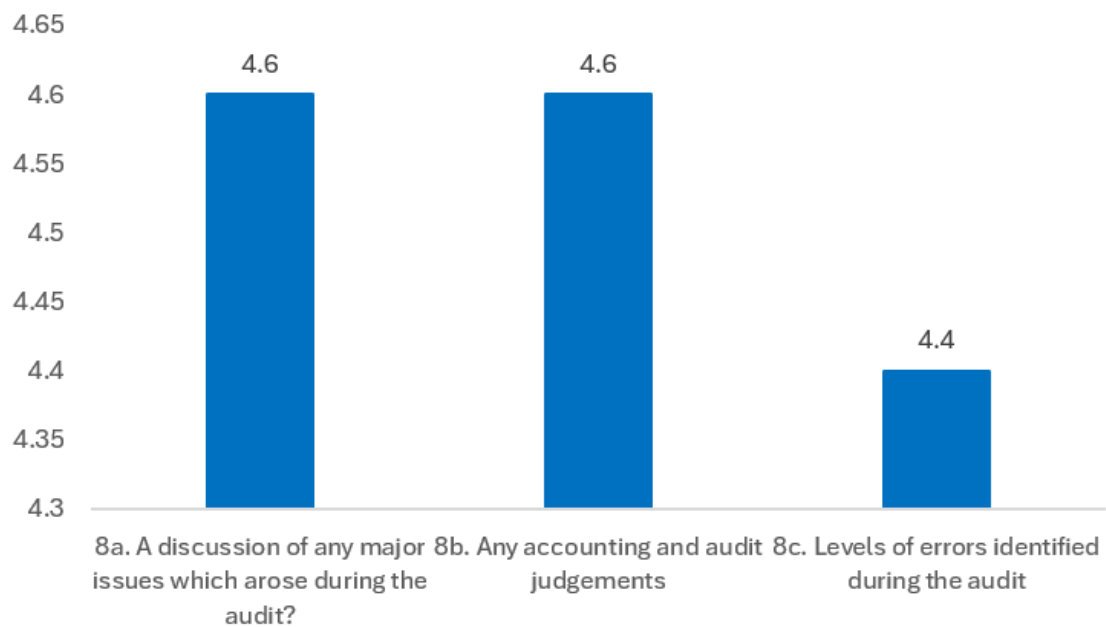
8. Internal Audits



7. Comments:

- Nil

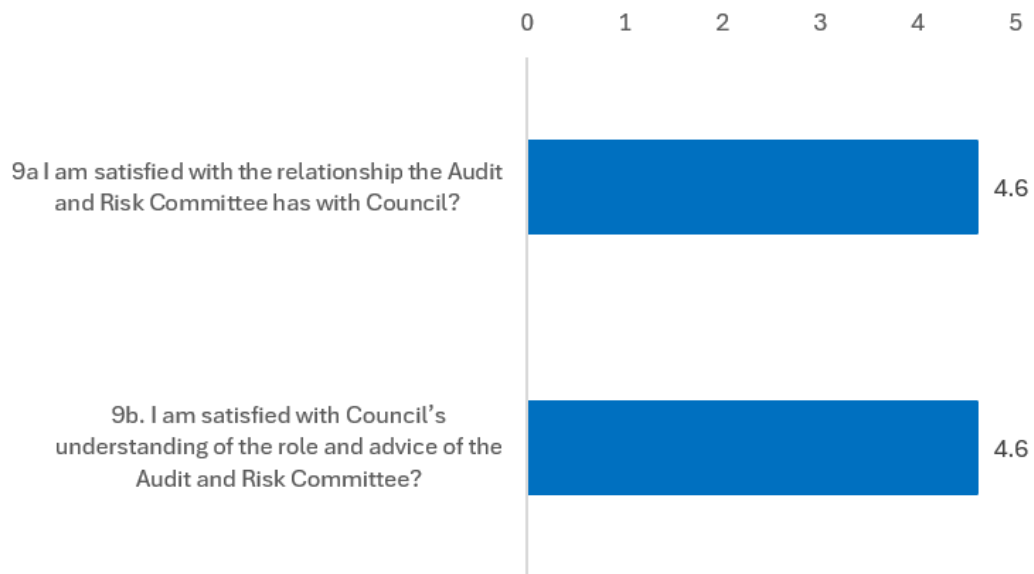
9. External Audit Process



8. Comments:

- Nil

10. Relationship with Council



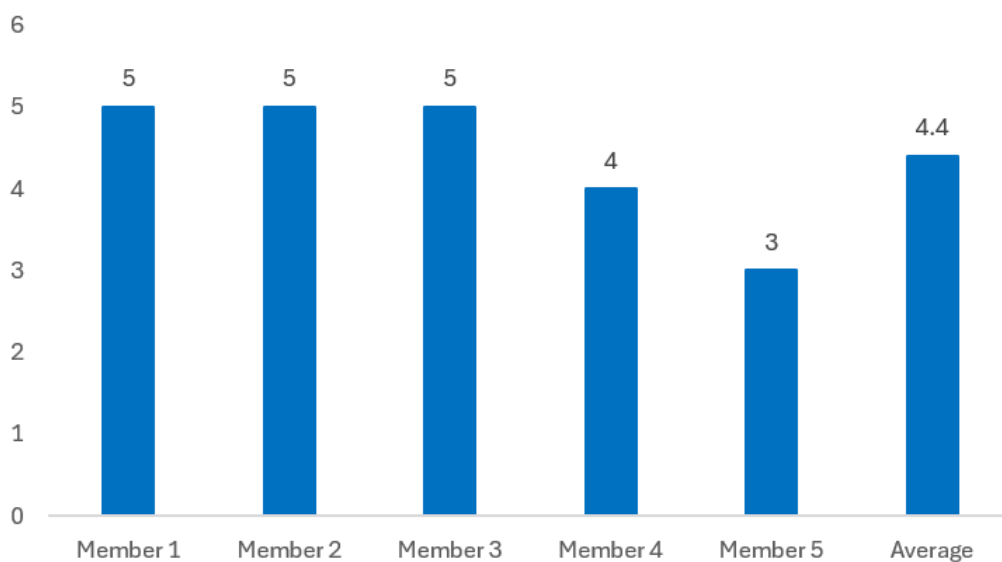
9a. Comments:

- Nil

9b. Comments:

- Difficult to comment on the Council's understanding

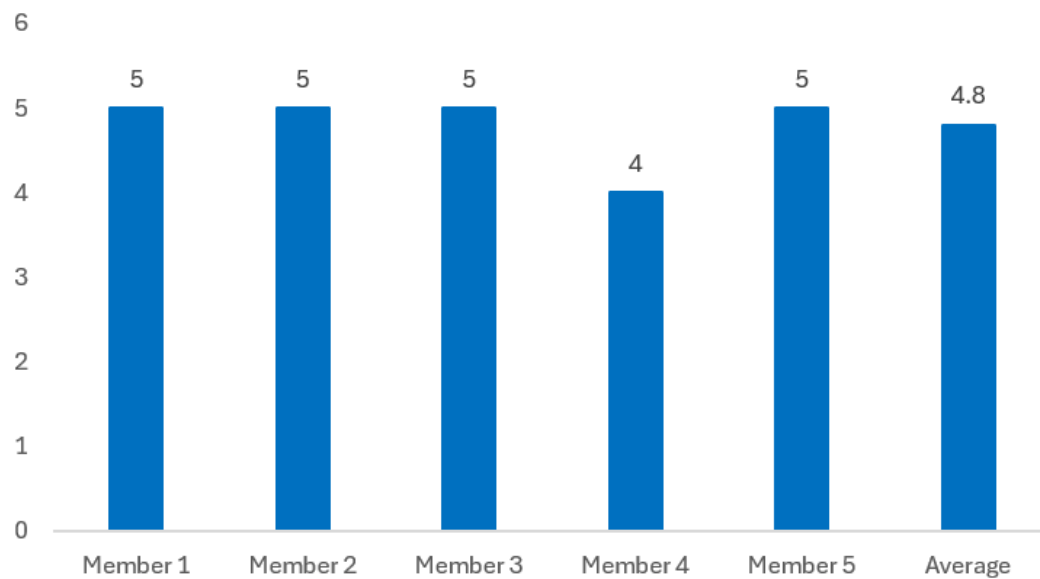
11. Communications with Stakeholders



Comments

- *Not sure I have seen it.*

12. Communications with Stakeholders



11. Comments:

- Nil

13. Opportunities for Improvement

We had a significant issue this year with Alwyndor and I think the ARC, Council and staff worked well together to bring it to a conclusion.

I think COHB has an excellent ARC whose members have appropriate matrix of skills to fulfill their roles.

Increased training. More focus on risk management.

Item No: 15.4

Subject: **ELECTED MEMBER APPOINTMENTS TO THE MAWSON OVAL
MANAGEMENT COMMITTEE**

Summary

This report seeks the nomination and endorsement of two Elected Members to serve on the Mawson Oval Management Committee, commencing after the last Council Meeting in December 2026, for the remainder of the Council term.

The Committee consists of two Elected Members (one of which shall be chairperson) and two representatives of McAuley School, with support provided by Council Administration.

Recommendation

That Council:

1. **appoints _____ to serve as chairperson on the Mawson Oval Management Committee commencing 9 December 2026, for the remainder of the Council term;**
 2. **appoints _____ to serve as a member on the Mawson Oval Management Committee commencing 9 December 2026, for the remainder of the Council term;**
 3. **authorises the Chief Executive Officer to appoint an officer or other suitable person to act as secretary for the Management Committee; and**
 4. **authorises the appointed representatives to liaise with McAuley Community School and its selected representatives to continue the Management Committee and to comply with the obligations and roles as set out in the Joint Use Agreement.**
-

Background

Mawson Oval is subject to a Joint Use Agreement (JUA) dated 16 February 2004, to which Council (as landowner) and The Catholic Church Endowment Society Incorporated on behalf of McAuley Community School (McAuley) share the use of Mawson Oval and facilities as per the terms and conditions outlined.

Pursuant to Clause 8 of the JUA, Council and McAuley must each appoint two representatives to form a Management Committee to facilitate the shared use of Mawson Oval, known as the Mawson Oval Management Committee. One of the representatives appointed by Council will serve as chairperson and Council will also appoint a person to act as secretary to carry out the

secretarial requirements of the Mawson Oval Management Committee. A copy of the JUA is provided as Attachment 1.

Refer Attachment 1

Terms of Reference were endorsed in 2021 and are provided as Attachment 2.

Refer Attachment 2

Report

Role of Mawson Oval Management Committee

The role of the Mawson Oval Management Committee is to oversee and monitor the performance of Council and McAuley School in relation to their obligations pursuant to the JUA. In this regard, the Management Committee may make and amend rules relating to the use of the Shared Facilities (as defined in the JUA) and make such recommendations to the parties as the Management Committee deems fit. The Committee:

- may meet as often as deems necessary but must meet at least once per year during the term of the JUA and any renewal thereof;
- must provide an annual report to Council and McAuley concerning the matters considered by the Management Committee during the year immediately preceding the report;
- will consider any dispute between the parties, which may be referred to the Management Committee in accordance with clause 12 of the JUA; and
- comply with the obligations set out in Clause 8 of the JUA on the part of the Management Committee.

Obligations on Council Representatives

The representatives appointed by Council to the Mawson Oval Management Committee must:

- liaise with McAuley and its selected representatives to establish and/or continue the Management Committee;
- do all things as reasonably necessary to fulfil the role of the Management Committee; and
- comply with the obligations of the Management Committee as set out in the JUA.

Council's Committee Membership

At the Council Meeting held 25 March 2025, the following motion was endorsed:

Motion

C250325/8021

That Council:

1. *appoints Councillor Snewin to serve as chairperson on the Mawson Oval Management Committee for a period of up to two years expiring at the last Council Meeting in December 2026, or the Council Election whichever occurs first;*

2. *appoints Councillor Fleming to serve as a member on the Mawson Oval Management Committee for a period of up to two years expiring at the last Council Meeting in December 2026, or the Council Election whichever occurs first;*
3. *authorises the Chief Executive Officer to appoint an officer or other suitable person to act as secretary for the Management Committee; and*
4. *authorises the appointed representatives to liaise with McAuley and its selected representatives to establish the Management Committee and to comply with the obligations and roles as set out in the Joint Use Agreement.*

With the above endorsed motion expiring at the last Council Meeting in December 2026, this report seeks the appointment of two Elected Members to the Committee, commencing after the last Council meeting in December for the remainder of the Council term. Current Members are eligible for re-appointment.

Given the location of the Oval, appointments to the Committee have traditionally been Elected Members from the Brighton Ward.

Budget

Sitting fees do not apply to positions on the Mawson Oval Management Committee.

Life Cycle Costs

Not applicable

Strategic Plan

Wellbeing - Good health and economic success in an environment and a community that supports wellbeing.

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: General Manager, Community and Business

General Manager: Community and Business, Mr S Zaluski

Attachment 1

COPY

CITY OF HOLDFAST BAY

("Council")

and

THE CATHOLIC CHURCH ENDOWMENT SOCIETY INCORPORATED

("Marymount")

JOINT USE AGREEMENT – MAWSON OVAL

HYND & CO PTY LTD

Solicitors
66 Wyatt Street
Adelaide SA 5000

Telephone: (08) 8223 6499
Facsimile: (08) 8223 4679
Email: hyndco@camtech.net.au

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JOINT USE AGREEMENT – MAWSON OVAL

THIS AGREEMENT is made

16th FEBRUARY 2004

2003

BETWEEN

CITY OF HOLDFAST BAY of 24 Jetty Road, Brighton 5048 in the State of South Australia (hereinafter called "the Council")

AND

THE CATHOLIC CHURCH ENDOWMENT SOCIETY INCORPORATED of 39 Wakefield Street, Adelaide in the said State (hereinafter called "Marymount")

RECITALS

- A. The Council is the registered proprietor of the Council Land upon which playing fields and other facilities are situated known as Mawson Oval.
- B. Marymount is the registered proprietor of the Marymount Land upon which Marymount conducts a registered non government school known as Marymount College.
- C. The Council Land and the Marymount Land are adjacent and Marymount desires to have the use of certain of the facilities situated on the Council Land on an exclusive basis during certain hours to amongst other things satisfy the requirements of the Non Government School Registrable Board in respect of Marymount College.
- D. Marymount desires to access the bore situated on the Council Land for the purpose of watering grassed areas on the Marymount Land.
- E. The Council wishes to ensure the Council Land on which the facilities are situate are adequately maintained and utilised at times when not used by Marymount.
- F. Council and Marymount wish to record their agreement as to this joint use and maintenance of the Shared Facilities.

IT IS AGREED AS FOLLOWS:

1. DEFINITIONS & INTERPRETATION

1.1 Definitions

In this Agreement unless a contrary intention appears;

Commencement Date means the 16th day of FEBRUARY 2004

July 2003.

Council Land means the whole of the land comprised in Certificates of Title Registered Book Volume 5530 Folio 730 and Volume 5663 Folio 228.

Marymount Land means the whole of the land comprised in Certificate of Title Registered Book Volume 5530 Folio 728.

Shared Facilities means the land delineated and outlined in red on the plan in Schedule 1 and the grassed oval and play space, cricket nets and tennis courts established and erected thereon and the bore situated thereon.

Parties means the parties to this Agreement.

Schedule 1 means Schedule 1 to this Agreement.

Schedule 2 means Schedule 2 to this Agreement.

1.2 Interpretations

In this Agreement, unless the context shall otherwise require;

- (a) words importing the singular include the plural and vice versa
- (b) words importing a gender include any gender;
- (c) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Governmental Agency;
- (d) a reference to any thing (including but not limited to any right) includes a part of that thing;
- (e) a reference to a statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws amending, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (f) a reference to a document includes all amendments or supplements to, or replacements or novations of, that document;
- (g) a reference to a party to a document includes that party's successors and permitted assigns;
- (h) no provision of this Agreement will be construed adversely to a party on the ground that the party was responsible for the preparation of this Agreement or that provision;
- (i) a covenant or agreement on the part of two or more persons binds them jointly and severally;

- (j) a reference to an agreement other than this Agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
- (k) a reference to an asset includes all property of any nature, including, but not limited to, a business, and all rights, revenues and benefits;
- (l) a reference to a document includes any agreement in writing, or any certificate, notice, instrument or other document of any kind;
- (m) where any term covenant or condition of this Agreement or the practical application thereof is or shall become invalid or unenforceable the remaining conditions terms and covenants of this Agreement shall not be affected thereby. In so far as any term covenant or condition shall be or become invalid or unenforceable for any reason the whole or any portion of such term or condition as may be invalid or unenforceable may at the option of either party be severable and severed from the remainder of this Agreement to the extent that this may be permitted by law leaving all other terms covenants and conditions intact and enforceable; and
- (n) the headings contained herein are for convenience only and shall not affect the construction of this Agreement.

2. GRANT OF LICENCE

The Council hereby grants and Marymount hereby accepts an exclusive licence to use the Shared Facilities on the provisions of this agreement and at the times and on the days identified in the timetable in the Schedule 2 for a term of twenty one (21) years commencing on the Commencement Date for an annual licence fee of \$1.00 per annum receipt whereof is acknowledged by the Council.

3. SUB LICENCES

Marymount may agree to enter into a sub-licence agreement with a third party or third parties in relation to the use by such third party or third parties of the Shared Facilities at times during which Marymount has an exclusive licence to use the Shared Facilities. If Marymount agrees to enter into such an agreement any sub-licencee shall pay such fees and charges in relation to the sub-licence as may be levied by Marymount from time to time. Sub-licence fees paid pursuant hereto shall be paid into the Account established pursuant to clause 7 hereof. Before entering into a sub-licence agreement pursuant hereto Marymount shall do all things to establish that the licensee has effected a public risk insurance policy in accordance with the provisions of clause 15 hereof.

4. **RENEWAL**

- 4.1 Upon the request of Marymount made at any time prior to the expiration of the initial term and PROVIDED ALWAYS there is not at the time of such request any existing breach or non-observance of any of the covenants or conditions herein contained and on Marymount's part to be observed and performed the Council will grant an extension of this agreement for a further term of twenty one (21) years ("the renewed term") subject to and upon the same terms and conditions as are herein contained
- 4.2 The parties acknowledge that the agreement to extend the term of the licence provided for in clause 4.1 is subject to the Council having power in that regard pursuant to the provisions of the Local government Act 1999 and if not then clause 4.1 shall be severed.
- 4.3 Upon the expiration of the term (if clause 4.1 is severed) or any renewed term (if clause 4.1 is not severed) the Council will negotiate exclusively with Marymount for a period of six months about a new licence of the Council Land premised on fundamentally the same terms and conditions as this licence.

5. **HIRE BY MARYMOUNT**

The Council will subject to availability (and Marymount shall be the preferred hirer in that respect) enter into a hire agreement with Marymount on the same terms as offered to members of the local community from time to time should Marymount wish to the use the Shared Facilities at times and on days not referred to in Schedule 2. Hire fees paid pursuant hereto and pursuant to any other hiring by the Council of the Council Land shall be paid into the Account established pursuant to clause 7 hereof.

6. **ACKNOWLEDGMENT**

The parties acknowledge that the Council shall at all times have exclusive use of that portion of the Council Land outlined in green on the plan in Schedule 1.

7. **SHARED FACILITIES MAINTENANCE ACCOUNT**

As soon as possible after the commencement of this agreement the parties shall establish a Shared Facilities Maintenance Account ("the Account"). The account shall be operated by Marymount and any sum credited thereto shall be used by Marymount to discharge its obligations pursuant to clause 9 hereof.

8. **MANAGEMENT COMMITTEE**

- 8.1 As soon as possible after the commencement of this agreement the parties shall establish a Management Committee ("the Management Committee") comprising:

- (a) Two (2) representatives of the Council (one of which shall be chairperson) and
- (b) Two (2) representatives of Marymount who until otherwise determined by Marymount and advised to the Council will be the nominees of the Marymount College Board.

- 8.2 The Management Committee shall oversee and monitor the performance by the Parties of their obligations and in this regard the Management Committee may make and amend rules relating to the use of the Shared Facilities and make such recommendations to the parties as the Management Committee thinks fit.
- 8.3 The Management Committee shall meet as often as it considers necessary and, in any event, at least once in each year during the term of this agreement and each and every renewal thereof.
- 8.4 The members of the Management Committee shall each be appointed for a term of two (2) years and shall be eligible for re-appointment. If a casual vacancy shall occur the party who was responsible for appointing the person to the position which has become vacant shall promptly appoint another person to fill the vacancy.
- 8.5 If the chairperson of the Management Committee is not present at a meeting then the Management Committee shall appoint a chairperson for that meeting from any of the members present.
- 8.6 The Council shall appoint a person to act as secretary to carry out the secretarial requirements of the Management Committee.
- 8.7 The Management Committee shall on at least one (1) occasion in each year during the term of this agreement and each and every renewal thereof provide to the parties a report concerning the matters considered by the Management Committee in the year immediately preceding such report.

9. **MAINTENANCE**

- 9.1 Subject to subclause 9.2 and 9.5 Marymount shall during the term of this agreement keep the Shared Facilities in good and tenable repair and condition (fair wear and tear excepted) provided that nothing in this subclause 9.1 will render Marymount liable in respect of replacement of the Shared Facilities or any part thereof unless the requirement for replacement arises out of a default by Marymount of the terms hereof...
- 9.2 Each party shall remove any litter or rubbish from the Shared Facilities or cause the same to be placed in receptacles provided for that purpose by the Council at the end of each period the relevant Party has the use of or has available to them for use, the Shared

Facilities. In particular the Council will regularly empty receptacles for rubbish generated on the Council Land and ensure the grassed oval is clear of rubbish each Monday morning during term time.

- 9.3 Each party shall pay the whole cost of repair or replacement of any damage to the Shared Facilities to the extent that such damage is caused or contributed to by any willful act, neglect, default or omission of the party, its agents, contractors, employees, students or invitees.
- 9.4 The parties shall not do or permit to be done any act matter or thing nor shall they bring onto or into the Shared Facilities anything (included, but not limited to, any dangerous substance) which may in any way increase the risk of damage to the Shared Facilities or any part thereof.
- 9.5 Without in any way limiting the generality hereof the parties agree that the portion of the Shared Facilities comprising grassed areas will be:
- (a) mowed by Marymount once every three weeks in autumn and winter and once every two weeks in spring and summer during the term of this agreement and each and every renewal thereof.
 - (b) cored by Marymount at such times as are mutually agreed between the parties.
- 9.6 In the event that the Council resolves to ensure that the Shared Facilities are maintained to a standard greater than that detailed in clause 9.1 hereof the Council shall bear sole responsibility for the cost of providing the further and better level of maintenance.
- 9.7 The parties agree that Marymount will keep the bore situated on the Council Land in good and tenable repair and condition (fair wear and tear excepted) provided that nothing in this subclause 9.7 will render Marymount liable in respect of replacement of the bore or any part thereof.

10. ALTERATIONS ADDITIONS AND REPLACEMENT TO SHARED FACILITIES

In the event that the Council and Marymount agree to alter, add to or replace the Shared Facilities including the bore or any part thereof and without limiting the generality hereof in the event that the bore casing or pump, irrigation equipment, goal posts, court backs tops and surface and cricket pitch and nets require replacement the cost of same shall be shared by the Council and Marymount in the following percentages:

The Council	44%
Marymount	56%
	100%

or such other percentages as the parties may from time to time agree in writing.

11. RELOCATION

If at any time within five (5) years after the date of commencement of this Agreement the Council wishes to relocate the hockey field and tennis courts which form part of the Shared Facilities to a position to the south of their present site Marymount will enter into negotiations with the Council in relation thereto in good faith PROVIDED HOWEVER that such relocation of the hockey field and tennis courts results in minimal encroachment upon and disturbance to the Marymount Land and FURTHER PROVIDED HOWEVER that the total cost of any work whatsoever involved in the relocation and without limiting the generality hereof any site and construction work and work involved in reinstating and making good the Shared Facility is borne solely by the Council

12. DISPUTE RESOLUTION

If a dispute arises between the parties as to the terms of or operation of this agreement or as to the rights and obligations of the parties under this agreement, then:

- 12.1 The dispute may be referred to the Management Committee with a view to the Management Committee making a recommendation to the parties for the purposes of resolving the dispute;
- 12.2 Failing resolution of the dispute by the Management Committee within fourteen (14) days, the dispute may be referred to the Chief Executive of the Council and the delegate of Marymount who until otherwise determined and notified to the Council will for the purposes of this sub-clause be the person holding the position of Chief Executive of Catholic Education S.A. (or his nominee) with a view to the Chief Executives making a recommendation to the parties for the purposes of resolving the dispute;
- 12.3 Failing resolution of the dispute by the Chief Executives within twenty eight (28) days, the dispute may be referred to an independent mediator mutually agreed by the parties for resolution.

Failing resolution of the dispute by any of the means set out in subclauses 12.1, 12.2, 12.3, the Council and Marymount may have the dispute determined according to law (including, if appropriate by reference to a court).

13. RELEASES

Subject to clause 14 hereof each party shall use and occupy the Shared Facilities at their own risk in all things and they shall each release and discharge, to the extent permitted by law, the other parties in the absence of any neglect, default or omission by those other parties or by their agents, employees, students or invitees, from claims of every kind resulting from any loss of life, accident, injury to persons or loss of or damage to property

whatsoever or howsoever occurring in, upon or in any way connected with the use of the Shared Facilities by the party giving the release (including any loss or damage to any of the party's fixtures and fittings or to any personal property of the party or of any person lawfully authorised by the party to use the Shared Facilities pursuant to this agreement).

14. INDEMNITIES

Each party shall indemnify and keep indemnified the other parties hereto from and against all and any claims of any nature whatsoever which the other party hereto may suffer or incur in connection with any loss of life, personal injury and/or loss of or damage to property arising from or out of any occurrence in, upon or about the Shared Facilities or arising out of or in connection with the use by the party giving the indemnity of the Shared Facilities or any part thereof but only to the extent that such loss of life, personal injury and/or loss of or damage to property is occasioned by any neglect, default or omission by the party giving the indemnity, its agents, employees, contractors, students or invitees.

15. INSURANCE

15.1 The Council and Marymount shall at its respective cost and expense in all things, effect and maintain throughout the term of this agreement and each and every renewal thereof public risk insurance or indemnity cover in respect of the Shared Facilities in which the limits of public risk shall not be less than ten million dollars (\$10,000,000.00) in respect of one event or such further sum as either party may demonstrate to the other party is reasonably necessary in all the circumstances and give thirty days notice to the other party.

15.2 The Council warrants that it is a member of the Local Government Association Mutual Liability Scheme which satisfies its requirements with respect to clause 15.1.

15.3 Marymount warrants that it is insured through the Catholic Church Insurance Limited for the purposes of clause 15.1.

16. NATURE OF RIGHTS CREATED PURSUANT TO THE AGREEMENT

The parties intend that the rights and obligations contained in this agreement shall, during the term of this agreement and each and every renewal thereof, create interests of a proprietary nature and constitute an encumbrance on the Land.

17. CAVEAT

The Council agrees and consents to Marymount registering a caveat over the Council Land at the Lands Titles Registration Office protecting Marymount's rights and interests in relation to the use of the Council Land pursuant to this Agreement.

18. **TERMINATION**

If either party breaches any of the terms and conditions of this agreement, then the other party may give notice in writing to the party committing the breach to rectify such breach within three (3) calendar months of the date of such notice and if the party committing the breach fails to rectify such breach or make diligent progress towards rectifying any such breach which is incapable of rectification within the time so limited then and in any of the said cases the other party may at any time thereafter terminate this Agreement by notice in writing to the party committing the breach but without prejudice to the rights of the other party in respect to any breach antecedent to such termination.

19. **TIME OF THE ESSENCE**

Time shall of the essence in respect of any time, date or period specified either in this agreement or in any notice served under or pursuant to the provisions of this agreement.

20. **EMPLOYEES & AGENTS**

Any act, matter or thing which either is required to be performed or done by a party or is permitted to be performed or done by a party may be performed or done by a party's duly authorised employees, agents, delegates or contractors.

21. **FURTHER ASSURANCES**

The parties shall do all acts, matters and things and sign all documents and shall cause to be done all acts necessary to give full effect to the terms of this agreement.

22. **ENTIRE AGREEMENT**

This agreement contains the entire agreement between the parties in respect of the subject matter of this agreement and the parties agree that this agreement supersedes and extinguishes any prior agreement or understanding (if any) between the parties in respect of this subject matter. Further, no other agreement, whether collateral or otherwise, shall be taken to have been formed between the parties by reason of any promise, representation, inducement or undertaking (if any) given or made by one party to the other prior to the date of this Agreement.

23. **WAIVER**

23.1 A waiver of a provision of this agreement must both be in writing and be signed by each party or by a person duly authorised to execute such a document on behalf of a party.

23.2 No waiver by a party of a breach of a provision of this agreement shall operate as a waiver of another breach of the same or of any other provision of this Agreement.

- 23.3 No forbearance, delay, indulgence or partial exercise by a party in enforcing the provisions of this agreement shall be a waiver of or prejudice or restrict the rights of that party in any way.

24. **MODIFICATION**

This agreement shall not be amended or varied other than by a written instrument expressed both to be a deed and to be supplemental to or in substitution for the whole or a part of this agreement. Further, any such instrument shall be signed by each party or by a person duly authorised to execute such an instrument on behalf of a party.

25. **READING DOWN AND SEVERANCE**

- 25.1 If a sentence, subparagraph, paragraph, subclause, clause or other provision of this agreement is reasonably capable of an interpretation which would render that provision not be unenforceable, illegal, invalid or void and an alternative interpretation which would not have one or more of those consequences, then that provision shall be interpreted or construed, so far as is possible, to be limited and read down such that its meaning is that which does not render it unenforceable, illegal, invalid or void.

- 25.2 Subject to subclause 25.1, if a provision of this agreement is for any reason, illegal, void, invalid or unenforceable, then that provision shall be severed from this agreement without affecting the legality, validity or enforceability of the remainder of this agreement..

26. **CUMULATIVE RIGHTS**

A right, power or remedy granted to a party under or pursuant to this agreement is cumulative with, without prejudice to and not exclusive of any other right, power or remedy either granted under or pursuant to this agreement or granted by law.

27. **RELATIONSHIP BETWEEN THE COUNCIL AND MARYMOUNT**

- 27.1 No party has the authority to act for or to incur any liability or obligation pursuant to this agreement as agent for and on behalf of any other party except as expressly provided in or contemplated by this agreement.
- 27.2 Each party shall indemnify and keep indemnified the other from and against all claims arising as a consequence of one party incurring any obligations or liabilities for and on behalf of the other party otherwise than pursuant to this agreement or with the express written consent of the other party.

28. NOTICES

- 28.1 Any notice to be given or made pursuant to this provision of this agreement shall be in writing and may be signed by the authorised agent of the party giving the same.
- 28.2 Notices may be served by delivery or by certified mail to the address of the party as detailed herein.
- 28.3 All such notices and communications shall be effective and be deemed to have been received in the following circumstances:
- (a) If delivered, upon delivery; or
 - (b) If sent by certified mail, upon posting;
 - (c) If sent by facsimile, upon the sender's facsimile machine producing a transmission report that the notice was sent to the addressee's facsimile number specified pursuant to this clause.
 - (d) A party may modify its address or facsimile number, from time to time, by a written notice served on the other party .

29. COSTS

Each party shall bear their own costs incurred in and incidental to the preparation, perusal, negotiation and execution of this Agreement.

30. STAMP DUTY

The parties shall be responsible for and pay one half of any stamp duty assessed or charged in respect of this Agreement or any other instrument to be executed pursuant to this agreement or to give effect to its provisions.

31. LAW APPLICABLE

This Agreement shall be construed and take effect in accordance with and the rights and obligations under this Agreement of the parties hereto shall be governed by the law of the State of South Australia. Each of the parties hereby submit to the jurisdiction of the Courts of the State of South Australia including all Courts of appeal therefrom.

32. FIRST RIGHT OF REFUSAL

In the event that the Council Land cease to be classified as community land pursuant to the Local Government Act 1999 at any time during the term of tis agreement he College shall have first right of refusal to purchase the Council Land. The Council may not sell the

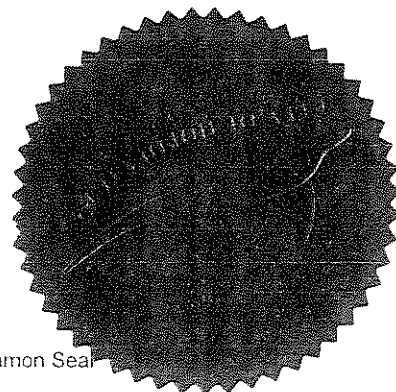
Council Land unless it has first offered to sell it to the College. The Council's offer is to remain open for a period of fourteen days. Following expiration of the Council's offer the Council agrees that it will not sell the Council Land to any third party on terms less favourable than terms previously rejected by the College.

EXECUTED as an agreement.

THE COMMON SEAL OF CITY OF
HOLDFAST BAY was affixed in the
presence of:

Kenneth Rollond
.....
Kenneth Rollond

Steven Gawler
.....
Steven Gawler
Chief Executive Officer



Common Seal

THE COMMON SEAL of CATHOLIC
CHURCH ENDOWMENT SOCIETY
INCORPORATED was hereunder
affixed by PHILIP EDWARD WILSON,
Archbishop of Adelaide, sole trustee, in
the presence of:

+ Philip Wilson
.....

SCVice
.....

Corporate Seal

SCHEDULE 1

THE PLAN

SCHEDULE 1

THE PLAN

WATTLE AVENUE

DEDICATED RESERVE

CRICKET
NETS

LOT 103
LOT 100

LOT 102
LOT 101

BORE
& PUMP

BUILDING B
RESOURCE CENTRE

ADMIN/
STAFF

EXISTING
CARPARK

EXISTING
CARPARK

COMMUNITY
CENTRE
CARPARK

BUILDING A
2 STOREY CLASSROOM BLOCK

BUILDING D
MUSIC
ART
CENTRE

BUILDING C
PHYS. EDUC/
DRAMA

3 BASKETBALL/NETBALL COURTS

EXISTING
COMMUNITY FACILITIES

CANTEEN

NEW BOUNDARY LINE

RESIDENTIAL DEVELOPMENT

KING GEORGE AVENUE

COLTON AVENUE

SCHEDULE 2

The Timetable

	Weekdays		Weekends	
	0745-1715 hrs	1715-0745 hrs	0745-1200 hrs	1200-0745 hrs
School Terms	Marymount	Council	Saturday Marymount Sunday Council	Council
School Holidays	Council	Council	Council	Council

THIS DEED is made the

13th

day of December

2010

BETWEEN:

CITY OF HOLDFAST BAY of 24 Jetty Road Brighton SA 5048 ("the Council")

and

THE CATHOLIC CHURCH ENDOWMENT SOCIETY INCORPORATED of
39 Wakefield Street Adelaide SA 5000 ("Marymount")

BACKGROUND:-

- A. The Council and Marymount entered into a Joint Use Agreement in relation to the Mawson Oval on the 16th day of February 2004 ("the Agreement").
- B. The Council had resolved on the 8th day of April 2003 (and communicated to Marymount on the 15th day of April 2003) that the commencement date for the Agreement would be the 1st day of January 2000.
- C. Marymount incorrectly and unilaterally inserted by hand a commencement date of the 16th day of February 2004 into the Agreement.
- D. The parties now wish to rectify the error and insert the correct commencement date into the Agreement.

IT IS AGREED as follows:-

- 1. The parties acknowledge the accuracy of the Background of this Deed and agree that in so far as they are capable they shall form part of and be read with this Deed.
- 2. The parties hereby acknowledge and agree that the commencement date for the Agreement is the 1st day of January 2000 and the exclusive licence to use the shared facilities as defined in the Agreement will run for a term of twenty one (21) years from the 1st day of January 2000.
- 3. The parties acknowledge that in all other respects the terms of the Agreement are unchanged subject to any incidental variation resulting from the change to the commencement date of the Agreement.
- 4. Each party shall bear their own costs of an incidental to the preparation of this Deed.

EXECUTED as a Deed.

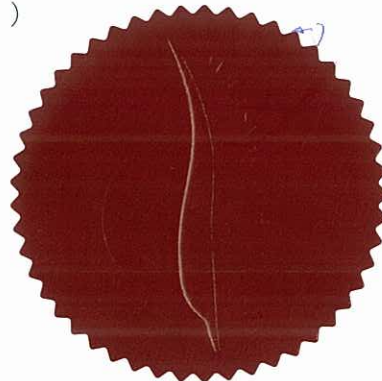
The Common Seal of **CITY OF HOLDFAST BAY**)
was affixed in the presence of:)



Mayor



Chief Executive Officer



THE CORPORATE SEAL OF CATHOLIC
 CHURCH ENDOWMENT SOCIETY
 INCORPORATED (ABN 29 608 297 012) was
 hereunto affixed by Most Reverend Philip
 Wilson DD JCL, Archbishop of the Archdiocese
 of Adelaide:

)
)
)
)
)
)



 Archbishop Wilson's Signature

In the presence of:



 Witness Name



 Witness Signature

CITY OF HOLDFAST BAY

("the Council")

and

**THE CATHOLIC CHURCH ENDOWMENT
SOCIETY INCORPORATED**

("Marymount")

DEED OF VARIATION

Attachment 2



TERMS OF REFERENCE

MCAULEY COMMUNITY SCHOOL & CITY OF HOLDFAST BAY

REFERENCE GROUP

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1 BACKGROUND AND MISSION

1.1 Background

McAuley Community School and the City of Holdfast Bay recognise that by working together, the community of Holdfast Bay and the broader community will benefit from shared understandings and knowledge.

1.2 Scope

McAuley Community School & the City of Holdfast Bay will work together to engage and communicate to facilitate a greater understanding of projects, shared use of facilities and opportunities that directly develop the City as a welcoming, safe and active community.

2 GOALS

The goal is for the McAuley Community School and the City of Holdfast Bay to work together to improve community wellbeing for residents and visitors utilising open space and public realm.

3 OBJECTIVES

By working together the McAuley Community School and City of Holdfast Bay Reference Group will support the City of Holdfast Bay to:

- Engage stakeholders to support the ongoing development of the City as a welcoming, safe and active community.
- Engage stakeholders to create a healthy, creative and connected community.
- Engage stakeholders to connect the community with the City's natural environment.
- Engage stakeholders to support the creation of a diverse and resilient local economy.
- Engage stakeholders to support the development of a lively, safe community that celebrates its past to build for the future.

4 MEMBERSHIP

McAuley Community School and City of Holdfast Bay Reference group will consist of:

- Two Elected Members from the City of Holdfast Bay
- Up to two staff members from the City of Holdfast Bay
- Two Senior Representatives from McAuley Community School, to include the Principal or Principal's delegate and a representative from the School Board

The City of Holdfast Bay will Chair the meeting and be responsible for collating the agenda for each meeting.

4.1 Attendance Requirement

Where a member is unable to attend a meeting they may send an apology and/or a proxy.

4.2 Membership

The inaugural members from the City of Holdfast Bay are:

- the General Manager, Community and Business. Other staff will be invited to attend as appropriate.

6 MEETINGS OF MEMBERS

6.1 Frequency

Meetings will be held at least twice a year and thereafter the frequency will be assessed and will be scheduled as required.

Meetings can also be cancelled if there are no items to discuss as deemed by the chair.

6.2 Agenda

The Agenda will be circulated to working group members via the McAuley Community School prior to the meeting. Both McAuley Community School and the City of Holdfast Bay can contribute items for discussion to the agenda.

6.3 Record of Meetings

A record of each meeting will be made and circulated to each member of the Reference Group. They are for information only and do not constitute formal minutes and are not for public distribution.

7 COSTS

The costs of each meeting will be met by the City of Holdfast Bay.

The meetings will be held at the City of Holdfast Bay Civic Centre unless otherwise agreed.

8 WORKING GROUPS

From time to time the Reference Group may agree that a working group will be developed to support the work of the Reference Group.

9 REPORTING

From time to time the General Manager Community and Business may provide a report to Council on progress of the Reference Group.

Item No: 15.5

Subject: BUILT HERITAGE ACTION PLAN 2026-2031

Summary

The Built Heritage Action Plan (BHAP) 2026-2031 is presented to Council for endorsement following community consultation. The BHAP has been developed to align with *Our Holdfast 2050+* Strategic Plan and supports the delivery of Council's vision: *'Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.'*

Recommendation

That Council:

- 1. notes the submissions received during the community engagement of the Draft Built Heritage Action Plan 2026-2031; and**
 - 2. endorses the Built Heritage Action Plan 2026-2031, as contained in Attachment 2, subject to any minor editorial or typographical changes.**
-

Background

At the Ordinary Meeting of Council held on 28 April 2026, the following Motion on Notice (C280426/9369) presented by Councillor Miller was carried:

- 1. That Council develops a Heritage Strategy and Action Plan to ensure the preservation of built heritage is prioritised; and*
- 2. That the strategy return to Council for endorsement by 11 August 2026.*

Council is currently developing a Liveable Growth Strategy that will include guiding policies regarding heritage retention, protection and enhancement. Under Council's Strategic Planning Framework, the Built Heritage Action Plan (BHAP) will sit beneath the under Liveable Growth Strategy once finalised and therefore removes the need for a specific Heritage Strategy. The BHAP has been drafted to reflect the intention of the Motion in accordance with the Strategic Planning Framework.

As community consultation on the draft BHAP was undertaken following the development of the Plan, the endorsement timeframe specified in the Motion was unable to be achieved. The final BHAP is therefore now presented to Council for consideration.

At the Council Workshop held on 23 June 2026, Council considered the draft BHAP and

provided feedback on a number of matters, including:

- A lack of clarity that this Action Plan focuses on built-form heritage.
- Discussion over the inclusion of Kaurna references in a BHAP that focuses on built form heritage.
- A reference that funding for heritage reviews is allocated through the Annual Business Plan process.
- Defining the purpose of the Heritage Advisory Committee.
- Inclusion of an action to review the effectiveness of Heritage Grants.
- Council should explore new initiatives where they are identified to assist in expanding heritage protection and enhancement.
- The Plan should recognise the desire to have heritage plaques installed on relevant properties.
- A desire to ensure that the BHAP outcomes are not compromised by the objectives of the Liveable Growth Strategy.

The draft BHAP was subsequently amended to reflect Council's feedback.

The draft BHAP establishes a framework to guide Council's heritage preservation efforts over the next five years. The Plan is structured around the following four themes:

1. **Protect** – actions Council will take to protect built-form heritage City of Holdfast Bay
2. **Lead** – actions Council will take to demonstrate best- practice heritage preservation and enhancement
3. **Promote and Support** – actions Council will take to provide information to the community and provide services and funding towards heritage preservation and enhancement
4. **Advocate** – actions that Council will take to raise opportunities to improve heritage preservation and enhancement

Under each theme, relevant objectives, actions, outcomes and timeframes have been identified to demonstrate the commitments to heritage matters. It is noted that this reflects the current actions already undertaken by Council and does not introduce any new initiatives.

The draft BHAP was endorsed for community consultation at the Council meeting held on 14 July 2026 (C140726/9442). Consultation opportunities and access to the draft Plan were promoted through a range of Council communication channels, including:

- Homepage of YourHoldfast
- Council website homepage campaign (Thursday 23 July– 13 August)
- Holdfast News story
- Mayor's speech - 15 July 2026
- Holdfast News on 17 July and 30 July
- LinkedIn post - 2 August 2026
- Two Facebook posts on 23 July and 10 August 2026

Report

During the community engagement period, 40 submissions were received and the draft BHAP was downloaded 117 times by visitors to the website.

Respondents were generally supportive of the action areas and objectives identified in the draft BHAP, providing feedback that supported the actions identified with the majority of respondents indicating *support* or *strong support* for each of the action areas in the draft Plan.

Summary of Responses to proposed Action Areas

Action Area 1 – Protect

There was a high level of support for this action area, with 37 of 38 respondents indicating support or strong support and similar levels of support across each action. Feedback indicated that there is a need to prevent the loss of heritage buildings, while identifying new properties for heritage listing and strengthening protections were common themes raised. Respondents acknowledged the need for new development; however, there was a need to ensure that it does not compromise the existing character of historic areas, nor the value of adjacent heritage listed properties.

Feedback was also received that heritage should primarily be a matter that was the responsibility of State Government, and also that the cost of heritage protection and enhancement was detracting from Council's core services.

Action Area 2 – Lead

There was unanimous support for action area 2 with all 38 respondents indicating *support* or *strong support* for this action area, as well as strong support for the actions. Feedback demonstrated that Council should be leading by example in relation to how heritage should be protected and enhanced. There was support for Council undertaking public realm improvements to support and enhance the built form character of key areas, as well as looking at different building periods and types for potential heritage listing.

There was a desire to ensure that there is transparency in decision making by having reports and decisions made public, as well as clarifying the influence that decisions made by the Heritage Advisory Committee have on Council decisions. There was a suggestion that the BHAP should identify more specific outcomes, priorities and implementation timeframes relating to the actions, such as the specific properties that should be pursued for potential heritage listing.

Action Area 3 – Promote and Support

Of the 38 respondents for this action area, 36 indicated either *support* or *strong support*, with one person indicating they *do not support*. Feedback encouraged the ongoing maintenance of a heritage database and indicated general support for grants to support heritage property owners due to the additional costs often associated with the maintenance of these properties, as well as the development of education guidelines and materials regarding how to protect and enhance heritage places.

Concerns were raised over the lack of demolition controls that have resulted in heritage listed, or potentially listed houses, being demolished while also noting that these controls are established by the State Government. Including a wider variety of housing types and periods for potential heritage listing was again raised by respondents. It was also acknowledged that heritage listing imposed additional costs on property owners to maintain or redevelop, including specific concerns relating to the current cost-of-living crisis. Some respondents questioned the use of Council funds for private properties through the Heritage Grants Program, considering it outside Council's core responsibilities.

Action Area 4 – Advocate

Support was high for this action area with 37 of the 38 respondents indicating either *support* or *strong support*. It was indicated that Council should lobby for changes that would:

- better protect heritage places
- lead to clearer and stronger planning controls to enhance heritage properties
- result in legislative reforms to better recognise heritage.

Respondents also recognised that, while Council does not determine legislative requirements, it plays an important role in advocating for improved heritage protections. Feedback also raised that reporting should be provided to show what actions had been achieved under the BHAP, as well as publicly identifying specific actions that Council will advocate on.

General Feedback

Overall, respondents indicated a high level of support for the BHAP, acknowledging that it is important that there is balance provided between growth and heritage as new development should occur sensitively and with greater regard for heritage and established trees. People valued the diverse heritage across the City of Holdfast Bay and supported the sustainability of heritage properties through the adaptive reuse of buildings.

Despite the support, some concerns were raised that heritage is not a core function of Council and that Council funds should focus on core responsibilities.

The feedback and comments received during the consultation period are provided in the Community Engagement Report in Attachment 1.

Refer Attachment 1

Outcome of Engagement

Given the strong level of community support and the nature of the feedback received, no amendments to the draft BHAP are recommended prior to endorsement. While a number of concerns were raised during consultation, it is not considered necessary to make changes to the document for the following reasons:

1. Council has an important role in heritage matters through its administration of functions under the *Planning, Development and Infrastructure Act 2016*.
2. Heritage-related decision-making is undertaken transparently through the reports and minutes of both the Heritage Advisory Committee and Council.

3. Specific initiatives to progress the BHAP action areas will be identified and considered through the Heritage Advisory Committee and Council, where appropriate. Progress on actions undertaken in relation to the BHAP will be reported through Council's Annual Report prepared under *the Local Government Act 1999*.
4. The BHAP action areas can be delivered within existing resources and do not require additional funding at this stage. Should further funding be required for specific initiatives, it would be considered through the Annual Business Plan and budget process.

The finalised Built Heritage Action Plan is provided in Attachment 2.

Refer Attachment 2

Budget

The actions proposed for the next five years for the BHAP recognise the existing actions already undertaken by Council. Implementation of the BHAP will therefore be funded through the existing operational budgets and, where required, through Council's consideration of new initiatives as part of the Annual Business Plan and budget process.

Life Cycle Costs

The BHAP is a five-year plan, and any life cycle costs will be identified during the Annual Business Plan and budget process.

Strategic Plan

Our Vision: protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.

Sustainability: support built heritage protection and enhancement while promoting quality infill development.

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Senior Strategic Land Use Planner

General Manager: Strategy and Corporate, Mr A Filipi

Attachment 1



Community Engagement Report

Built Heritage Action Plan

Consultation period

Thursday 23 July to 5pm Thursday 13 August 2026.

Purpose of engagement

To seek feedback on the draft Built Heritage Action Plan 2026-2031, which sets out how we will retain, protect and enhance our heritage buildings across Holdfast Bay.

Overview

Community engagement for the Built Heritage Action Plan project was hosted on our engagement platform:
<http://www.yourholdfast.com/bhap>

The community were able to share their feedback by:

- An online survey on <http://www.yourholdfast.com/bhap>
- Hardcopy surveys
- Written feedback (via mail or email)
- Phone

How people responded

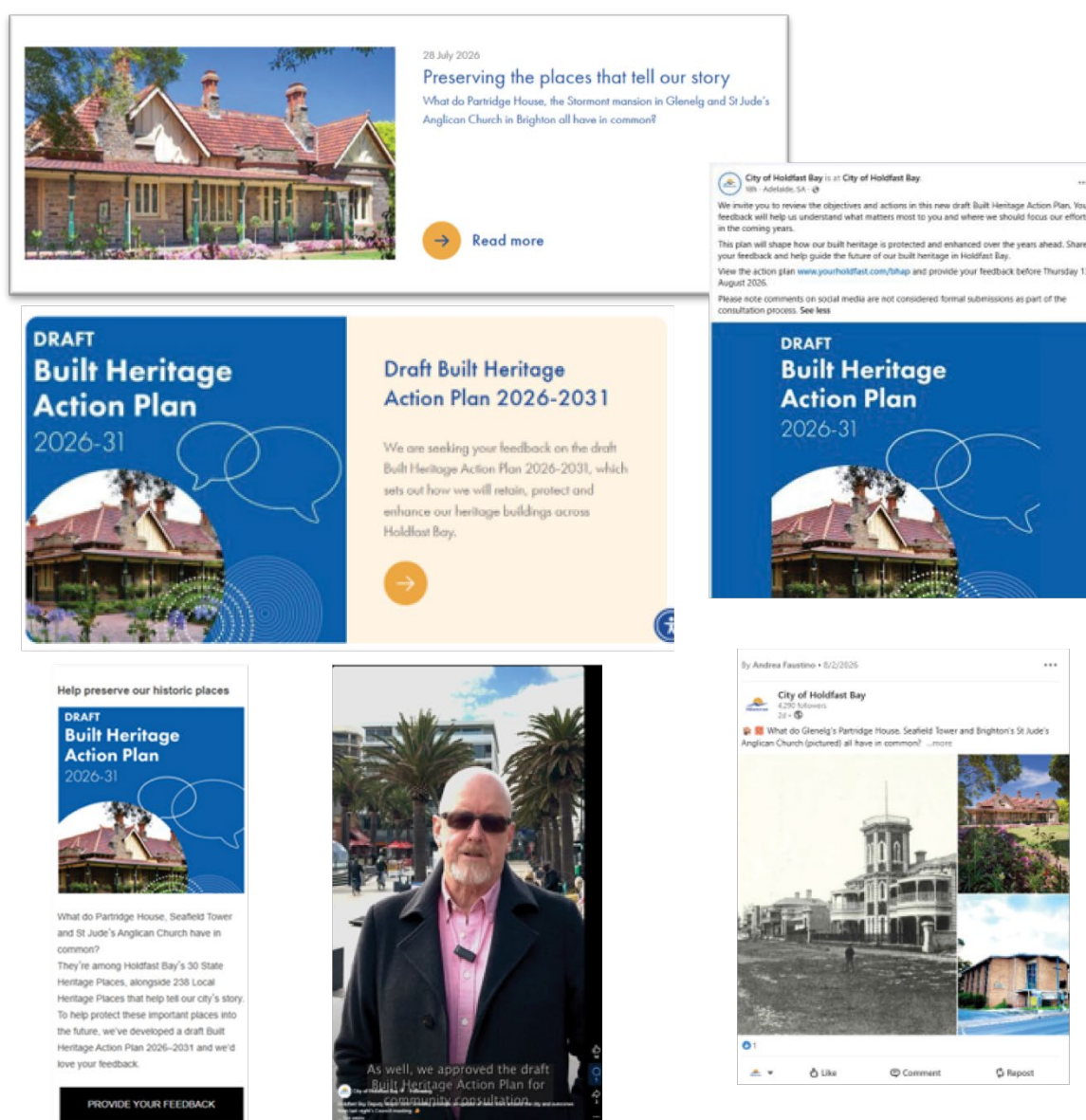
- 40 participants responded to the survey online
- 0 hardcopies
- 0 emails

Promotion of engagement

This engagement was promoted in the following ways:

- Homepage of YourHoldfast
- Council website homepage campaign (Thursday 23 July– 13 August)
- Holdfast News story
- Mayor's speech - 15 July 2026
- Holdfast News on 17 July and 30 July
- LinkedIn post - 2 August 2026
- Two Facebook posts on 23 July and 10 August 2026

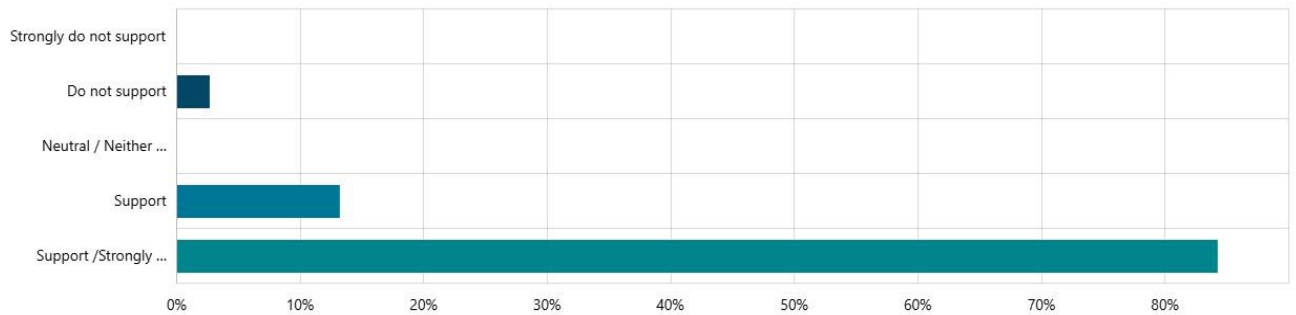
Example of promotions



Survey Results

40 participants responded to the online survey; below are the results and summaries for each question

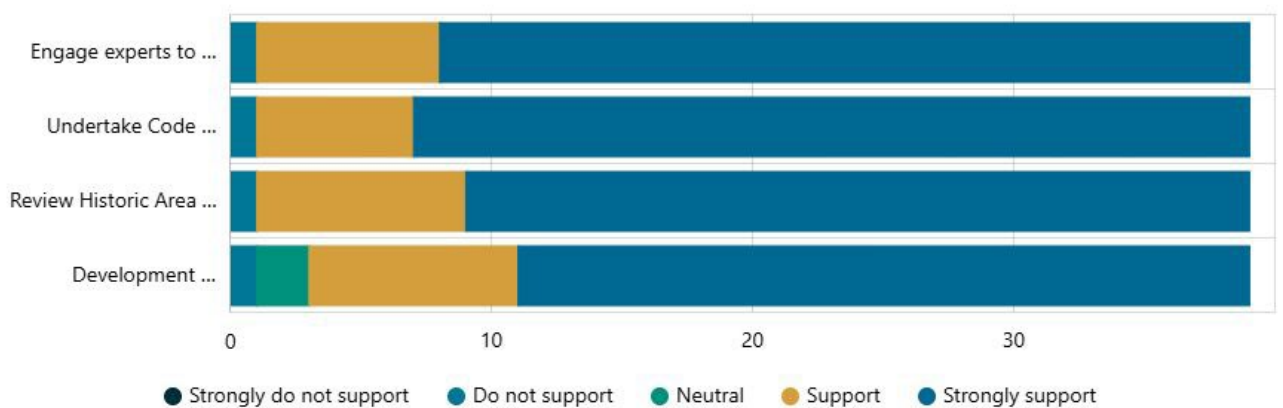
1. How supportive are you of Action Area 1 – Protect?



Response option	Percentage of responses	Number of responses
Strongly do not support	0%	0
Do not support	2.63%	1
Neutral — nor support nor oppose	0%	0
Support	13.16%	5
Strongly support	84.21%	32
Total	100%	38

2. How supportive are you of the Actions within the Action Area 1- Protect?

39 participants responded



Action	Strongly do not support	Do not support	Neutral	Support	Strongly support	Weighted average
Engage experts to progressively review properties across Holdfast Bay to assess heritage value	0	1	0	7	31	4.74
Undertake Code Amendments to list priority properties that meet the relevant criteria under the Heritage Places Act 1993	0	1	0	6	32	4.77
Review Historic Area Overlays contained within the Planning and Design Code to ensure key areas of built form character are accurately reflected in planning policy	0	1	0	8	30	4.72
Development assessment that impacts heritage items shall be undertaken in accordance with the requirements of the Planning, Development and Infrastructure Act 2016	0	1	2	8	28	4.62

3. Feedback on the objective and actions for Protect

A total of 21 participants responded. Overall, respondents expressed strong support for the objective of strengthening heritage identification, assessment and protection across Holdfast Bay. Many highlighted the importance of preserving the area's heritage character, history and sense of place, while ensuring future generations can continue to enjoy and learn from significant heritage buildings and precincts.

A recurring theme was concern about the ongoing loss of heritage and character buildings due to development pressures. Respondents called for Council to proactively identify and list additional properties on Local and State Heritage Registers, strengthen protections against demolition, and ensure heritage considerations are not overshadowed by development interests.

Many submissions supported a whole-place approach to heritage assessment and protection. Respondents supported clearer guidance for sympathetic internal alterations, adaptive reuse and the retention of significant interiors, while recognising that not all heritage properties contain significant internal features and that assessment should remain site-specific.

Balancing heritage conservation with growth and development was another key theme. While respondents generally acknowledged the need for development and additional housing, particular concerns were raised regarding inappropriate adjacent development, excessive building heights, demolition of contributory buildings, and development that compromises the character of heritage streetscapes and coastal areas. Some respondents specifically called for stronger protections for foreshore heritage buildings and for limits on

high-rise development near historic dwellings along the Esplanade to preserve the unique character of the coastline.

While many respondents supported Council taking a stronger role in heritage conservation, others questioned whether heritage listing and protection should primarily be a State Government responsibility and expressed concern about potential impacts on council rates. Some respondents indicated support for heritage initiatives provided they are appropriately funded and do not detract from Council's core service delivery responsibilities. Some respondents sought stronger advocacy by Council, greater discretion in assessing development adjacent to heritage properties, and more effective management of buildings that have lost heritage status but remain vacant, derelict or vulnerable to vandalism.

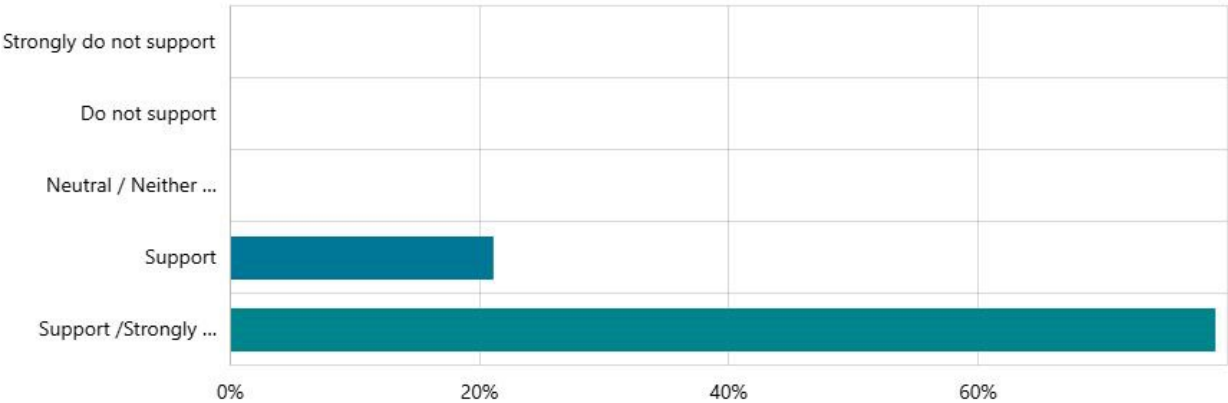
Several submissions supported making greater use of Council's internal heritage expertise and knowledge, while continuing to draw on specialist advice where required.

Overall, community feedback demonstrated strong support for the proposed actions under Action Area 1 and a desire for stronger, more proactive and better-resourced heritage protection measures.

See appendix 1 for full comments

3. How supportive are you of Action Area 2 – Lead?

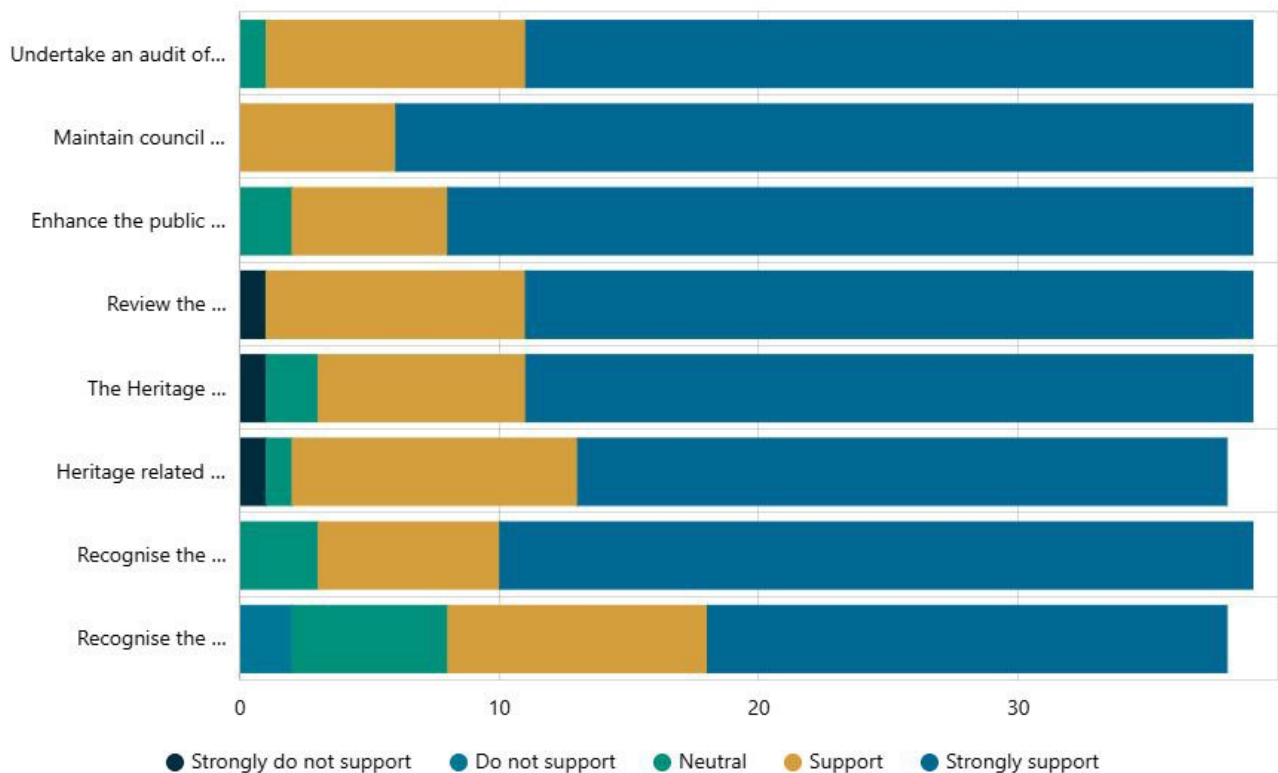
38 participants answered



Response option	Percentage of responses	Number of responses
Strongly do not support	0%	0
Do not support	0%	0
Neutral — nor support nor oppose	0%	0
Support	21.05%	8
Strongly support	78.95%	30

Response option	Percentage of responses	Number of responses
Total	100%	38

4. How supportive are you of the actions for the Action Area 2 - Lead?



Action	Strongly do not support	Do not support	Neutral	Support	Strongly support	Count	Weighted average
Undertake an audit of Council-owned heritage listed items and maintain a register	0	0	1	10	28	39	4.69
Maintain Council-owned heritage listed items to a high standard to retain heritage value and encourage community use	0	0	0	6	33	39	4.85
Enhance the public realm to help retain the historic features of heritage listed items and historic areas	0	0	2	6	31	39	4.74

Review the effectiveness of the Heritage Advisory Committee	1	0	0	10	28	39	4.64
The Heritage Advisory Committee shall provide guidance and advice to Council on built heritage-related matters	1	0	2	8	28	39	4.59
Review the effectiveness of the Heritage Advisory Committee	1	0	0	10	27	38	4.63
Heritage-related matters are determined in accordance with the objectives of the Strategic Plan – Our Holdfast 2050+	1	0	1	11	25	38	4.55
Recognise the importance of Holdfast Bay as the location of the first European settlement	0	0	3	7	29	39	4.67
Recognise the importance of other cultures that have contributed to the local identity	0	2	6	10	20	38	4.26

5. Feedback on the objective and actions for Lead

A total of 9 participants responded, with feedback strongly supporting Action Area 2 and Council's role in demonstrating leadership in heritage conservation through the management of its own heritage assets. Many expressed concern that local heritage and history are gradually being lost and emphasised the importance of Council leading by example.

Many respondents supported improving public realm outcomes around heritage places, provided they enhance heritage settings and are cost-effective. Some cautioned against expensive streetscape upgrades that may have limited heritage value, suggesting resources should instead be prioritised towards conservation, restoration and stronger heritage protections.

A recurring theme was the need to retain the municipality's architectural diversity, particularly important building styles such as Art Deco and Modernism, and to continue identifying and protecting heritage places from a wider range of periods.

Several submissions sought greater transparency regarding the Heritage Advisory Committee, including its membership, expertise, role and influence on Council decision-making. Respondents also requested clear implementation measures, including defined timelines, priorities, audits of Council-owned heritage assets, publicly available registers, conservation programs and regular reporting on progress.

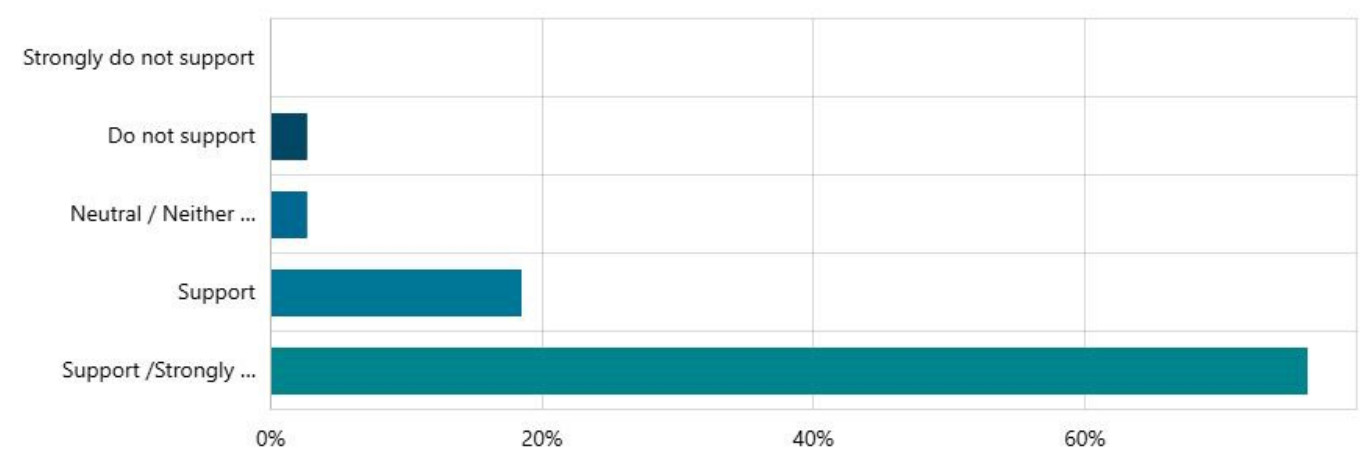
While most respondents supported Council's leadership role, some questioned whether aspects of heritage protection are primarily a State Government responsibility and highlighted the importance of balancing heritage expenditure with Council's core services.

Overall, feedback strongly supported Council continuing to lead by example through the conservation, activation and promotion of heritage places, while improving transparency, accountability and implementation of heritage initiatives across Holdfast Bay.

See appendix 1 for full comments

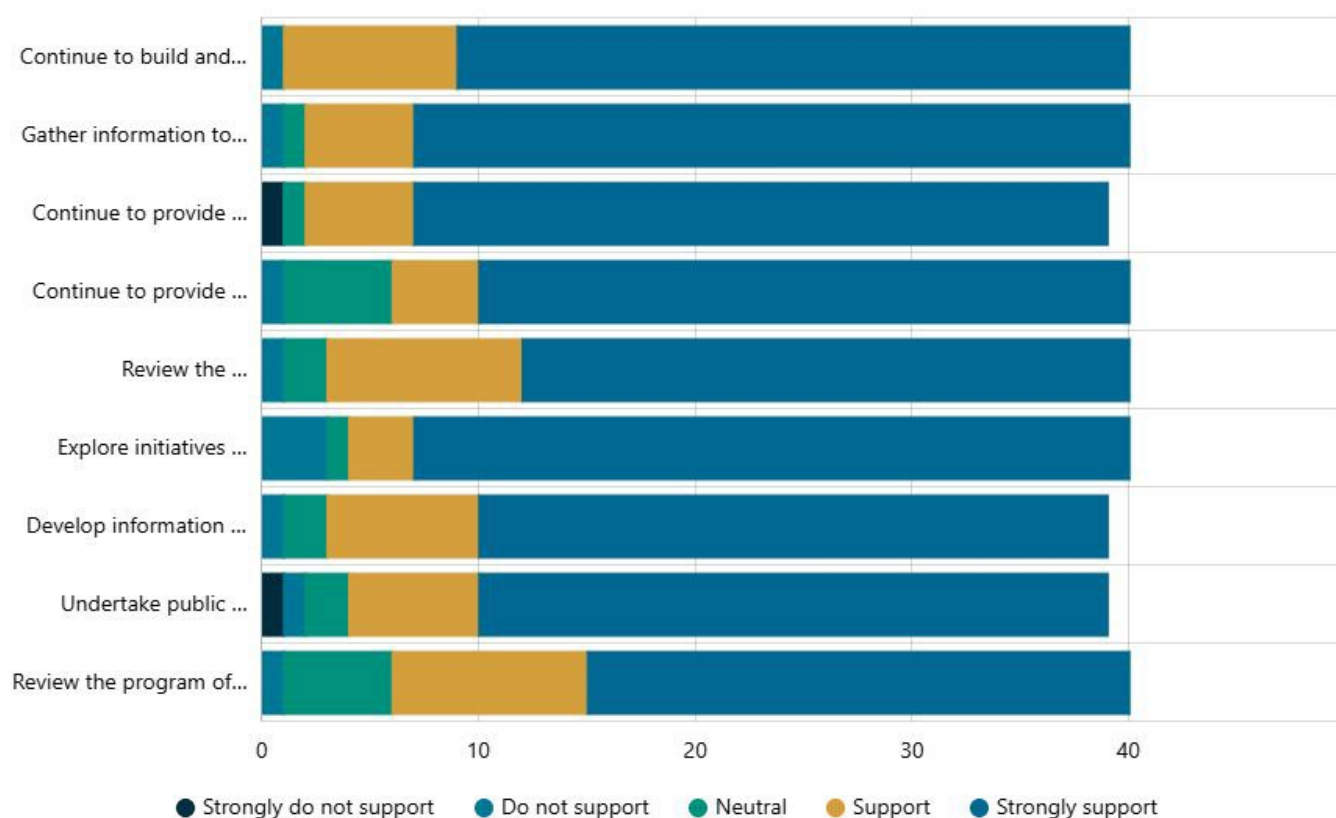
7. How supportive are you of Action Area 3 - Promote and Support?

38 participants responded



Response option	Percentage of responses	Number of responses
Strongly do not support	0%	0
Do not support	2.63%	1
Neutral — nor support nor oppose	2.63%	1
Support	18.42%	7
Strongly support	76.32%	29
Total	100 %	38

8. How supportive are you of the actions for Action Area 3 - Promote and Support?



Action	Strongly do not support	Do not support	Neutral	Support	Strongly support	Count	Weighted average
Continue to build and maintain a database of information on heritage listed properties	0	1	0	8	31	40	4.73
Gather information to support the elevation of items to State Heritage listing	0	1	1	5	33	40	4.75
Continue to provide the Heritage Advisory Service to assist future development of heritage properties	1	0	1	5	32	39	4.72
Continue to provide Heritage Grants to private owners	0	1	5	4	30	40	4.58
Review the effectiveness of Heritage Grant	0	1	2	9	28	40	4.60
Explore initiatives beyond heritage grants that support	0	3	1	3	33	40	4.65

owners to maintain and restore heritage properties							
Develop information guidelines about how heritage listed items can be developed and adaptively reused to ensure their long-term sustainability	0	1	2	7	29	39	4.64
Undertake public education campaigns on the value and contribution of heritage to our community	1	1	2	6	29	39	4.56
Review the program of installing commemorative plaques to identify heritage properties	0	1	5	9	25	40	4.45

9. Feedback on the objectives and actions for Promote and Support

A total of 11 participants responded to this question and overall respondents were supportive of Action Area 3 and its focus on providing information, advice, incentives and education to support heritage conservation. Many agreed that protecting heritage requires not only regulation, but also practical support for property owners, improved public understanding and clear guidance on managing change.

A key theme was the importance of retaining Holdfast Bay's heritage character and preventing the loss of significant buildings to redevelopment. Respondents expressed concern about ongoing demolition of historic and character homes, including examples of Art Deco, Modernist and post-war architecture, and called for greater protection of heritage places and representative buildings from a wider range of periods, including 1920s homes in Brighton and significant buildings from the 1960s and 1970s.

There was strong support for continuing to develop and maintain a comprehensive heritage information database. Respondents considered accurate and up-to-date heritage information critical for informing owners, designers, consultants and Council about the significance of heritage places and guiding future development and conservation decisions.

The proposed actions to gather information supporting State Heritage nominations, continue the Heritage Advisory Service and provide Heritage Grants were generally well supported. Respondents considered these programs important tools for assisting owners to conserve heritage places and make informed decisions regarding maintenance, development and adaptive reuse. Some respondents, however, felt that current grants are relatively modest and that greater assistance may be needed to encourage meaningful conservation outcomes.

A recurring theme was the need for clear and practical guidance on heritage development and adaptive reuse. Respondents supported the preparation of guidelines that demonstrate how heritage conservation and development can occur together, including guidance on sympathetic additions, adaptive reuse, retention

of significant heritage features and directing new development to less sensitive parts of heritage sites. Some submissions recommended that these guidelines be prioritised and developed collaboratively with property owners and heritage professionals to ensure they are practical, user-friendly and aligned with best-practice conservation principles.

Public education received particularly strong support. Respondents considered education, research and community awareness initiatives essential for building appreciation of heritage values, increasing public support for conservation, recognising the contributions of heritage property owners and demonstrating the social, cultural, tourism and economic benefits of heritage places. Several submissions suggested that education and interpretation programs should reflect a diverse range of community histories and perspectives.

Views on commemorative plaques were mixed. Some respondents supported plaques and heritage interpretation as tools for increasing awareness and appreciation of local heritage. Others questioned their value, suggesting that protecting buildings should be prioritised over installing plaques, while some expressed concerns that plaques may attract vandalism or provide little benefit if buildings are ultimately demolished. Suggestions were made to complement plaques with digital interpretation and broader storytelling initiatives.

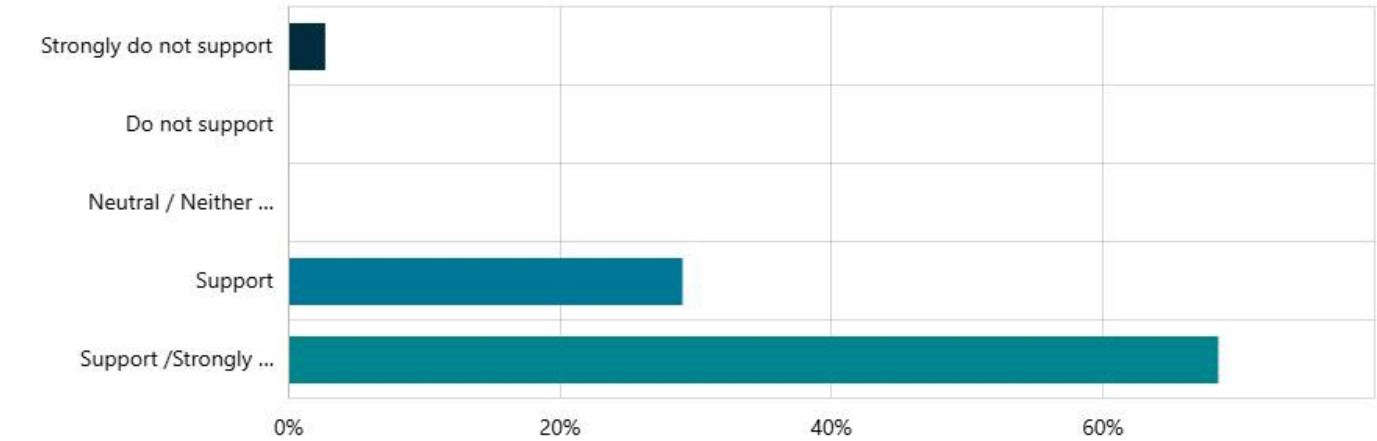
There were differing views regarding Council's role in heritage support. While many respondents supported Council providing advice, incentives and educational programs to encourage conservation, some questioned whether Council should become heavily involved in private property matters, noting concerns about costs and the financial burden that heritage conservation can place on owners. These respondents emphasised the importance of balancing heritage objectives with property rights and Council's core service responsibilities.

Overall, feedback demonstrated strong support for Action Area 3 and its focus on improving heritage information, advisory services, owner support, adaptive reuse guidance and public education. Respondents generally agreed that a combination of practical assistance, clear guidance, community education and appropriate incentives will help achieve better heritage outcomes and strengthen community appreciation of Holdfast Bay's heritage places.

[See appendix 1 for full comments](#)

10. How supportive are you of Action Area 4- Advocate?

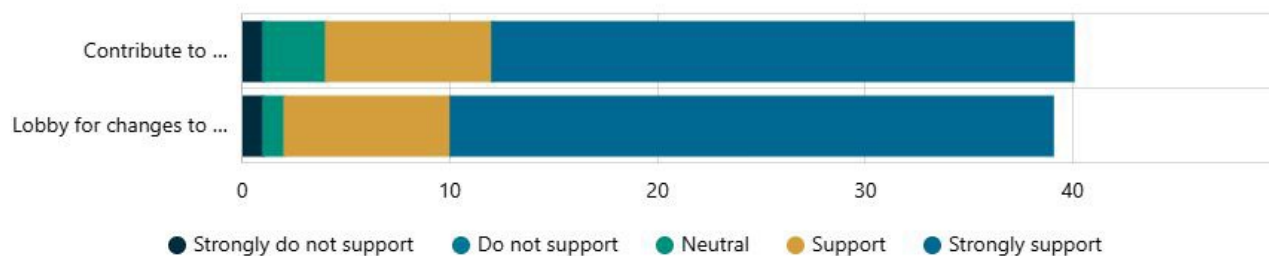
38 participants answered



Response option	Percentage of responses	Number of responses
Strongly do not support	2.63%	1
Do not support	0%	0
Neutral — nor support nor oppose	0%	0
Support	28.95%	11
Strongly support	68.42%	26
Total	100%	38

11. How supportive are you of the actions for the Action Area 4 - Advocate?

40 participants answered



	Strongly do not support	Do not support	Neutral	Support	Strongly support	Count	Weighted average
Contribute to Ministerial Code Amendments related to Heritage preservation	1	0	3	8	28	40	4.55
Lobby for changes to legislation and planning policy that will enhance heritage	1	0	1	8	29	39	4.64

12. Feedback on the objective and actions for Advocate

There were 9 participants who provided feedback with respondents strongly supported Action Area 4 and Council's role in advocating for stronger heritage protections, planning controls and legislative reforms at the State level. Many participants considered advocacy to be one of the most important actions available to Council, particularly given concerns that existing planning frameworks do not adequately protect heritage places from redevelopment pressures.

A key theme was the need for Council to lobby for legislative and planning changes that better protect heritage places, historic areas, and neighbourhood character, while ensuring new development is sympathetic, appropriately scaled, and respectful of its surroundings. Many respondents expressed concern that current planning processes favour development outcomes and limit Council's ability to protect local heritage effectively.

Several submissions called for stronger heritage provisions within planning policy, including:

- Improved demolition controls for heritage and character buildings.
- Stronger protection for representative and contributory buildings within Historic Area Overlays.
- More effective management of development adjacent to heritage places.
- Streamlined and better-resourced processes for new heritage listings.
- Greater opportunities for councils to strengthen local heritage protections through Code Amendments and planning reforms.

A recurring concern was the impact of inappropriate development on heritage places and historic streetscapes. Respondents advocated for stronger controls on the height, scale, bulk and design of buildings adjoining heritage properties and historic areas, arguing that new development should complement rather than detract from local character.

There was support for planning frameworks that balance housing growth with heritage conservation. Respondents recognised the need for additional housing but emphasised that growth should not come at the expense of significant heritage places or neighbourhood identity. Suggestions included encouraging development in less sensitive parts of heritage sites and promoting adaptive reuse opportunities that retain heritage significance while supporting community, cultural, tourism and commercial uses.

A number of submissions requested greater transparency around Council's advocacy role. Suggestions included:

- Clearly identifying Council's key advocacy priorities.
- Providing regular updates to the community on advocacy activities.
- Reporting on submissions, meetings and outcomes achieved through advocacy efforts.
- Demonstrating how advocacy actions contribute to heritage protection outcomes.

Overall, feedback demonstrated strong support for Council taking an active advocacy role to strengthen heritage legislation, planning policy and decision-making processes, with a focus on protecting heritage places, neighbourhood character and historic streetscapes while supporting appropriate and sympathetic development.

[See appendix 1 for full comments](#)

13. General feedback on the draft Built Heritage Action Plan

Of the 17 respondents who provided feedback on the draft Built Heritage Action Plan, respondents were highly supportive of the Heritage Action Plan and its objectives to protect, promote, support and advocate for heritage conservation across Holdfast Bay. Many welcomed Council's commitment to heritage preservation and encouraged strong implementation of the proposed actions, noting that the success of the Plan will ultimately depend on sustained action, resourcing and follow-through.

A strong recurring theme was the need to balance growth and development with the preservation of local character, heritage buildings and established streetscapes. Respondents expressed concern about the ongoing demolition of character homes and heritage buildings, replacement with higher-density development, loss of neighbourhood character, increased hard surfaces and reductions in greenery and tree canopy. Many called for development to occur more sensitively, with greater regard for heritage values, established trees and the unique identity of local suburbs.

There was broad support for retaining and celebrating the diverse heritage of Holdfast Bay, including not only early colonial and settlement-era buildings but also places associated with tourism, recreation, hospitality, entertainment, apartments, flats and residential development from later periods. Several respondents specifically highlighted the importance of recognising and protecting examples of Art Deco, Modernist, Brutalist and other twentieth-century architecture, noting that current heritage criteria may not adequately recognise these building types.

Many submissions emphasised that heritage places contribute to community identity, cultural value and sense of place, helping tell the story of how Holdfast Bay has evolved over time. Respondents supported continued efforts to identify, research and protect significant heritage places through heritage reviews and potential planning code amendments.

Several respondents highlighted opportunities for heritage places to support tourism, creative industries, cultural programming, filming, hospitality, accommodation and community activities. Many viewed heritage conservation as both a cultural and economic asset that can contribute to Council's objectives for local economic development, destination appeal and activation of places and spaces across the city. Respondents frequently noted that heritage contributes to the distinctive character and identity of local neighbourhoods and plays an important role in creating vibrant, attractive and connected places. Feedback suggested there is strong community recognition that conserving and celebrating heritage supports Council's broader aspirations under *Our Holdfast 2050+* for liveability, community wellbeing, place-making and maintaining the unique character that distinguishes Holdfast Bay. There was support for developing consistent guidelines, strategies and funding programs that assist owners to maintain heritage properties while allowing sensitive development and adaptive reuse. Respondents also encouraged Council to consider the relationship between heritage and broader policy objectives, including climate adaptation, sustainability, accessibility, tourism and arts and culture.

Some submissions requested greater accessibility and transparency of heritage information, including:

- Publicly accessible information on heritage-listed and proposed heritage properties.
- Clearer explanations of heritage planning terminology and processes.
- Additional community education and engagement to help residents understand heritage protections and planning controls.

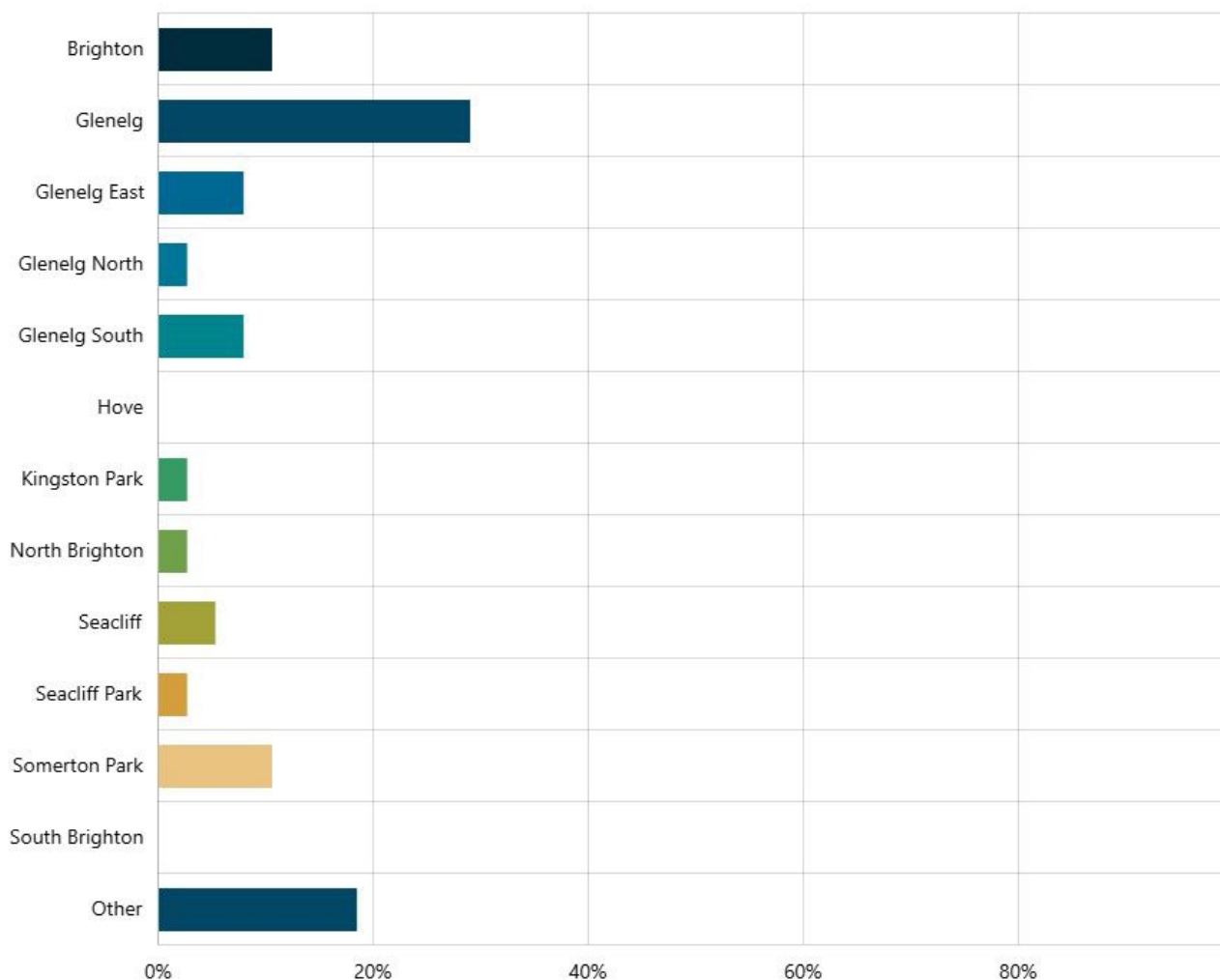
While most respondents supported Council's heritage role, a smaller number questioned whether heritage protection should be a core Council responsibility and emphasised the need to prioritise essential services and infrastructure. Some also noted concerns about funding and resource implications.

Overall, feedback demonstrated strong community support for a proactive and long-term approach to heritage conservation. Respondents generally agreed that heritage protection should remain a key strategic priority for Holdfast Bay and that future growth should be managed in a way that respects, celebrates and preserves the area's historical character, architectural diversity and cultural significance for future generations.

[See appendix 1 for full comments](#)

Demographic information

Suburb



Suburb	Percent	Count
Brighton	10.53%	4
Glenelg	28.95%	11
Glenelg East	7.89%	3
Glenelg North	2.63%	1
Glenelg South	7.89%	3
Hove	0%	0
Kingston Park	2.63%	1
North Brighton	2.63%	1
Seacliff	5.26%	2
Seacliff Park	2.63%	1
Somerton Park	10.53%	4
South Brighton	0%	0
Other*	18.42%	7
Total	100%	38

*Other suburbs outside of Holdfast Bay:

1. Adelaide
2. Enfield (formally Marino)

3. Norwood
4. Port Noarlunga South
5. Prospect
6. St Georges
7. Walkerville

Website Statistics

Below is the information regarding how people accessed and viewed the project page.

318 views	285 visits	224 visitors	7 followers
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Views – The number of times a Visitor views any page on a Site.

Visits – The number of end-user sessions associated with a single Visitor.

Visitors – The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.

Followers – The number of Visitors who have ‘subscribed’ to a project using the ‘Follow’ button



Number of documents downloaded

File title	Downloads
Final Draft Built Heritage Action Plan 2026-2031.pdf	117
Built Heritage Action Plan engagement - survey printable.pdf	23
Total	140

How people accessed the website

Below shows how people accessed the website.

Access source	Visits
Direct	120 (42.1%)
Campaign	1 (0.3%)
Social media	112 (39.3%)
Websites	27 (9.5%)
Search engines	25 (8.8%)

Appendix 1 – Survey Results Response Data

Please note all comments are written verbatim. All personal details have been redacted.

3. Feedback on the objective and actions for Protect

Contribution ID	Please provide any feedback you may have on the objective and actions for Protect
15210	Too many loopholes for developers , which of course goes beyond councils decisions. But council has to follow through with this plan to protect Holdfast Bays heritage/ history too much has sadly been lost in earlier decades and still to this day.
15180	This does not appear like it should be a function of Council, particularly given this really sits in State Governments remit. The benefit to the community here is minimal compared to the other key services Council should be focusing on - like for example maintaining its own infrastructure (rather than worrying about other peoples private infrastructure).
15199	The objectives and actions look positive for continuing protection of heritage properties
15211	The City should also be pursuing identifying and adding properties to the local and state heritage register before they are all bulldozed.
15170	The Act is not very strong on assessing heritage adjacency issues for local heritage items. Local council assessing officers need to exercise more discretion in this area than strict adherence to the Act requires.
15178	Please go ahead. Very important. I was born here and hope you care ahead for my grandkids. Sharon Towers.
15168	Please ensure the protection of existing foreshore heritage buildings. Do not allow the construction of excessively high rise structures that are of inappropriate height and footprint to be built in close vicinity of these heritage homes. We do not want the Esplanade between Jetty Road and Broadway to become like the Gold Coast.
15193	Not convinced that enough is being done to protect Heritage in the Holdfast Bay Area. Closer attention should be paid to buildings being knocked down by organisations/builders.
15191	Many of the listed items represent "motherhood" statements all desirable but no indication of how these will be introduced, maintained and paid for. I would object to an increase in council rates if not funded directly from SA government.
15184	Many complicated issues here . In the suburb of Brighton many character bungalows have been demolished , depleting the character and charm of the area . Whilst bungalows may not be old enough per se they still provide character to the area and I think should be protected . In Glenelg there are many beautiful old character homes that should be maintained and kept standing because they enhance the character and vibe of the area. The old art deco cinema should have been saved at Glenelg . Let's not do the same with the suburbs . Glenelg has not been handled well over the years . Thank you. From a local long time Seacliff resident
15187	It is important to retain heritage whilst balancing new developments that are designed to complement the area's heritage and are built to the same quality and standards of heritage builds.
15202	Increase the representation of buildings/houses between 1930s to 70s to ensure a diverse representation is protected as the later eras are fast disappearing.
15177	If a building that was questionable but has now been deemed not heritage it should be removed from the land asap to prevent vandalism & eyesore eg cnr Pier st & Esplanade Glenelg Sth
15198	Ideally, expertise of Council employees should be recognised and utilised ahead of external consultants. There may be some instances where Council could perhaps better safeguard our heritage above the level of Government legislative requirements.
15179	I would like to see clearer detail on timelines, targets (e.g. number of properties/areas to be reviewed per year), and the specific protections Council intends to pursue for historic areas,

	including controls on demolition and recognition of contributory items (unlisted buildings that nonetheless contribute to the character and heritage value of a historic area). I also recommend that the Protect actions be backed by identified resourcing (staff time, specialist expertise and budget for survey, assessment and listings), and by transparent methodology for heritage reviews. This will help ensure these important intentions are deliverable, evidence-based and capable of achieving measurable conservation outcomes over the life of the Plan.
15209	I support the overall objective of Action Area 1 – Protect and the proposed actions to strengthen the identification, assessment and protection of heritage places across Holdfast Bay. There is an opportunity for the Heritage Review to strengthen protection of heritage places to ensure the whole of the place is considered and assessed for significance, rather than relying primarily on external appearance or the existing extent of listing. This is particularly relevant to Local Heritage Places where current extent of listings mostly identify only the external form of a building. Where significant internal fabric, layouts or spatial qualities exist but are not identified in the extent of listing, these elements may not receive the same level of recognition or protection during future development or adaptive reuse, even where they may contribute substantially to the heritage significance of the individual place. This differs from the approach generally taken to State Heritage Places, where the heritage place and its identified extent are assessed as a whole and may include both external and internal elements. In South Australia, the distinction between State and Local Heritage Places is particularly relevant to the consideration of heritage significance. State Heritage Places are generally assessed and protected as heritage places as a whole, subject to the particular extent and elements identified in the individual listing. Where a State listing is not expressly limited to a façade or other particular elements, significant internal fabric may form part of the heritage place and its heritage significance. By comparison, Local Heritage Places commonly have an extent of listing that identifies the elements recognised for heritage purposes. Where the extent of a Local Heritage Place identifies only the external form of a building, significant internal fabric, layouts or spatial qualities may not be expressly identified in the listing, even where those elements contribute to the heritage significance of the place. This does not mean that every Local Heritage Place has a significant interior, or that all original interiors should automatically be protected. Rather, it highlights an opportunity for the Heritage Review to consider whether the current framework adequately identifies significant internal elements where they exist. A strengthened framework could build upon the existing external heritage guidance by providing greater clarity for interiors, including: - identifying internal features that may contribute to heritage significance where they exist - recognising significant original layouts and spatial qualities - providing guidance for sympathetic internal alterations and additions - encouraging approaches that minimise impacts to significant fabric while allowing appropriate change Such a framework would not represent blanket or automatic protection of all interiors, or that every original interior is necessarily significant. Rather, it would provide clearer guidance on identifying and considering internal heritage significance where it exists, recognising that: - no two heritage places are identical - some heritage places retain highly intact and significant interiors, while others have undergone substantial change - the significance of internal and external elements should continue to be assessed on the individual merits of each heritage place There is an opportunity to progressively adopt a whole-place assessment approach for Local

Heritage Places, similar to State Heritage Places.

The City of Adelaide also provides examples of Local Heritage Places where interiors are expressly included within the extent of listing. For example, Nyroca House in North Adelaide is identified as a Local Heritage Place with an extent of listing comprising the "c. 1900 former residence, including interior and outbuildings and boundary walls". The Local Heritage Place Gleeson House in North Adelaide features an extent of listing comprising "Two storey Mediterranean Revival Inter-War residence including interior, and single storey building to Jeffcott Street and masonry and iron fence and eastern sunken garden". The Royal Oak Hotel is similarly listed as a Local Heritage Place with an extent of listing comprising the "1866 hotel building, including interior and 1881 verandah". These examples demonstrate that the South Australian Local Heritage framework can expressly recognise significant interiors within the extent of a Local Heritage Place where appropriate.

Nyroca House

https://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=280

Gleeson House

https://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=1587

Gleeson House - Aquinas College Virtual Tour (Link: Gleeson House - Ground Floor)

<https://www.aquinas.edu.au/facilities/virtual-3d-tours/>

Royal Oak Hotel

https://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=266

These examples provide a useful South Australian precedent for considering whether Local Heritage Places in Holdfast Bay may warrant a similar approach where significant internal fabric, layouts or spatial qualities contribute to their heritage significance.

It could:-

- Assess the whole of the heritage place
- Identify significant elements, including significant interiors, fabric and layouts
- Manage those elements according to their significance

This could also potentially occur progressively as properties are reviewed, when significant development proposals are assessed, or when adaptive reuse opportunities arise. It may improve the quality of heritage information over time without requiring Council to immediately undertake detailed interior assessments of all 238 Local Heritage Places.

This approach may also assist where a development application is proposed for an existing Local Heritage Place. Rather than treating the current extent of listing as the sole indication of what may be significant, the assessment process could identify whether additional internal elements, layouts or spatial qualities contribute to the significance of the individual place. This is particularly relevant where a heritage impact statement relies on the existing extent of listing when considering what elements of a Local Heritage Place are identified as contributing to its significance.

Typical examples of Local Heritage Places include:-

Dunluce House, 12 Yester Ave Brighton (<https://www.dunlucecastleevents.com/>)

https://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=4571

- Extent of listing "Overall external form and original materials and details"

Dunluce House illustrates why this distinction matters. Although privately owned and identified as a Local Heritage Place, its interior contributes substantially to the experience, presentation and potential ongoing viability of the property, including through historic tours and other uses. However, the current extent of listing identifies the "overall external form and original materials and details" rather than identifying significant interior elements. This illustrates the potential gap between the heritage qualities that may actually contribute to the significance and viability of a

place and the elements expressly identified in its current listing.

It's worth noting that Holdfast Bay identifies approximately 30 State Heritage Places and 238 Local Heritage Places within the municipality. If significant interiors within Local Heritage Places are not generally identified in the existing extent of listing, this raises a potential gap in the treatment of a much larger number of Local Heritage Places, particularly where significant internal fabric, layouts or spatial qualities may exist but are not identified in the current extent of listing.

Heritage significance can extend beyond individual decorative features to include original room layouts, spatial relationships and the ability of a building to be understood as a coherent historic place. Common features that may contribute to interior significance, depending on the individual property, can include original fireplaces, decorative or pressed-metal ceilings, staircases and balustrades, timber joinery, leadlight, tiled floors, archways, doors, wall finishes and other original fittings. The assessment should remain site-specific, recognising that some interiors may be highly intact and significant while others may have been substantially altered or may contain relatively limited heritage fabric.

The Burwood North Metro Precinct in NSW serves as a relevant example where heritage and sympathetic adaptive reuse is addressed for an area under increased development pressure.

As part of the public engagement process, several technical studies were prepared, including an Urban Design Framework by Cox Architecture and a Heritage Impact Assessment Report by CityPlan. These documents examined individual sites, including issues such as heritage significance, site constraints, development potential, significant interiors and layouts, and approaches to achieving sympathetic development outcomes.

Importantly, these studies recognise that heritage protection requires consideration beyond external presentation alone. They identify opportunities to retain heritage buildings with directing additional development towards areas of lower heritage significance, such as rear extensions or development within surrounding areas where appropriate. They also recognise the potential for residential heritage buildings to contribute to future community uses, social spaces, business opportunities and public visitation.

De-listing of local heritage items within Burwood North - examples demonstrating the importance of interiors

These examples demonstrate that internal fabric, layouts and spatial qualities can contribute to the overall heritage significance and integrity of local heritage items (the NSW equivalent of Local Heritage Places).

Hector Abrahams Heritage Review - Burwood North Precinct

The Hector Abrahams heritage review undertaken as part of the Burwood North Precinct provides a directly relevant local example of how loss of interior heritage character and layouts can contribute to a reduction in heritage significance.

As referenced within the CityPlan Heritage Impact Assessment Report, the earlier Burwood North Masterplan heritage assessment prepared by Hector Abrahams Architects supported the removal of several local heritage items from the heritage list. For two of these items, changes to internal heritage character, fabric and layouts were identified as contributing factors in the recommendation for removal.

Reference:

Page 37 (38/123 of the PDF file) of the CityPlan Heritage Impact Assessment (HIA) report, section 3.2.1 "Burwood North Precinct Masterplan - Heritage Significance Assessment (Hector Abrahams Architects, 2023)"

Reference: CityPlan Heritage Impact Assessment (HIA) Report
Document location:-

<https://www.planningportal.nsw.gov.au/ppr/post-exhibition/burwood-north>

- Expand Technical Studies => Heritage Impact Assessment Report

Direct link:- https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/*PPR/Burwood+North+/Heritage+Impact+Assessment+Report.pdf

The Hector Abrahams Architects review identifies:

- Victorian Shops (Item I19), 90-98 Burwood Road: Interiors altered and original design integrity lost, contributing to recommendation for removal
- Terraces "Orontes" and "Monterey" (Item I16), 12-14 Burwood Road: Interior reconstructed and altered, with consideration also of real estate images of interiors, contributing factors to recommendation for removal

Burwood North example - strengthening heritage guidance for development, interiors and adaptive reuse

The Burwood North Precinct provides a useful example of how heritage guidance can be strengthened where significant development pressure exists around heritage items.

CityPlan's Heritage Impact Assessment (HIA) identifies individual heritage items within the Burwood North Precinct and provides management summaries to guide future development outcomes for each item. This is outlined in Section 6: Appendix A - Page 52 (53/123 PDF). Examples include 51 and 53 Park Road - Page 64 (65/123 PDF).

Reference: CityPlan Heritage Impact Assessment (HIA) Report

Document location:-

<https://www.planningportal.nsw.gov.au/ppr/post-exhibition/burwood-north>

- Expand Technical Studies => Heritage Impact Assessment Report

Direct link:- https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/*PPR/Burwood+North+/Heritage+Impact+Assessment+Report.pdf

The management summaries identify several important heritage conservation considerations, including:

- retention of architectural detailing
- confinement of new development to the rear of heritage items, ensuring additions remain subordinate in scale and form
- preservation of significant yards, trees, and landscape features

These principles provide valuable guidance for managing change around heritage items. However, when considered alone, they do not explicitly identify how significant internal fabric, room layouts or interior features should be assessed and retained where they contribute to the heritage significance of a place.

The HIA also identifies additional approaches that can strengthen the long-term conservation of heritage items, including consideration of Conservation Management Plans (CMPs) or Heritage Asset Action Plans (HAAPs).

Conservation Management Plans and Heritage Asset Action Plans

As outlined in Section 5.2 "General Heritage Development Guidelines" - Page 48 (49/123 PDF), Table 4: Precinct-Wide Heritage Development Guidelines, under 2. State of Heritage Impact and Documentation, (a) Heritage Reports, the HIA recommends that significant development be guided by a CMP or HAAP where appropriate.

CMPs and HAAPs provide a detailed framework for understanding a heritage item or place, including identifying and grading the significance of different components such as building

elements, rooms, layouts, interiors and specific features. This allows future development decisions to be guided by a clearer understanding of what contributes to the significance of the place.

Adaptive reuse and the importance of original interiors

The HIA also highlights the importance of original interior features and room layouts within Section 5.2, Table 4 - Page 49 (50/123 PDF), under "Adaptive Reuse and Sustainability", (a) "Encouraging Adaptive Reuse".

While this recommendation is framed within adaptive reuse, the importance of retaining significant interiors extends beyond adaptive reuse alone. Heritage buildings may retain significant interior character while continuing to operate as a private residence, and those qualities may provide the foundation for future adaptive reuse opportunities.

Maintaining these elements from the outset helps ensure that:

- significant interior features and spatial configurations are identified and retained where they contribute to heritage significance
- heritage value is not gradually diminished through incremental changes over time
- future opportunities for adaptive reuse, commercial use, business activity or public access remain viable

This highlights the importance of considering significant interiors throughout the lifecycle of a heritage place, regardless of its current ownership or use.

Burwood DCP example - translating heritage principles into clearer controls

The Burwood DCP provides an example of how clearer heritage controls can identify and manage both external and internal heritage significance.

Reference: Burwood DCP 2026

<https://www.burwood.nsw.gov.au/Planning-Building/Burwood-Development-Control-Plan>

The relevant heritage controls apply as additional controls within identified areas under Section 3.10 Heritage in Centres and Corridors (Page 143 of the document). While these controls apply to a specific precinct context, they demonstrate an approach where increased development pressure is recognised as requiring clearer guidance for managing heritage change.

The controls recognise that heritage significance may extend beyond external appearance and may include internal fabric, original layouts and spatial qualities.

Examples can be seen on Page 144.

P8 identifies that development or adaptive reuse should aim to retain significant internal and external fabric, particularly for buildings with high levels of public visitation.

It also provides examples of features that may contribute to heritage significance, including:

- external architectural details such as balconies and doors
- internal features such as staircases, plasterwork, timber joinery and other fittings
- spatial qualities and internal arrangements of buildings

P9 identifies the importance of retaining sufficient significant interior elements and room layouts so that the historic arrangement and spatial qualities of a building remain interpretable.

Importantly, P8 refers to both development and adaptive reuse, rather than adaptive reuse alone. This distinction is significant because it recognises that consideration of significant interiors

should occur during development proposals generally, including if a heritage place is in private residential ownership.

This approach helps avoid a situation where significant interiors are only considered once a building enters an adaptive reuse pathway, after important heritage values may already have been lost through earlier alterations.

By identifying and considering significant interiors earlier, heritage places can continue to function as private residences while retaining future opportunities for compatible adaptive reuse, community engagement, business activity or public visitation.

Adaptive reuse provisions

The Burwood DCP also provides additional guidance specifically relating to adaptive reuse.

Page 146 identifies:

- P15: support for adaptive reuse where it contributes to the maintenance and viability of a heritage item/place

- P16: the need for particular attention to original internal features and room layouts when adapting heritage buildings, particularly where the use supports business activity and public visitation.

Together, these controls demonstrate an approach where interiors are considered as part of general development management and as an important component of successful adaptive reuse outcomes.

Local Heritage Protection - Brisbane City Council's Approach

Brisbane City Council provides an example of a practical framework for managing change to locally listed heritage places, including consideration of significant interior elements.

The Brisbane City Council - General Exemption Certificate: Local Heritage Places provides guidance on how works can be undertaken while maintaining heritage significance.

Reference: Brisbane City Council - General Exemption Certificate: Local Heritage Places document

<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/building-and-planning/documents/general-exemption-certificate-local-heritage-places.pdf.coredownload.pdf>

While this framework operates within a different planning system, it provides a useful example of translating recognition of interior heritage significance into practical guidance for managing change.

In Table 8: Interior alterations (Page 22 of 35), key principles include:

- retention of original and significant building elements, features, fixtures and finishes, including ceilings such as decorative plasterwork, pressed metal ceilings, and other detailing
- avoidance of adverse impacts on the aesthetic qualities of the place
- use of reversible construction methods, including lightweight partitioning systems
- ensuring new works do not disrupt original spatial layouts, including significant room configurations, openings and circulation patterns
- minimising fixings and avoiding invasive installation methods, such as adhesives or levelling compounds on original surfaces such as floors

Additional guidance (Page 23 of 35) emphasises that new work should be carefully integrated to respect existing fabric, including:

- designing partitions to avoid covering or obstructing significant features such as windows, doors, or decorative elements
- careful integration of new work to respect and minimise impact on heritage fabric, including scribing around skirting boards, cornices, decorative elements and other detailing
- maintaining legibility of original spaces, including through the use of lightweight or transparent elements where appropriate

These principles demonstrate a practical approach to managing interior change where heritage significance may be affected. They recognise that heritage value can extend beyond facades to include internal fabric, spatial qualities and original layouts, providing a framework that reduces reliance on facade-only retention.

A similar level of practical guidance in Holdfast Bay could assist property owners, architects, heritage consultants and Council staff by providing clearer expectations for identifying and managing significant internal elements where they exist.

Potential options to improve protection, clarity and consistency in heritage guidance for heritage places

Building on the examples outlined above, there may be an opportunity to strengthen Holdfast Bay's heritage framework.

These options could draw upon approaches demonstrated through examples such as the Burwood North CityPlan Heritage Impact Assessment, the Burwood DCP 2026 and Brisbane City Council's guidance for local heritage places. Together, these examples demonstrate how heritage frameworks can provide greater clarity regarding what may contribute to the significance of a heritage place and how change can be managed sympathetically, including adaptive reuse and redevelopment.

Potential options for consideration could include:

Greater recognition that heritage significance may extend beyond external elements

- providing clearer guidance that heritage significance may include significant internal fabric, original layouts, room configurations and spatial qualities where these contribute to the significance of a heritage place
- recognising that consideration of significant interiors may be relevant regardless of the current ownership or use of the property, including private residential use, adaptive reuse or other compatible uses
- ensuring that significant internal elements are considered as part of development assessment generally, rather than only being considered once a building enters an adaptive reuse pathway

Identification of common interior features that may contribute to heritage significance

Guidance, through development control plans or frameworks could identify common interior elements that may warrant consideration where they exist, including:

- original fireplaces, including marble or timber examples
- decorative plasterwork or pressed metal ceilings
- original staircases and balustrades
- significant timber joinery, doors or other fittings
- original archways and internal detailing
- tiled halls, entry areas or other significant places
- original room layouts, circulation patterns and spatial arrangements

This would not represent an assumption that all original interiors are significant, but would provide

clearer guidance regarding the types of elements that may require assessment.

Providing clearer guidance for managing interior alterations and additions

Drawing upon approaches such as Brisbane City Council's local heritage guidance, consideration could be given to providing principles for sympathetic internal change, including:

- prioritising retention of significant interior fabric and features where they contribute to heritage significance
- encouraging minimal intervention in areas of high significance
- maintaining the legibility of original room layouts and spatial qualities
- encouraging reversible approaches where modifications are required
- ensuring new works are designed to minimise impacts on significant heritage fabric

This would provide greater certainty for property owners, architects, heritage consultants and Council staff when considering proposals involving heritage places.

Consideration of additional heritage assessment tools for highly intact or significant heritage places

For highly intact or highly significant heritage places, particularly where future development pressure may create risks to significant fabric, Council could consider whether additional assessment tools such as Conservation Management Plans (CMPs) or Heritage Asset Action Plans (HAAPs) may provide value, including for properties that remain in private residential ownership.

Such documents can assist by identifying and grading the significance of different components of a heritage place, including building elements, rooms, layouts, interiors and specific features. This can provide a clearer framework for future changes while recognising the individual significance of each property.

Providing practical examples and guidance material

Development Control Plans/planning/heritage frameworks could also consider including illustrative examples or guidance material demonstrating:

- examples of interior features that may contribute to heritage significance
- approaches to sympathetic internal alterations
- examples of reversible versus intrusive changes
- ways that heritage conservation and adaptive reuse can occur together

This could assist stakeholders in understanding expectations earlier in the design process and encourage more sympathetic proposals from the outset.

A framework of this nature would not represent blanket protection for all heritage interiors. Rather, it would provide greater clarity around identifying and assessing interior heritage significance where it exists, while continuing to recognise that each heritage place must be assessed on its own merits.

Such an approach would acknowledge that:

- heritage significance varies between individual properties
- some heritage places retain highly intact and significant interiors, while others have experienced substantial alteration
- not every original internal element will necessarily contribute to heritage significance
- decisions continue to be guided by site-specific heritage assessment

	This may help to establish clearer expectations earlier in the design and assessment process and may encourage more sympathetic proposals, reduce avoidable redesign and assist more consistent decision-making. Overall, clearer guidance would help support a balanced approach where heritage places continue to be conserved, adapted and valued while allowing appropriate change to occur. Development pressures and heritage places Development pressure associated with additional housing serves as another reason for strengthening existing heritage frameworks. New forms of multi-dwelling and co-located housing may allow existing dwellings to be adapted through extensions, separate buildings or internal subdivision. These pathways can produce very different heritage outcomes. Additional housing does not inherently conflict with heritage conservation. However, where an intact and highly significant heritage dwelling is proposed to be divided into multiple (and potentially separately owned) independent dwellings, separation for separate dwellings each with their own bedrooms, kitchens, bathrooms, services, circulation and internal separation may require substantial alteration to significant interiors and original layouts. When assessing proposed development or adaptive reuse, there is an opportunity to consider some of the following questions: What happens to significant interiors, where they exist? What happens to original room relationships, layouts and spatial qualities? Would the building remain legible as a single heritage place? Would subdivision into independent dwellings fragment significant historic spaces or functions? Would new kitchens, bathrooms, services or circulation requirements require substantial alteration to significant fabric? Would individual ownership or subdivision make future coordinated conservation more difficult? Would the proposal reduce future opportunities for compatible adaptive reuse, community use or public access? Could additional accommodation instead be provided through rear additions/extensions, separate buildings or lower-significance part of the site? The final question is particularly important. Where possible, concentrating additional development in rear additions, separate secondary buildings, adjoining non-heritage land through lot amalgamations or areas of lower heritage significance may allow substantial development to occur while retaining the significant heritage building and its interiors. This approach is also consistent with the principle that adaptive reuse should not be assessed simply by asking whether a building is being retained, but whether the proposed form of adaptive reuse retains the heritage significance of the place as a whole and whether other compatible forms of adaptive reuse, including community, cultural or business uses that facilitate public visitation, would remain possible. This issue is particularly relevant to highly intact and significant places such as Paringa Hall (Sacred Heart College), a State Heritage Place. If such a building were proposed for conversion into multiple independent dwellings, retaining the external building alone would not necessarily retain the significance of the place as a whole. The requirements of multiple dwellings could result in fragmentation of significant interiors, room relationships, circulation patterns and the historic experience of the mansion as a single residence. Individual ownership of separate, self-contained residences within the mansion could also make future coordinated conservation and public access considerably more difficult, if not impossible. In such circumstances, adaptive reuse should not automatically be treated as a positive heritage outcome; the form of adaptive reuse and its effect on the significance of the whole place needs to be assessed, as well as its impact on future public access and enjoyment to one of South Australia's finest surviving mansions.
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	Where additional housing is desirable, development should, where possible, be directed towards separate buildings, rear development or areas of lower significance rather than substantially fragmenting a significant heritage building. This should not, however, be interpreted as meaning that internal subdivision is an appropriate solution for every heritage place. In some highly significant and intact heritage places, such as Paringa Hall, particularly where the significance derives from the building as a whole and its significant interiors and spatial relationships, internal subdivision into multiple independent dwellings may be fundamentally incompatible with conservation of the place. Overall, Action Area 1 provides an opportunity for Holdfast Bay to strengthen its heritage framework so that protection keeps pace with increasing development opportunities. A whole-place assessment approach, combined with clearer identification of significant interiors, practical guidance for sympathetic internal change, and consideration of development opportunities outside the most significant parts of heritage places, could provide a stronger and more consistent basis for protecting heritage places while continuing to allow appropriate development and adaptive reuse.
15201	I have live in Glenelg all my adult life since 1988. I visited often prior. I have watched in horror as buildings such as the Ozone Theatre were destroyed.
15185	How can the council fully protect the local heritage when it appears developers and Planning SA seem to have the upper hand - eg the vacant land and old building on Esplanade near Pier St - this is ongoing for maybe 5 years now and still no resolution?? Too many old places have already gone to developers. You only need to see the changes in Glenelg East/Glengowrie (those areas still in Holdfast Bay)
15182	highly supportive
15195	Great proposal
15208	Do not allow inappropriate developments next to heritage buildings..

6. Feedback on the objective and actions for Lead

Contribution ID	Please provide any feedback you may have on the objective and actions for Lead
15210	Would be good to know who are these people are on the Heritage Group and what their plans are going forward. It appears to me that our Heritage and History is being diminished. We go to Europe to soak up the past of those that lived before us. Our government and councils have lost their way.
15199	These appear to be very positive in maintaining leadership by Council and in maintaining staff commitment to stated objectives to protect and continue to support heritage recognition and preservation
15202	The council appear to be preserving and maintaining the building stock that are under council control well, setting a great example. The problem appears to be with approvals of private ownership and development. I believe most residents don't want to live in a suburb full of white boxes, they value the diversity of architectural styles and in particular those that the council area is renowned for - art deco and modernism. The beauty of our area is it's diversity.
15170	Spending money on council's heritage places is okay but beware of upgrading streetscapes and public realm to complement them because this can be extremely expensive, adds nothing to the heritage values of the actual listed items, and usually fails to replicate what was actually there contemporaneously. Dirt roads and swales were common in the 1800's, very plain kerb and gutter thereafter. Fairly boring. Better to spend available funds on restoration, research or code amendments to protect actual heritage items.
15193	Paying attention to adding to the Heritage list with regards to newer properties that need to be preserved into the future.
15168	Invest in the future with authentic consideration for the past. Our heritage is significant and should be valued through thought and positive actions that bring balance in any development.

	We must not be at the mercy of developers who seek to make money at the expense of community stakeholders.
15179	I would like to see more information on how the Committee's advice is shared across Council (for example, with planning, assets, infrastructure and events staff) and how its recommendations are reported to the community and followed up in Council decisions. I also recommend that Action Area 2 set clear, practical outcomes for "lead by example". This could include timeframes for completing the audit of council-owned heritage assets, making the register publicly available, and putting in place conservation works programs for priority council heritage places. Having these kinds of deliverables will help the community see how Council is actively leading on heritage in day-to-day practice, not just in principle.
15209	I support the overall objective of Action Area 2 – Lead and strongly support Council demonstrating best practice in the protection, maintenance and ongoing use of its own heritage places and historic assets. Council-owned heritage places provide an important opportunity for the City of Holdfast Bay to demonstrate, in practice, how heritage conservation can work alongside community use, cultural activity, appropriate commercial activity and public engagement. Council-owned heritage places as examples of best practice The action to maintain Council-owned heritage listed items to a high level to retain their heritage value and encourage community use is particularly important. Council should seek to maintain significant heritage places not simply as buildings that are visually attractive from the street, but as heritage places whose significant attributes are understood and appropriately managed. Where significant internal fabric, original layouts, spatial qualities, gardens, landscape elements or other features contribute to the significance of an individual heritage place, these should be identified and considered as part of its ongoing management. This does not mean that every interior or original feature of a heritage place should automatically be protected. Rather, Council-owned heritage places provide an opportunity to demonstrate a site-specific, whole-place approach in which significant elements are identified and managed according to their heritage significance. Partridge House Partridge House at 38 Partridge Street, Glenelg provides a particularly relevant local example. Partridge House demonstrates particularly well how heritage conservation, community use and economic activity can operate together. The property is a valued community asset, with its gardens, significant interiors and ambience providing a setting for weddings, community events, private functions and community events and other gatherings. This is an important model for heritage management. The ongoing use of Partridge House does not diminish its value as a heritage asset; rather, appropriate use helps keep the building active, appreciated and financially sustainable while providing opportunities for the community to experience the place. Therefore the heritage value of Partridge House extends beyond its external presentation. Where significant internal spaces, fabric, layouts and spatial relationships contribute to the heritage significance of the place, these should be appropriately identified and considered in its ongoing maintenance, conservation and future management. The experience of Partridge House also demonstrates that heritage properties can provide benefits extending beyond heritage conservation itself. They can provide venues for community activity, cultural events, private functions, tourism and visitation, while contributing to the local

economy and providing a continuing connection between residents and the history of the area.

This is particularly relevant to Holdfast Bay as a coastal municipality with a strong tourism, visitor and hospitality economy. Significant heritage buildings can form part of that broader visitor experience while remaining viable and actively used.

Community use and activation

There may also be opportunities to explore ways that significant heritage buildings can support greater community engagement, public visitation and activation where appropriate.

Council-owned heritage places provide an immediate opportunity for Council to lead by example. Where significant buildings retain significant layouts, settings and heritage qualities, compatible community, cultural, educational or commercial uses can provide opportunities for public interaction while supporting the ongoing viability and conservation of the heritage place.

This approach should not be limited to Council-owned properties. Where appropriate, Council could also consider whether planning approaches, incentives or other support mechanisms could encourage privately owned significant heritage properties to accommodate compatible community, cultural or other uses where this assists in retaining the heritage place and increasing public appreciation of its heritage values.

The objective should not be to require private heritage properties to become publicly accessible. Rather, it can recognise that appropriate activation can sometimes provide a positive pathway for the long-term conservation and appreciation of significant heritage places.

Individual heritage places and representative historic areas

It is also important to distinguish between individually significant local and state heritage places and buildings that contribute primarily to the collective character of a historic streetscape or area.

For representative buildings within historic areas, the heritage value may principally arise from their contribution to the collective character of the area. In those circumstances, controls relating to external form, scale, materials, rhythm and streetscape presentation may appropriately be the primary means of retaining that collective heritage character.

Individually significant heritage places (Local and State Heritage Places) can be different.

Where the significance of a place resides substantially in the individual building and its associated setting, conservation should not necessarily be limited to the retention of its facade. Significant internal fabric, original layouts, spatial relationships, gardens, landscape features and other attributes may contribute to the significance and integrity of the individual place and should be considered where they do.

This distinction is important because a framework designed primarily around protecting representative streetscapes should not inadvertently become the default approach for highly significant individual heritage places.

The Heritage Review therefore provides an opportunity for Council to develop management approaches that recognise the different ways in which heritage significance can operate.

Public realm and heritage settings

The action to enhance the public realm to assist in retaining the historic features of heritage listed items and historic areas is also supported.

The setting of a heritage place can make an important contribution to how that place is experienced and understood. Depending on the individual property, this may include gardens,

mature vegetation, historic paths, boundary treatments, fountains, approaches, views, adjoining streetscapes and other landscape or public-realm elements.

Partridge House again provides a useful example. Its gardens form an important part of the experience of the property and provide a setting for community events, functions and public engagement.

Public-realm improvements should therefore be undertaken with consideration of the historic character and setting of heritage places, rather than treating public-realm works and heritage conservation as separate issues.

Where streets, footpaths, landscaping, lighting, street furniture or other public-realm improvements occur around significant heritage places or historic areas, Council could consider whether these works can reinforce rather than diminish the heritage character of the area.

Council leading by example

Council's own heritage properties provide an opportunity to establish practical examples of the standards that it seeks to encourage elsewhere in the municipality.

For significant Council-owned heritage places, Council could consider:

- maintaining up-to-date information about the heritage significance of each property
- identifying significant external and internal elements where appropriate
- maintaining significant fabric and features to a high standard
- considering the heritage significance of interiors and spatial layouts when undertaking upgrades or alterations
- considering the setting, gardens and landscape features of significant heritage places
- encouraging appropriate community, cultural and educational uses
- supporting compatible commercial activity where this contributes to ongoing viability
- considering opportunities for public visitation and interpretation where appropriate
- preparing more detailed conservation or management information for particularly significant or highly intact properties where warranted.

This does not require every Council-owned heritage property to be managed in the same way. The appropriate level of intervention can depend upon the significance, condition, integrity, use and individual characteristics of each place.

Heritage Advisory Committee

The Heritage Advisory Committee could also play an important role in supporting this approach by providing advice on significant Council-owned heritage places, proposed maintenance or alteration works, public-realm projects affecting heritage places, and opportunities for appropriate activation or community use.

In particular, the Committee could assist Council to ensure that heritage considerations are incorporated early in decision-making rather than being considered only after a project or proposal has already been substantially developed.

Overall

Action Area 2 provides an opportunity for Holdfast Bay to demonstrate that heritage conservation is not simply about preventing change.

The example of Partridge House demonstrates that a significant heritage building can remain an active, well-used and economically viable community asset while its heritage character continues to be valued. Council can build upon this model and demonstrate that good heritage management can support community use, cultural activity, public engagement and appropriate economic activity.

	At the same time, Council can recognise that different heritage places require different management approaches. Representative buildings within historic streetscapes may primarily require protection of their contribution to the collective streetscape, while local and state heritage places may warrant consideration of a broader range of heritage attributes, including significant interiors, layouts, spatial relationships and settings. By applying these principles to its own properties, Council can lead by example and provide practical models for heritage conservation and appropriate use across Holdfast Bay.
15198	At the time of proposed review of HAC, make public the criteria on which it will be assessed and ensure that existing expertise is not lost in the process.

9.Feedback on the objective and actions for Promote and Support

Contribution ID	Please provide any feedback you may have on the objective and actions for Promote and Support
15182	this is IMPORTANT: Undertake public education campaigns on the value and contribution of heritage to our community
15199	These objectives and actions reinforce Council commitment to heritage in positive ways.
15211	The most important thing City of Holdfast can do is deter developers from bulldozing perfectly good homes or building overbearing developments on or around heritage and historic buildings to make way for cheap, crammed, small housing in every part of our city. Retaining the overall heritage and character is paramount. Retaining only a handful of properties will not maintain the proud character of this city, which is very quickly becoming a poor cousin of the soulless and unappealing Cavil Avenue.
15210	The contributions given towards Heritage buildings should only be given to maintenance, painting of the facade where an owner is required to keep it as Heritage. We should also protect more homes in the Brighton area from the 1920's
15180	The concept that something should last forever at the expense of a home owner (particularly if it is not their choice) is insanity, this goes against everything we know about Asset Management and useful lives. Structures post war were never designed to last 200 years like the structures of generations before them and yet the passionate few will attempt to push this burden on others with zero regard for the cost. Council will never supply enough in grants to cover this and nor should they. Council should not be getting involved in this mess and focus on their core services.
15179	I suggest developing clear guidelines on the appropriate development and adaptive reuse of heritage places collaboratively with heritage specialists and tested with owners to ensure they are practical, visually clear, and aligned with current best practice in sustainable reuse. Bringing the timeframe for these guidelines forward as much as possible would help owners who are already facing renovation and adaptation decisions. For the public education and plaques actions, I recommend co-designing heritage stories with the community, and ensuring that interpretive material reflects a broad range of histories and voices, not only those of prominent European settler narratives. This will help the Promote and Support actions foster deeper community connection with heritage and encourage a sense of shared stewardship.
15202	Fully support educating the constituents in the value of heritage of all eras. The plaques are of no use if the building is demolished and priority should be given to saving the examples rather than plaques. Plenty of valuable examples have been already demolished such as architect Ron Golding's art deco house at 51 Whyte Street, Seawall and the architect John Andrew's house on the Esplanade (between Bickford and Wilkinson) that I've been advised is currently approved for demolition. Where is are there examples of this late 60s/70s era represented in Holdfast Bay?
15170	Education and research are vital keys to realising higher levels of public support and engagement of a greater number of owners prepared to invest in conservation works.
15191	As it stands support from council for heritage works on private dwellings is too little. Personally recognition on a plaque is off putting and will attract vandalism or graffiti and is often tied to the paltry grants offered by council.
15209	1. Continue to build and maintain a database of information on heritage listed properties I strongly support this action. The continued development and maintenance of the heritage information database provides an opportunity to progressively improve the quality and completeness of information available for heritage places across Holdfast Bay. For Local Heritage Places, this could include progressively reviewing existing information and, where significant internal fabric, original layouts or spatial qualities are identified, reviewing and, where appropriate, updating the recorded extent of listing to expressly recognise those elements, in whole or in part. This would provide clearer information for owners, designers, heritage consultants and Council when future development, alterations or adaptive reuse are

proposed.

A stronger database would also help distinguish between places where significance primarily relates to their contribution to a historic streetscape and individually significant local heritage places where a broader range of attributes may contribute to heritage significance.

2. Gather information to support the elevation of items to State Heritage listing

I strongly support this action. Identifying and gathering information on places that may warrant State Heritage listing is an important part of maintaining and strengthening South Australia's heritage register.

However, State Heritage listing should not be regarded as the only pathway to achieving appropriate recognition and conservation of significant heritage attributes. State Heritage listing is necessarily selective, and the Local Heritage framework therefore remains important in ensuring that significant local heritage places, including significant interiors where they exist, can be appropriately identified and managed without requiring elevation to State Heritage status.

The Heritage Review provides an opportunity for Council to ensure that significant heritage attributes of Local Heritage Places are appropriately identified and considered within the local heritage framework, regardless of whether a place is ultimately considered suitable for State Heritage listing.

3. Continue to provide the Heritage Advisory Service to assist future development of heritage properties

I strongly support this action.

The Heritage Advisory Service is particularly valuable where owners are considering development, alterations or adaptive reuse. Early heritage advice can help identify significant external and internal elements of heritage places, understand the relative significance of different parts of a heritage place, explore alternative development approaches and avoid unnecessary impacts on significant fabric.

The service could also assist owners and designers in identifying opportunities for development to occur in parts of a site that are capable of accommodating greater change, such as through rear additions, separate buildings or other appropriate forms of development, while retaining the significant heritage building and its important attributes.

4. Continue to provide Heritage Grants to private owners

I strongly support this action.

Heritage Grants provide an important mechanism for assisting private owners with the cost of conserving significant heritage places. Consideration could also be given to how grants might support conservation outcomes associated with appropriate ongoing use, adaptive reuse and activation.

Where appropriate, conservation works associated with compatible community, cultural, commercial, hospitality or visitor uses could help maintain the long-term viability of significant heritage places while increasing opportunities for public appreciation and engagement.

In some circumstances, an appropriate commercial or community use may provide a more sustainable heritage outcome than residential redevelopment that requires substantial subdivision of a significant heritage building. For example, a significant residence may be capable of supporting a compatible hospitality, accommodation, cultural, professional or other commercial use while retaining its important internal fabric, original layouts and spatial relationships. By contrast, conversion into multiple independent dwellings may require substantially greater internal alteration and fragmentation.

Heritage Grants could therefore be considered as one component of a broader approach that supports conservation outcomes associated with viable and appropriate ongoing uses, where the proposed use and associated works are appropriate to the significance of the individual place.

5. Review the effectiveness of Heritage Grants

I support this action.

Reviewing the effectiveness of Heritage Grants provides an opportunity to consider whether the current program is achieving the greatest possible heritage conservation benefit, including whether funding is reaching properties where significant heritage fabric is at risk and whether the program appropriately supports ongoing conservation and maintenance.

The review could also consider whether grants work effectively alongside other mechanisms for encouraging owners to retain, maintain and actively use significant heritage places.

6. Explore initiatives beyond heritage grants that support owners to maintain and restore heritage properties

I strongly support this action.

There is an opportunity to explore a broader range of mechanisms that can assist owners of significant heritage places, including planning incentives, appropriate permissible-use flexibility, advisory support and other mechanisms that may make conservation more viable.

In appropriate circumstances, compatible commercial, cultural, hospitality, accommodation or community uses may provide a means of supporting the ongoing viability and conservation of significant heritage places while also increasing opportunities for public appreciation or visitation. Examples could include small-scale hospitality, house-and-garden uses, accommodation, cultural activities or other compatible business uses where the heritage significance of the place can be retained.

Such approaches should remain site-specific and should not imply that every heritage place should become commercially used or publicly accessible. Rather, the objective would be to provide additional pathways for owners where an appropriate use can contribute to the long-term sustainability, appreciation and continued use of the heritage place.

Example: Tasma Terrace, Melbourne, Victoria (state heritage listed)

<https://www.nationaltrust.org.au/places/tasma-terrace/>

Virtual Tour of Tasma Terrace via National Trust's virtual tours page

<https://www.nationaltrust.org.au/3d-virtual-tours/>

Tasma Terrace, a significant Victorian heritage place in East Melbourne, provides a useful example of how a residential heritage building can support contemporary commercial, creative and community uses while retaining its heritage character.

Originally constructed as a residential terrace, Tasma Terrace is now used for exhibitions, retail, cultural activities, a heritage resource library, talks and workshops.

Importantly, the example demonstrates that adaptive reuse does not necessarily require the significant internal spaces of a heritage building to be substantially reconfigured or stripped of their character in order to accommodate contemporary uses. Its significant internal character, including features such as decorative ceilings, timber joinery, doors and internal staircases, remains an important part of the experience of the place.

This provides a useful model for considering whether significant residential heritage places in

Holdfast Bay could accommodate compatible commercial, cultural, hospitality or community uses while retaining significant internal fabric and layouts. Rather than assuming that a change of use requires the internal subdivision or alteration of the original heritage building, opportunities could be explored to accommodate contemporary requirements through appropriate use, rear additions or other areas of lower significance where available.

Tasma Terrace is particularly relevant because it demonstrates that commercial activation and heritage conservation do not have to be competing objectives. Appropriate commercial and creative uses can help keep a heritage place viable, active and accessible while allowing its significant heritage qualities to remain legible.

7. Develop information guidelines about how heritage listed items can be developed and adaptively reused to ensure their long-term sustainability

I strongly support this action. This is one of the most important opportunities within Action Area 3.

The guidelines should clearly demonstrate that heritage conservation and development are not mutually exclusive, while also making clear that protecting only the external appearance of an individually significant heritage place may not be sufficient to retain its heritage significance.

Guidance could address the identification and retention of significant internal fabric, original room layouts, spatial relationships, gardens and other significant attributes, while providing practical options for accommodating new development.

Where additional development is proposed, guidelines could encourage development to be concentrated in areas capable of accommodating change, including rear extensions, separate buildings or lower-significance parts of a site, where this allows significant heritage buildings and their important internal and external attributes to be retained.

Example: Cestria, 521 Glenferrie Road, Hawthorn, Victoria — rear extension accommodating additional use

Floorplan showing extension with boarding rooms image 9/9 in gallery (realestate)
<https://www.realestate.com.au/sold/property-house-vic-hawthorn-105593569>

Cestria, a State Heritage-listed mansion in Hawthorn, provides a useful example of how additional accommodation can be accommodated through development to the rear of a significant heritage building while retaining the principal heritage building as a coherent place.

At the time of its 2009 sale, the property was being used as a boarding house. The available floorplan shows the boarding accommodation located within a substantial rear extension, rather than requiring the principal mansion to be divided into multiple independent residences.

This provides a useful model for heritage development because functional requirements associated with additional accommodation can be concentrated within a secondary part of the site, allowing the principal heritage building and its significant formal rooms, layouts and spatial relationships to remain substantially undisturbed.

The example demonstrates the potential value of separating new or intensified accommodation from the most significant parts of a heritage building. Depending on the individual site, rear extensions or separate secondary buildings could accommodate additional bedrooms, kitchens, bathrooms, services or other contemporary requirements while reducing pressure to subdivide significant interiors within the principal heritage building.

This approach could also preserve greater flexibility for future uses of the heritage building, including residential, accommodation, cultural, community, hospitality or other compatible uses, depending on its significance and planning context.

The Cestria example therefore provides a practical illustration of how development can be directed towards the less significant or more adaptable parts of a heritage site while retaining the significant building and its important internal and external characteristics.

The guidelines could also provide examples of sympathetic adaptive reuse, including circumstances where a heritage building continues to operate as a residence, is incorporated into a larger development, provides communal facilities for a new residential development, or accommodates compatible commercial, cultural, hospitality or community uses.

The objective should be to provide practical pathways that allow heritage places to remain viable and actively used without unnecessarily sacrificing significant heritage fabric or spatial qualities.

Heathcote Grounds / Heathcote Hall - Pariter project page

<https://www.pariter.com.au/projects/heathcote-grounds>

<https://www.realestate.com.au/property-house-nsw-heathcote-146712856>

Example: Heathcote Hall, Heathcote, NSW

The redevelopment of Heathcote Hall provides a useful example of heritage retention alongside new housing. Rather than converting the significant mansion into multiple apartments, which could have resulted in substantial subdivision and fragmentation of its interior heritage, the project retained the mansion as a single dwelling and incorporated sympathetic rear extensions to accommodate additional living space.

The project also retained and restored significant internal heritage features and preserved a substantial amount of green space around the building. This demonstrates how additional housing and contemporary requirements can be accommodated through development that is directed towards appropriate areas of the site, rather than relying on substantial internal subdivision of the significant heritage building itself.

The example is particularly relevant to the development of guidance for Holdfast Bay because it demonstrates the value of considering the whole heritage place, including significant interiors, spatial relationships, setting and landscape, when determining how additional development can be accommodated.

It also demonstrates why protection of significant interiors is important. Retaining the external form of a significant mansion while allowing its interior to be substantially subdivided could produce a very different heritage outcome from the retention and restoration of the building as a coherent whole.

Example: Murray Park House, Magill, South Australia

The Murray Park House redevelopment at Magill provides a particularly relevant South Australian example of heritage retention being integrated with broader housing, open-space and community outcomes.

The South Australian Government/Renewal SA redevelopment process includes retention of the heritage mansion as part of a broader development. Community engagement identified the importance of conserving the building's heritage character, including its internal heritage spaces and considered potential future uses for the mansion, including community, arts and cultural, hospitality, events and educational activities. The building's internal heritage spaces and characteristics are relevant to its potential future use and to how it can function as a publicly accessible or community-oriented heritage place.

Murray Park House therefore provides a useful local example of the principle that new development can be planned around the retention and future activation of a significant heritage

building, rather than requiring the heritage building itself to absorb development pressure through substantial alteration or subdivision. This is particularly relevant to Holdfast Bay, where heritage residences and other significant buildings may be located on sites with opportunities for additional housing or other development. Clearer guidelines could encourage consideration of whether new development can be accommodated elsewhere on the site while retaining the heritage building, its significant interiors and its setting, and potentially giving the building a compatible contemporary community, cultural or commercial role. Reference: Under the "Documents" header, the 2024 and 2025 Magill Campus Community Engagement Report - Feb 2026 - 2.52MB PDF file https://yoursay.sa.gov.au/magill-structure-plan 2024 and 2025 Magill Campus Community Engagement Report (Feb 2026) PDF file (direct link):- https://hdp-au-prod-app-dpcsa-yoursay-files.s3.ap-southeast-2.amazonaws.com/1817/7976/9158/6871bd895e8013bf7593cc43e038121d_Magill2024_25-Feb2026-Community-Engagement-Report.pdf Pages 26-27 identify potential adaptive reuse of the mansion, while pages 45-46 identify heritage conservation considerations. Example: Huon House, North Turramurra, NSW — adaptive reuse within a contemporary residential development https://www.sccliving.org.au/magazine/news/north-turramurra-a-finalist-in-udia-awards-for-excellence https://www.sccliving.org.au/rac-entry/north-turramurra-residential-care Fulton Trotter Architects - interior photos of Huon House and it's restoration https://www.fultontrotter.com.au/project/north-turramurra-residential-aged-care/ Huon House provides a particularly useful example of how a significant heritage mansion can be retained and adaptively reused as part of a larger contemporary residential development. The local heritage-listed mansion was restored and incorporated into a contemporary residential aged care development, rather than being treated as an obstacle to the surrounding development. Huon House has been retained as a communal component of the development, including a café, staff training facilities and accommodation for visiting relatives. Importantly, significant internal heritage features have also been retained, including ceilings, polished staircases, joinery and doors. The result demonstrates that substantial new residential development can occur around a significant heritage building while retaining the building's internal character, spatial qualities and role as an important focal point within the wider development. The project provides a particularly relevant example for Holdfast Bay because it demonstrates that adaptive reuse does not necessarily require substantial subdivision or loss of significant interiors. A significant heritage building can instead provide a communal, cultural or other shared function within a larger development, while additional accommodation is provided through new development elsewhere on the site. This approach could be relevant to Holdfast Bay where significant heritage residences are located on sites with opportunities for additional development. Rather than relying on internal subdivision of the heritage building to accommodate additional dwellings, Council's guidelines could encourage consideration of whether new development can occur separately while the heritage building is retained as a coherent place and given an appropriate contemporary use. 8. Undertake public education campaigns on the value and contribution of heritage to our

community

I strongly support this action.

Public education can help demonstrate that heritage places provide benefits beyond their architectural appearance, including historical, cultural, social, environmental, community and economic value.

Education initiatives could highlight how heritage places contribute to local identity, tourism and visitation, community activity and the character of Holdfast Bay, as well as demonstrating examples where conservation has successfully occurred alongside appropriate development, adaptive reuse and contemporary use.

It would also be valuable to communicate that heritage significance varies between individual places and that not every original element or interior will necessarily have the same level of heritage significance. Clear public information could therefore help explain why some heritage places require more extensive conservation, while others may appropriately accommodate greater change.

9. Review the program of installing commemorative plaques to identify heritage properties

I support this action.

A review of the commemorative plaque program could consider whether plaques remain an effective way of increasing public awareness of heritage places and whether the program could be complemented by additional forms of interpretation.

Where appropriate, interpretation could provide greater information about the history and significance of individual heritage places, their original uses, significant features and their contribution to the broader history of Holdfast Bay.

There may also be opportunities to use digital interpretation or other accessible forms of information alongside physical plaques, particularly for significant heritage places where a greater level of public understanding would assist appreciation and engagement.

Additional examples of heritage activation, adaptive reuse and community benefit

Other examples demonstrate how publicly or privately owned heritage buildings and residences can provide community, cultural, public, local economic and tourism benefits through appropriate use and adaptive reuse. These include:

- Buxton Manor, North Adelaide - heritage bed and breakfast

<https://www.adelaideheritage.com/buxton-manor>

- Carn Brae, Port Pirie - restaurant and events venue

<https://carnbraeportpirie.com.au/>

- Carclew, Adelaide - arts and cultural hub

<https://carclew.com.au/>

- Woodstock, Burwood - community events, receptions, artisan markets and educational purposes

<https://www.burwood.nsw.gov.au/For-Residents/Venues-for-Hire/Woodstock-Community-Centre>

- Wallarobba Arts and Cultural Centre (Hornsby) - exhibitions, workshops, arts and community programs

	(https://www.hornsby.nsw.gov.au/Community/Arts-and-culture/Wallarobba-Arts-and-Cultural-Centre) - Braemar Gallery Springwood (Blue Mountains) - heritage house adapted for cultural and art gallery uses (https://bluemountainculturalcentre.com.au/braemar-gallery/) - Billilla Mansion Victoria - council-owned heritage property previously used for educational purposes, with future activation proposed for broader community benefit (https://www.bayside.vic.gov.au/council/projects/billilla-mansion) - Elsternwick Club - heritage retention alongside open space and community benefit (https://www.haveyoursaygleneira.com.au/elsternwick-club) The Elsternwick Club provides a particularly useful example of how acquisition of a significant heritage property can support a broader public benefit outcome. The project integrates heritage conservation with additional public open space in an established suburb experiencing growth pressures, while retaining opportunities for future community, cultural, hospitality or other compatible uses. Overall Action Area 3 I strongly support the overall objective of Action Area 3. In particular, the combination of better heritage information, advisory support, financial assistance, practical development and adaptive reuse guidance, and public education provides an opportunity to make heritage conservation more achievable and sustainable. The Heritage Review could build on these actions by demonstrating that the long-term protection of heritage places does not necessarily require them to remain static. With appropriate identification of heritage significance and clear guidance on where and how change can occur, significant heritage places can continue to accommodate contemporary uses, new development, community activity and economic opportunities while retaining the attributes that make them important.
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12. Feedback on the objective and actions for Advocate

Contribution ID	Please provide any feedback you may have on the objective and actions for Advocate
15199	Support and lobbying for heritage by Council and commitment to support of heritage advisory services are important elements
15168	Stop inappropriate structures of height, size and scale from being built adjacent to these heritage properties. Advocate for structures that are reflective of the immediate buildings. Dusk Glenelg is so wrong on so many levels.
15179	It would be helpful for the Action Plan to indicate Council's key advocacy priorities. For example, improved demolition controls, clearer protection for representative buildings within Historic Area Overlays, and streamlined, well-resourced pathways for new heritage listings. I also recommend that Council's advocacy work be reported transparently to the community over the life of the Plan (for instance, through brief annual updates on submissions made, meetings held and outcomes achieved). This would demonstrate how the Advocate actions are being implemented and help residents understand the role Council is playing in shaping a stronger heritage framework beyond the local area.

15182	IMPORTANT *****: Contribute to Ministerial Code Amendments related to Heritage preservation, Lobby for changes to legislation and planning policy that will enhance heritage*****
15209	I strongly support the overall objective of Action Area 4. Action Area 4 provides an opportunity for Holdfast Bay Council to advocate at State level for planning and heritage frameworks that better recognise the different ways heritage significance can operate, while responding to the increasing development and housing pressures affecting established suburbs. Council could advocate for State Heritage assessment processes to consider the whole of a heritage place, including significant interiors, layouts, spatial relationships, landscape and other attributes where these contribute to significance. For particularly significant or complex places, Conservation Management Plans or comparable detailed assessments can provide a more comprehensive understanding of significant internal and external fabric and help inform future development and adaptive reuse. Paringa Hall provides a particularly relevant example of why whole-of-place assessment is important. Where the heritage significance of a substantial historic building is closely connected to its intact interior, formal rooms, spatial relationships and overall architectural character, assessment of the external form alone does not adequately identify all of the attributes that contribute to its significance. A more comprehensive assessment, potentially supported by a Conservation Management Plan where appropriate, could help identify significant internal spaces and inform future decisions about conservation, adaptation and development. Council could also advocate for stronger and more consistent consideration of significant internal attributes within Local Heritage Places where these contribute to the significance of the individual place. This would allow heritage controls to remain proportionate and site-specific rather than applying a façade-focused approach uniformly to all heritage places. The objective is not to require the same level of protection for the interiors of every Local Heritage Place, but to ensure that where interiors, layouts or spatial qualities are genuinely significant, the planning framework is capable of recognising and protecting them. There are also local examples that demonstrate why this approach could be valuable. Dunluce at Brighton and Partridge House at Glenelg are Local Heritage Places that have been used in ways that provide community, cultural or public benefit, yet their recorded extents of listing describe the external form, materials and detailing of the buildings. Where significant internal fabric, layouts or spatial qualities contribute to the significance of an individual Local Heritage Place, the Heritage Review could consider whether these attributes should also be identified and appropriately recognised. This would allow the level of protection to respond to the significance of the individual place rather than assuming that heritage value is confined to the exterior. Planning and heritage policy can also recognise that different forms of adaptive reuse can have very different heritage outcomes. For highly intact heritage places, conversion to multiple dwellings may result in substantially greater internal subdivision and loss of significant spatial relationships than alternative forms of adaptive reuse or development concentrated elsewhere on the site. Conversely, other heritage places may have greater capacity for internal change. Where internal alteration is appropriate, policy should encourage changes to be concentrated in areas of lower significance and, where possible, designed to be minimal and reversible. Particularly significant spaces may have little capacity for change, while other parts of the same place may accommodate greater intervention. This would allow the planning system to distinguish between places where substantial change can be accommodated and places where retaining the building as a coherent whole is particularly important.

	The increasing pressure for housing and higher-density development provides an important reason to evolve the heritage planning framework alongside broader planning reforms. As more heritage places are located within areas identified for increased density or multi-dwelling development, there will be greater pressure to adapt, subdivide or redevelop heritage sites. This pressure is likely to continue as established suburbs accommodate additional housing and future planning reforms increase development capacity. This should not be viewed solely as a conflict between housing and heritage. Rather, it creates an opportunity to develop planning and heritage approaches that better distinguish between places that can accommodate substantial change and highly intact places where inappropriate subdivision or alteration could result in significant heritage loss. In some circumstances, additional development may be better accommodated through rear extensions, separate buildings or other parts of a site, allowing the significant heritage building to remain substantially intact. At the same time, increased density also increases the value of retaining character spaces, community facilities and activated heritage places within established neighbourhoods. Heritage buildings can provide opportunities for community, cultural, hospitality, accommodation, commercial and other shared uses that contribute to local identity, social connection, amenity, tourism and economic activity. Places such as Dunluce and Partridge House demonstrate the potential for heritage properties to have a role beyond private residential occupation. This is particularly important as established suburbs become more densely developed. New housing provides additional accommodation, but the quality and character of the resulting neighbourhood also depends on retaining places that provide opportunities for community activity, local character, gathering and public engagement. Significant heritage places can be particularly well suited to this role because their existing character and spatial qualities can provide a strong foundation for sympathetic adaptive reuse. Council could therefore advocate for planning policies that recognise appropriate adaptive reuse as a potential complement to increased housing, rather than treating heritage buildings simply as sites to be converted into additional dwellings. In some cases, retaining a significant heritage building as a coherent whole and giving it an appropriate community, cultural, hospitality or commercial role can produce a stronger heritage and community outcome than subdividing the building into multiple independent dwellings. The objective should not be to prevent development or require every heritage place to become publicly accessible or commercially activated. Rather, the planning system should provide greater flexibility to achieve the best outcome for each individual heritage place, taking account of its significance, integrity, setting, potential for adaptive reuse and the development opportunities available elsewhere on the site. Council can therefore play a valuable advocacy role by promoting a planning system that does not treat heritage conservation and development as mutually exclusive. With increasing density being an ongoing part of the planning environment, there is an opportunity to ensure that new development is accompanied by the retention and activation of significant places that contribute character, community value and amenity. A stronger, significance-led heritage framework can help ensure that development occurs where and how it can be accommodated, while significant heritage places remain meaningful, viable and actively used parts of the evolving Holdfast Bay community.
15202	Holdfast council should join other inner-city councils and support the protection of the Heritage listed Parklands.

15170	Code amendments are currently the only way for councils to achieve higher levels of protection for local heritage items or areas. No amount of education, advocacy or heritage plaques will stop the demolition and degradation of local heritage items, unless they are listed.
15211	And lobby for changes to legislation and planning that will retain the character and beauty of the city and ensure sympathetic and appropriate development in appropriate parts of the city.
15185	Again - how can council really do this - given Planning SA seem to have the upper hand. Council needs to advocate and be allowed to take the required action.

13. General feedback on the draft Heritage Action Plan

Contribution ID	Please provide any general feedback you have on the draft Heritage Action Plan
15184	Whilst new development is important, we still need to retain the character and charm of the areas.
15199	This seems to be a positive plan and statement of the importance of heritage protection and support for maintenance of heritage properties in the council area.
15203	This is a very comprehensive heritage action plan. It is a pity though that a lot of the heritage of Glenelg had already been lost with inappropriate development and demolition.
15210	The plan will be effective IF followed through. Size of development sites, Make our suburbs greener, trees other than pot plants. Make it harder to cut down non native established trees, a State ruling which is ridiculous. So let's get moving on your plan, yes develop but with Heritage in mind.
15183	The face of holdfast bay has changed dramatically and while progress and development can be important so is it important to keep the heritage of the area that is of historical and cultural significance and tells the story of how the community has developed through the years. This Action plan will support this concept into the future
15202	Thank you for the opportunity to contribute!
15198	Thank you for the opportunity to comment. I strongly believe that the heritage of our area should be protected. On a daily basis, as I walk around my neighbourhood I am concerned that many lovely character homes are being demolished to make way for modern 2-storey character-less boxes, or two or more townhouses, taking up the whole of the available space. Streetscapes are ruined and the increased on-street car parking makes navigating the often narrow streets dangerous. Surely there has to be a better solution to housing that can safeguard our precious neighbourhoods?
15168	Please be strong in thought and actions that encourage and ensure our heritage remains safe and is well cared for.
15186	Need to ensue the development of consistent guidelines, strategies & funding that balances heritage maintenance & sensitive community development
15179	It would be helpful to show more explicitly how built heritage connects with other Council priorities such as climate adaptation, accessibility, tourism and arts/culture. For example, outlining principles for energy-efficient upgrades, accessibility improvements and cultural programming in heritage buildings that respect significance as well as contemporary needs. Also, the document uses specialist planning and heritage terminology (such as overlays, representative buildings and Code amendments) that may be difficult for non-specialists. Adding a short glossary or visual explanation of these concepts would improve accessibility and support more informed community engagement with heritage.
15182	is there an easily accessible list of proposed protected heritage properties ?
15208	Important to the culture of SA
15209	I strongly support the overall direction of the Heritage Review and the recognition that heritage conservation should be approached as an active and ongoing part of the future of Holdfast Bay. A further opportunity is to recognise the potential for residential heritage places to play an increasingly active role in community life, tourism, cultural activity and the local economy. As

	established areas experience increasing housing and development pressures, heritage residences will increasingly exist alongside higher-density and multi-dwelling development. This does not necessarily need to be viewed as a conflict. With appropriate protection of significant heritage attributes, heritage buildings can provide distinctive community, cultural, hospitality, accommodation, creative and other uses that complement surrounding development and contribute to the character and identity of growing communities. South Australia also provides examples of significant heritage residences and properties being used for filming and other cultural purposes, including Martindale Hall, Yallum Park at Penola and Para Para at Gawler. The use of such places for filming illustrates another dimension of their value: authentic heritage interiors, room layouts, detailing and spatial qualities can be highly desirable cultural assets in their own right. Retaining these qualities can therefore provide benefits extending beyond conventional heritage appreciation, including tourism, creative industries and economic activity. The Heritage Review provides an opportunity to ensure that heritage places are not treated simply as buildings that must either remain unchanged or be sacrificed to accommodate development. Instead, the framework can encourage outcomes where significant heritage places are retained, appropriately activated and integrated with new development, allowing both heritage conservation and the needs of growing communities to be addressed. Thank you for providing the community and interested members of the public with the opportunity to contribute to the Heritage Review.
15170	Great survey. Looking forward to seeing the whole history of the council's many precincts researched and protected through code amendments. It's not enough to aspire to highlight early settler activity. The council area has hosted holiday makers, entertainment, professionals and families for decades, with associated flats, apartments, hospitality and entertainment, homes and business premises all playing key roles over the decades of defining the city. All of these aspects are important markers of the city's full history and good examples should be heritage protected to enable the whole story to be told and tangibly evidenced, not just the 19th century's history.
15207	Good luck with this. 🙏🙏
15205	Fantastic proposal, well done to the City of Holdfast Bay for stepping up and caring about preservation. I admire the bravery behind the exploration and pursual of code amendments. There sure are a lot of buildings which should be heritage listed but don't fit into the very small criteria of a heritage building. Particularly ones which are a great example of non-settlement related such as modernist, brutalist and art deco architecture. There is a great deal of art deco architecture in the City of Holdfast Bay and these should be protected. It seems like time is flying by, but the heritage guidelines as a state are staying stagnant. Perhaps this can be an area to challenge with Plan SA. Not heritage related particularly, but adaptive reuse strategies such as the City of Adelaide's ARCHI program could be looked at to encourage more buildings having tenants. Well done on a great Heritage Action Plan.
15180	Council's have core services. Get those right before you start searching for more work. Holdfast is a small council with high amenity areas - they have enough on their plate keeping up with the expectations of their own infrastructure before worrying about other people's properties.

Attachment 2



Built Heritage Action Plan

2026-2031

Purpose:

The City of Holdfast Bay is home to the first European mainland settlement in South Australia and therefore boasts a rich European built-form character. This is recognised with the current listing of 30 State Heritage Places and 238 Local Heritage Places within the Council area. The local built-form identity has continued to be influenced by other cultures since European settlement occurred. This Plan is focused on the built heritage of Holdfast Bay that has occurred since European settlement.

The value of this heritage character is recognised in the *Strategic Plan – Our Holdfast 2050+* within the vision statement:

Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.

This is further reinforced with the following objective and measures:

Support built heritage protection and enhancement while promoting quality infill development

- *Number of new properties listed on various heritage registers*
- *Increases in the number and diversity of dwellings created through the consolidation and adaptive reuse of existing buildings and sites*

To achieve the vision and objective from the Strategic Plan, it is necessary to support built-form heritage protection and enhancement, including the ongoing preservation of those properties already listed, while also seeking to add new properties to heritage registers where they demonstrate the relevant historic criteria.

This Action Plan builds upon the vision of the Strategic Plan by setting out the desired outcomes and actions over the next five years for how Council will enhance and protect the built-form heritage and sites.

Outcomes:

The aim of this Heritage Action Plan is to provide a clear framework for how Council will achieve the objectives of protecting and enhancing our built-form character. This will be achieved by delivering the following action areas:

1. Protect

We will work to ensure that built-form heritage is retained and enhanced, including listing of new properties, or upgrading properties where appropriate. New development will need to minimise impacts to heritage properties and areas.

2. Lead

Council will lead by example to demonstrate how buildings, streetscapes and assets should be protected and maintained to enhance their heritage value. We will also

ensure that built-form heritage is a key consideration in the decision making of Council.

3. Promote and Support

We will continue to seek to build our knowledge on built-form heritage within the City of Holdfast Bay to support additional protection. We will provide information to the community on how heritage places can be appropriately developed, as well as promoting the contribution of built-form heritage to our community.

4. Advocate

We will advocate for a strong planning system with policies that value the retention, preservation and enhancement of built-form heritage places.

Actions

The following actions identify how Council shall identify, conserve, promote and advocate for the City's built heritage.

1. Protect				
Objective	Actions	Outcome	Timeframe	Responsibility
Protect Heritage Places	1. Engage experts to progressively review properties across Holdfast Bay to assess heritage value	Identify additional properties that may be worthy of heritage listing or additional protection. Propose funding for new initiatives through the Annual Business Plan process to undertake the identified Heritage Reviews.	Initial Heritage Review commencing in 2026 and then ongoing	Strategy and Corporate
	2. Undertake Code Amendments to list priority properties that meet the relevant criteria under the <i>Heritage Places Act 1993</i>	Work collaboratively with stakeholders to explore amendments to the Planning and Design Code to include relevant properties.	Code Amendment commencing in 2027 and then ongoing	Strategy and Corporate
Protect Historic Areas	1. Review Historic Area Overlays contained within the Planning and Design Code to ensure that key areas of built form character are accurately	Investigate areas that contain buildings displaying historic value that do not currently have demolition protection. Work with State	Ongoing	Strategy and Corporate

1. Protect				
Objective	Actions	Outcome	Timeframe	Responsibility
	reflected in planning policy	Government to explore amendments to the Planning and Design Code to facilitate changes to the planning policy to protect historic areas.		
Sensitive development outcomes	1. Development Assessment that impacts heritage items shall be undertaken in accordance with the requirements of the <i>Planning, Development and Infrastructure Act 2016</i>	Council administration will work collaboratively with Council's Heritage Advisor to ensure historic buildings are retained and to ensure that the heritage value of buildings is not compromised.	Ongoing	Community and Business

2. Lead				
Objective	Action	Outcome	Timeframe	Responsibility
Maintain Council buildings, streetscape and assets to enhance heritage value	1. Undertake an audit of council owned heritage listed items and maintain a register	Council will understand the heritage places under its care and control and the extent of listings.	Ongoing	Assets and Delivery
	2. Maintain council owned heritage listed items to a high level to retain the heritage value and encourage community use	Council will ensure that heritage buildings under its care and control are maintained appropriately to conserve and restore historic features.	Ongoing	Assets and Delivery
	3. Enhance the public realm to assist in retaining the historic features of heritage listed items and historic areas	The public realm shall include appropriate design features to enhance the value of historic areas.	Ongoing	Assets and Delivery
Decision making to consider heritage	1. The Heritage Advisory Committee shall provide guidance and advice to Council on built heritage related matters	Recommendations, guidance and advice that support the preservation and enhancement of built-form heritage shall be provided by the Heritage Advisory	Quarterly	Strategy and Corporate

2. Lead

Objective	Action	Outcome	Timeframe	Responsibility
		Committee to Council in accordance with their Terms of Reference.		
	2. Review the effectiveness of the Heritage Advisory Committee	A review shall be undertaken annually on the effectiveness of the Heritage Advisory Committee in providing information and support to Council in relation to heritage matters.	Annually	Strategy and Corporate
	3. Heritage related matters are determined in accordance with the objectives of the Strategic Plan – Our Holdfast 2050+	Good governance shall ensure that decisions made by Council shall meet the objectives of the Strategic Plan in enhancing and protecting our built-form heritage while promoting good quality infill.	Ongoing	Strategy and Corporate
Recognise cultural heritage value	1. Recognise the importance of Holdfast Bay as the location of the first European mainland settlement in South Australia	Cultural impacts relating to European settlement are included in the consideration of potential sites for built-form heritage listing and other heritage related activities.	Ongoing	Strategy and Corporate
	2. Recognise the importance of other cultures that have contributed to the local built-form identity	Other cultures that contribute to the local identity are recognised in built-form heritage listings and activities.	Ongoing	Strategy and Corporate

3. Promote and support

Objective	Action	Outcome	Timeframe	Responsibility
Maintain information to assist heritage preservation	1. Continue to build and maintain a database of information on	The history collection will continue to be updated to provide information to the	Ongoing	Community and Business

3. Promote and support				
Objective	Action	Outcome	Timeframe	Responsibility
	heritage listed properties	public on our built-form heritage where appropriate.		
	2. Gather information to support the elevation of items to State Heritage listing	The history collection will gather and maintain information that can be submitted to support revised listing where appropriate.	Ongoing	Community and Business
Support private owners to maintain heritage properties	1. Continue to provide the Heritage Advisory Service to assist future development of heritage properties	Owners of heritage listed properties, or those within Historic Overlays, shall be provided feedback and advice from the Heritage Advisor engaged by Council to assist in delivering appropriate development that maintains the heritage fabric of buildings.	Ongoing	Community and Business
	2. Continue to provide Heritage Grants to private owners	Private owners can access heritage grants to encourage the maintenance and preservation of heritage listed places in accordance with the Heritage Grants Policy.	Annually	Community and Business
	3. Review the effectiveness of Heritage Grants	Review the Local Heritage Grants Policy to ensure that it is achieving the desired outcomes, including the funding allocations that are made available to ensure that it is relevant to cost increases.	September 2027	Community and Business
	4. Explore initiatives beyond heritage grants that support owners to maintain	New initiatives are explored and approved by Council where appropriate.	Ongoing	Strategy and Corporate

3. Promote and support				
Objective	Action	Outcome	Timeframe	Responsibility
	and restore heritage properties			
Provide education material to support heritage preservation	1. Develop information guidelines about how heritage listed items can be developed and adaptively reused to ensure their long-term sustainability	Guidelines will be made available in hard copy and digital form to assist owners in achieving good design outcomes and land use outcomes. Education material will be easy to understand text with visual guides.	December 2028	Community and Business
Promote heritage value	1. Undertake public education campaigns on the value and contribution of heritage to our community	Run activities and media campaigns to increase public awareness and appreciation of built heritage. Promote heritage and cultural activities during local events.	Ongoing	Strategy and Corporate
	2. Review the program of installing commemorative plaques to identify heritage properties	Undertake a review to determine if a new or revised Policy is desirable to allow for plaques to be established on heritage listed properties to describe the listing.	Ongoing	Community and Business

4. Advocate				
Objective	Action	Outcome	Timeframe	Responsibility
Promote change to enhance built heritage retention, preservation and enhancement	1. Contribute to Ministerial Code Amendments related to built Heritage preservation	A Council response will be provided to any proposed Ministerial Code Amendment that relates to built heritage matters.	Ongoing	Strategy and Corporate

2.	Lobby for changes to legislation and planning policy that will enhance built heritage	Council will engage with Plan SA to highlight opportunities for policy changes that will result in better outcomes for built heritage preservation.	Ongoing	Strategy and Corporate
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DRAFT

Item No: 15.6

Subject: **LIVING WELL IN HOLDFAST BAY – DRAFT COMMUNITY WELLBEING STRATEGY**

Summary

The draft *Living Well in Holdfast Bay – Community Wellbeing Strategy* has been developed to provide a long-term direction for strengthening the conditions that support community wellbeing over the next 10 years. The Strategy provides an integrated framework for community wellbeing, disability access and inclusion, and regional public health planning. Development of the draft Strategy has been informed by local evidence, existing community insights and engagement, contemporary research and Council's strategic and legislative responsibilities.

Council approval is sought to release the draft Strategy and supporting Background Paper for community consultation from 6 October 2026 to 30 October 2026.

Recommendation

That Council approves the draft *Living Well in Holdfast Bay – Community Wellbeing Strategy*, contained in Attachment 1, and supporting Background Paper, contained in Attachment 2, for community consultation from 6 October to 30 October 2026.

Background

Our Holdfast 2050+ establishes Council's long-term vision of “Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.” Community wellbeing is central to the vision, with the multifaceted nature of wellbeing meaning it is influenced by many areas of Council's work.

Wellbeing is about people and communities being able to live well and thrive. It is shaped by the conditions of everyday life, including the places people access, the relationships they build, and the opportunities they have to participate, contribute and feel connected to their community. Access to welcoming spaces, strong social connections, meaningful activities, and a sense of safety, belonging and purpose all contribute to wellbeing. These experiences are shaped through the places people use every day, including neighbourhoods, parks, libraries, beaches, community facilities and local centres.

Elected Members first considered the development of a Community Wellbeing Strategy at a workshop in April 2024, which supported progressing the work. More recently, workshops were held on 7 April 2026 to shape the direction of the Strategy and key themes, and on 21 July 2026 to test the proposed Wellbeing Directions.

The draft Strategy, contained in Attachment 1, has been shaped by local demographic and population health data, previous community engagement and lived experience, contemporary research and policy, and practical insights from across Council's services, programs and partnerships.

Refer Attachment 1

The supporting Background Paper, contained in Attachment 2, brings together evidence and analysis built from a strong understanding of the strengths, challenges and changing conditions that shape wellbeing in Holdfast Bay. These insights have informed the proposed strategic directions.

Refer Attachment 2

Council also has legislative responsibilities for disability access and inclusion planning and regional public health planning. Aligning these plans and responsibilities with Council's broader wellbeing objectives through the draft Strategy, provides opportunity for a more integrated approach to community wellbeing.

Report

Draft Community Wellbeing Strategy

The draft *Living Well in Holdfast Bay – Community Wellbeing Strategy* provides a shared 10-year direction for strengthening the conditions that enable people and communities to thrive.

The Strategy recognises that wellbeing is influenced by many aspects of everyday life and by many areas of Council's work. It focuses Council's contribution through the places we shape, the connections we enable and the systems we influence.

Five interconnected Wellbeing Directions are proposed:

- Connected Communities
- Active and Healthy Living
- Inclusive and Accessible City
- Wellbeing Through Place
- Prevention and Early Action.

Together, these directions provide a framework to guide future planning, decision-making, partnerships and action across Council.

The draft Strategy also provides an overarching framework for Council's statutory responsibilities in disability access and inclusion and regional public health planning. Specific statutory requirements and actions will continue to be addressed through supporting plans and action planning.

Strategic Framework

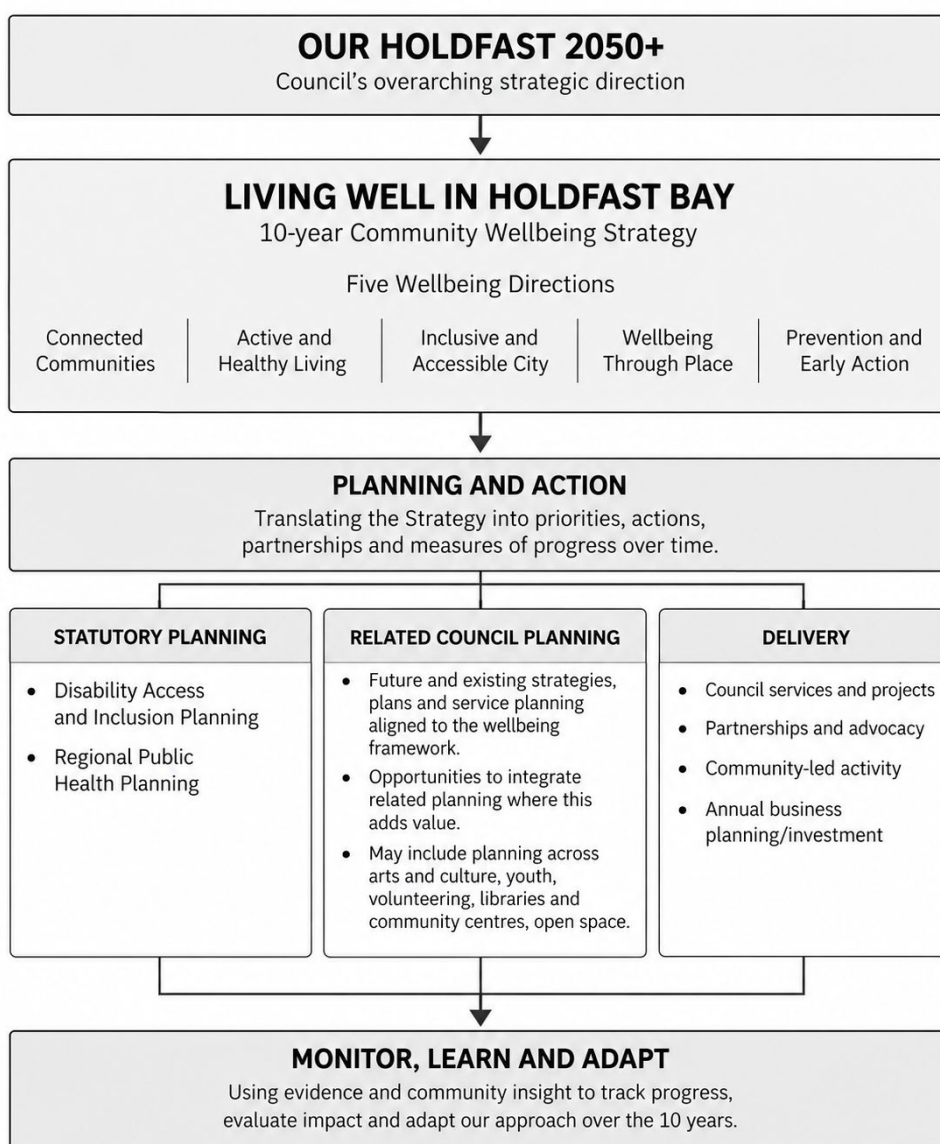
The Community Wellbeing Strategy is intended to provide a long-term framework rather than prescribe individual actions. This contemporary approach acknowledges the many influences

of wellbeing and establishes Wellbeing Directions and strategic priorities that will guide more detailed action planning, investment, partnerships and service delivery over 10 years.

The action plans to be developed under the Strategy will include those required to support Council's statutory responsibilities for Disability Access and Inclusion and Regional Public Health Planning.

The Strategy also provides a framework for aligning and integrating other related Council planning priorities as they are developed or reviewed over time. This approach creates opportunities to strengthen coordination and integration across areas of work and maximise their contribution to improved community wellbeing.

Community feedback on the draft Strategy will help confirm the proposed Wellbeing Directions, in addition to providing insights that will inform the priorities and actions to follow.



Evidence and community insight

The draft Strategy has been developed using previous research, engagement and community insights. The supporting background paper brings together demographic and population health information, existing community engagement and lived experience, relevant state and national policy and research, and learning from Council's existing services, programs and partnerships.

The evidence points to Holdfast Bay having many of the strengths that support wellbeing, while also recognising that opportunities to benefit from these strengths are not experienced equally across the community. The proposed Wellbeing Directions respond to these strengths and challenges while providing sufficient flexibility to respond to changing community needs over the life of the Strategy.

Community consultation and next steps

The draft Strategy is considered sufficiently developed to be tested with the broader community and key stakeholders. Subject to Council endorsement, consultation is proposed from 6 October to 30 October 2026. This timeframe is proposed to avoid conflicting with other consultations due to commence in September.

The format of the draft Strategy is deliberately light on design, reflecting the desire for genuine consultation on the core directions and strategic priorities, which may result in refinements. Professional document design, including imagery and infographics, will occur following community engagement but prior to endorsement of a final Strategy.

Consultation will provide stakeholders with an opportunity to understand the draft Strategy and proposed Wellbeing Directions, and to test whether the evidence, community insights and engagement that have informed the Strategy appropriately reflect the community's aspirations for wellbeing, both now and over the next 10 years. In addition to informing and refining the draft Strategy, consultation feedback will also assist to identify considerations and priorities for subsequent action planning and implementation.

Engagement will include broad community consultation through *Your Holdfast*, supported by accessible online and hard-copy feedback options. Importantly, consultation will also involve a series of direct and targeted engagement activities with community groups, networks and partners, and stakeholders of community, cultural, health and wellbeing organisations.

The targeted engagement will build on the trusted relationships already in place with our community, and provide opportunities to hear diverse views, including people who may be less likely to participate through broad community consultation alone.

Across a variety of engagement pathways, feedback will focus on whether the Strategy:

- reflects what matters for community wellbeing in Holdfast Bay
- contains gaps or areas requiring greater emphasis
- provides the right long-term direction for community wellbeing.

Feedback will be analysed and incorporated where relevant into the draft Strategy. It is anticipated that the final Strategy will be presented to Council for consideration in late November 2026.

Following adoption, the Strategy will guide subsequent action planning and inform related Council plans, partnerships, investment and service delivery over time. The first area to be given focus will be Council's Disability Access & Inclusion Plan, which is intended for consideration in early 2027, following adoption of the draft Community Wellbeing Strategy.

Budget

An allocation of up to \$25,000 is available within the 2026–27 budget for development, engagement, communication, accessibility and design associated with the Community Wellbeing Strategy.

Life Cycle Costs

Not applicable

Strategic Plan

The draft Community Wellbeing Strategy supports the delivery of *Our Holdfast 2050+* while providing an integrated framework for Council's planning responsibilities under the *Disability Inclusion Act 2018* and *South Australian Public Health Act 2011*.

Council Policy

Community Consultation and Engagement Policy

Statutory Provisions

The *Disability Inclusion Act 2018 (SA)* and *South Australian Public Health Act 2011 (SA)* establish Council's statutory responsibilities for Disability Access and Inclusion Planning and Regional Public Health Planning respectively.

Written By: Manager Community Wellbeing

General Manager: Community and Business, Mr S Zaluski

Attachment 1



DRAFT
**Community
Wellbeing
Strategy**
2027 - 2036



Living Well in Holdfast Bay

A Community Wellbeing Strategy

Introduction

Holdfast Bay has many strengths that help people and communities thrive. Our coastline, neighbourhoods, public spaces and active community life create opportunities for people to connect, participate, move, belong and enjoy everyday life.

These strengths matter because wellbeing is shaped by the places, relationships and opportunities people experience in everyday life.

Holdfast Bay is also a place people are drawn to—a destination where people come to connect, relax, move and enjoy many of the same qualities that contribute to wellbeing for those who live here.

However, these strengths and opportunities are not experienced equally across the community, which creates the platform for Council's Community Wellbeing Strategy.

Our Holdfast 2050+ provides the context for this Strategy, setting Holdfast Bay's vision of "Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city."

Wellbeing forms a core focus of Our Holdfast 2050+, which outlines the goal of 'good health and economic success in an environment and a community that supports wellbeing'. The Community Wellbeing Strategy builds this goal by focusing on the conditions that help people feel safe, healthy and connected, with access to welcoming and inclusive places, and opportunities to participate, contribute and belong.

The conditions that help people and communities thrive require ongoing attention and investment. Over the next decade, this Strategy provides a shared direction for protecting and strengthening those conditions so that more people can connect, participate and live well.

What We Mean by Wellbeing

Wellbeing is about people and communities being able to live well and thrive. Wellbeing is shaped by the conditions of everyday life¹ — the places people go, the people they connect with, and the opportunities they have to participate, contribute and feel part of their community.

It is influenced by access to welcoming spaces, strong relationships, meaningful activity and a sense of safety, belonging and purpose.

Wellbeing is experienced in the places people use every day—from neighbourhoods and parks to libraries, beaches, community facilities and local centres.

This understanding aligns with the wellbeing outcomes in Our Holdfast 2050+, reflecting a community where people feel safe, healthy and connected, public spaces are welcoming and accessible, and everyone has opportunities to participate.

In Holdfast Bay, we want people to be able to:

- Feel connected and have a sense of belonging
- Be physically and mentally healthy
- Participate in community life
- Access the places and opportunities that support everyday life

¹ Often referred to in public health as the social determinants of health and wellbeing — the social, economic and environmental conditions that influence how people live, learn, work, connect and age.

Why We Need a Community Wellbeing Strategy

Wellbeing is shaped by the places people experience, the relationships they build and the opportunities they can access.

As Holdfast Bay changes, protecting and strengthening these conditions requires deliberate attention. Population growth, changing patterns of participation, housing pressures, climate impacts and changing community expectations are reshaping everyday life, creating new opportunities and challenges.

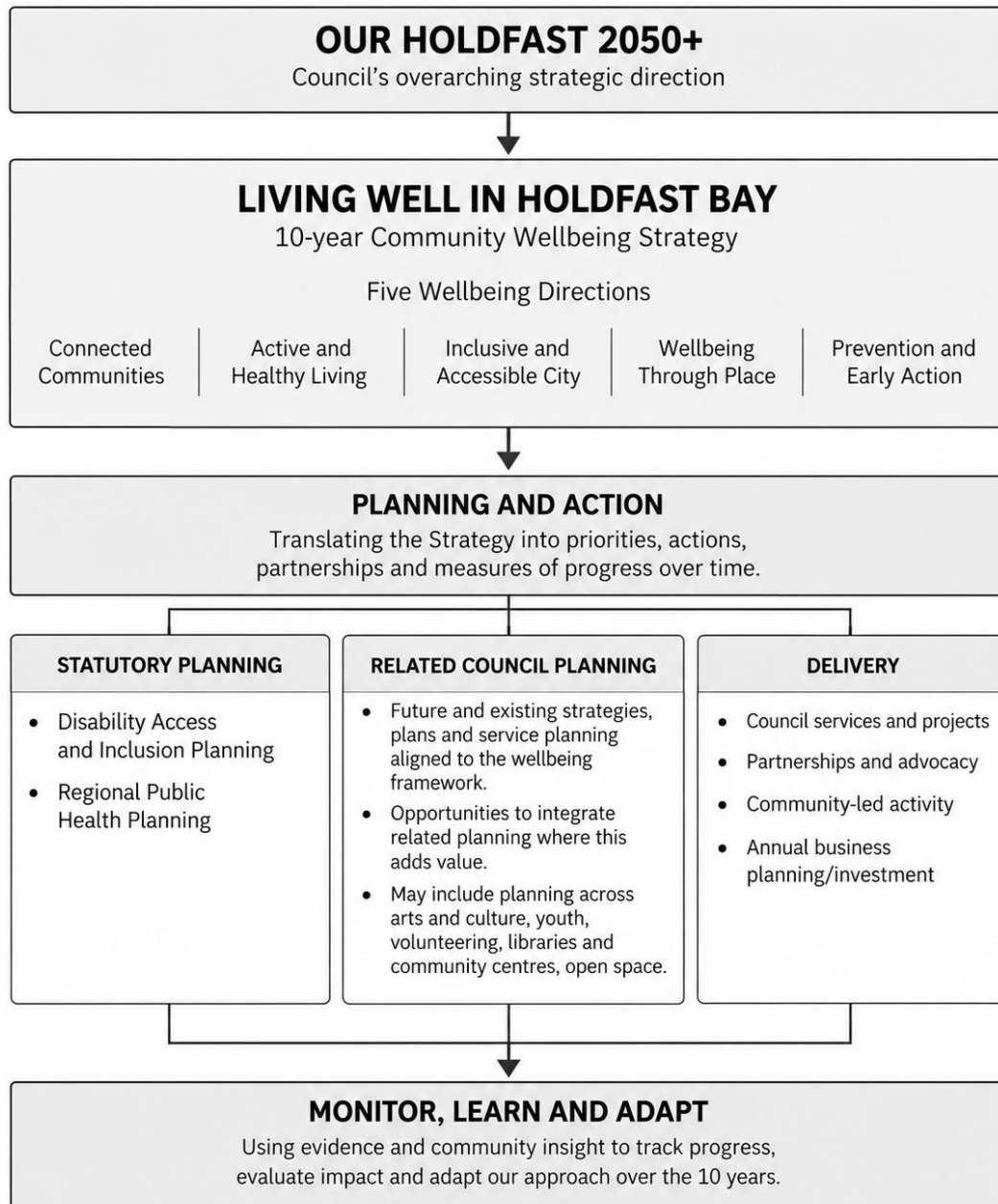
While many people in Holdfast Bay experience high levels of wellbeing, these opportunities are not shared equally. Some people experience greater barriers to feeling connected, included and able to participate, and these barriers often overlap.

The Community Wellbeing Strategy provides a shared framework for how Council plans, partners and makes decisions to support wellbeing across Holdfast Bay. It establishes Wellbeing Directions and priorities that will guide delivery over a 10-year horizon.

The Strategy will guide future action planning and decision-making, strengthening alignment across activities to support the integration of wellbeing into investment and service delivery.

The Strategy also provides an overarching framework for Council's statutory responsibilities in disability access and inclusion and regional public health planning.

This contemporary approach recognises the interconnected nature of health, inclusion and community wellbeing, while allowing specific requirements to be addressed through supporting action plans.



Wellbeing in Holdfast Bay Today

Overall, wellbeing outcomes in Holdfast Bay are strong, reflecting many of the qualities that make the city a healthy, connected and attractive place to live.

Compared with South Australian averages, residents report better outcomes across a range of indicators, including self-reported health, psychological wellbeing, sleep quality and food security.² Levels of social isolation and loneliness are also lower than the state average.³ Many residents also report strong social connection and high levels of participation in community life.

These outcomes reflect many of Holdfast Bay's existing strengths, including walkable neighbourhoods, valued public spaces, access to nature and strong community connections.

However, averages do not tell the whole story.

While many people experience the benefits of living in Holdfast Bay, others face barriers that affect their health, connection and participation. Experiences of loneliness, social isolation, housing insecurity, financial pressure, disability, caring responsibilities and other life circumstances can influence whether people are able to access the conditions that support wellbeing.

Local health data also highlights opportunities to improve wellbeing through prevention. Despite generally positive health outcomes, many residents continue to experience risk factors associated with preventable chronic disease, including physical inactivity and risky alcohol consumption⁴. These factors are shaped by more than individual choices—they are influenced by the environments, opportunities and supports available in everyday life.⁵

The research highlights that maintaining strong wellbeing outcomes requires more than responding when problems emerge. It means continuing to strengthen the conditions that help people stay healthy, connected and able to participate throughout life.

² Holdfast Bay Demographic & Economic Profile (2024).

³ Preventive Health SA. Isolation and Loneliness Profile – Holdfast Bay. 2025.

⁴ City of Holdfast Bay. Demographic and Economic Profile. 2024

⁵ Australian Government. National Preventive Health Strategy 2021–2030. 2021; World Health Organization. Ottawa Charter for Health Promotion. 1986.

Holdfast Bay is Changing

Population growth, changing household structures, housing affordability, cost of living pressures, climate impacts and changing patterns of participation are reshaping everyday life. As both a community and a destination, Holdfast Bay is experiencing increasing expectations and demand on the places and infrastructure that support wellbeing.

These changes are not experienced equally. Social, economic and environmental circumstances affect people's ability to connect, participate and access the opportunities that support wellbeing.

Our community is also changing. Holdfast Bay has a median age of 48 years, compared with 41 across South Australia. More than one-third of households are single-person households, and a higher proportion of residents are aged over 70, retired, and living without children at home. Together, these trends reflect changing ways of living, connecting and participating, while population projections indicate continued growth, particularly among older age groups.

Research shows that as communities change, neighbourhoods, public spaces, community infrastructure and opportunities for participation become increasingly important in supporting connection, independence and wellbeing. These trends present opportunities, while also increasing demand for places, services and infrastructure that enable people to remain active, connected and engaged in community life.

People experience different opportunities and challenges throughout their lives, and the conditions that support wellbeing must respond to these changing circumstances. This reinforces the importance of creating welcoming and accessible places, strong community connections, and opportunities for people to participate, contribute and belong at every stage of life.

Council's Role in Wellbeing

Council influences many aspects of everyday life in Holdfast Bay—from the way neighbourhoods and public spaces are planned and maintained, to community facilities and services, local infrastructure, partnerships and advocacy.

This gives Council an important role in creating and maintaining the conditions that enable people to connect, participate and live well. While Council cannot create wellbeing on its own, nor is it responsible for addressing every factor, it can influence many of the factors that contribute to a healthy, connected and inclusive community.

Wellbeing is shaped through the combined efforts of individuals, communities, organisations, businesses and governments. Council's role is as a steward, partner, enabler and advocate, focusing our effort where we have the greatest influence and working with others to achieve shared outcomes.

Council's role is not to deliver every service or address every need, but to use its influence to strengthen the conditions that enable wellbeing, while working alongside community, government, businesses and other organisations whose contributions are equally important. This approach reflects growing national and international evidence about the contribution local government can make to healthier, more connected and inclusive communities.⁶

Council supports wellbeing through the places we shape, the connections we enable and the systems we influence.

This includes both Council's public health responsibilities and its broader role in creating the conditions that support wellbeing.

Our Holdfast 2050+ outlines Council contributes in many ways—including leading, building, managing, advocating, educating, providing services, regulating, collaborating and coordinating. These roles work together across:

Places

Streets, parks, buildings, public spaces and neighbourhoods influence how people move, connect, participate and experience everyday life. How these places are planned, maintained and improved can support health, inclusion, climate resilience and quality of life.

⁶ World Health Organization. Healthy Cities. 2020

Connections

Creating opportunities for people to meet, participate and feel part of the community, particularly where barriers to participation exist.

Systems

Using planning, investment, advocacy, regulation and partnerships to strengthen the long-term conditions that support wellbeing

Our Wellbeing Directions

Wellbeing is shaped by many factors, with no single action able to improve wellbeing on its own. Lasting change comes from strengthening the conditions that support people across many aspects of everyday life.

For this reason, the Strategy is organised around five interconnected wellbeing directions that provide a framework for future action, partnership and investment across Holdfast Bay. Progress in one area will often support progress in others.

- Connected Communities
- Active and Healthy Living
- Inclusive and Accessible City
- Wellbeing Through Place
- Prevention and Early Action

The Wellbeing Directions reflect and give effect to the wellbeing objectives set out in Our Holdfast 2050+, translating these into a focused, place-based framework for action.



Connected Communities

Connection is central to wellbeing. Communities where people have opportunities to meet, participate and contribute are more likely to experience positive wellbeing, resilience and belonging.

Strong communities recognise and value diverse cultures, identities and lived experiences. They also recognise that people connect and participate in different ways throughout life, creating diverse pathways into community life.

Connection is built through many different experiences—from volunteering and local programs to neighbourhood places, shared activities, everyday interactions and simple acts of neighbourliness.

What Success Looks Like

People feel connected, included and part of the community, with opportunities to build relationships, contribute and participate in ways that are welcoming, accessible and meaningful.

Strategic priorities

- Strengthen opportunities for connection, participation and contribution.
- Support community-led activity and local initiatives that bring people together.
- Make it easier for people to find and take part in local opportunities.
- Activate community spaces and neighbourhood settings in ways that support connection.
- Support diverse pathways to connection across life stages, cultures, abilities and circumstances.

Active and Healthy Living

Sustainable good health is shaped by everyday life. Opportunities to move, connect, eat well, spend time in nature and participate in community life all contribute to physical, mental and social wellbeing. By creating supportive environments and reducing barriers to participation, Council can help make healthy and active living easier and more accessible across the community.

What Success Looks Like

People have access to environments, places and opportunities that support physical, mental and social wellbeing throughout life.

Strategic priorities

- Engage with community organisations and partners to support healthier communities.
- Reduce barriers to participation in healthy and active living.
- Support everyday movement, recreation and active living.
- Support safe and healthy food environments that make healthy eating easier.
- Strengthen environments that support physical, mental and social wellbeing.

Inclusive and Accessible City

Wellbeing depends not only on what is available, but on how people can access and benefit from it. People experience places, services and opportunities differently throughout their lives, and barriers often overlap. By reducing barriers and designing for inclusion from the outset, more people can meaningfully participate, contribute and experience the benefits of community life.

What Success Looks Like

People of all ages, abilities and backgrounds can access and use places, services and opportunities, with fewer barriers to participating fully in community life.

Strategic priorities

- Design places, services and information to be inclusive, accessible and easy to navigate.
- Reduce physical, social and communication barriers that limit participation and independence.
- Improve access to essential infrastructure, amenities and transport that support everyday life.
- Embed universal design and inclusive practice across Council's planning, infrastructure, communications and service delivery.
- Partner with people with lived experience to inform planning, design and decision-making.
- Strengthen collaboration with community, regional and government partners to advance access and inclusion across Holdfast Bay.

Wellbeing Through Place

Where and how we live shapes our wellbeing. Streets, parks, buildings, public spaces and neighbourhoods influence how people move, connect, participate and experience everyday life. Wellbeing is shaped not only by individual places, but by how easily people can move between home, services, local centres, community facilities, public spaces, nature and the coastline.

Connected, accessible and welcoming places can make everyday movement, independence and social interaction easier, while access to nature and well-designed public spaces support health, connection and resilience. By shaping places with wellbeing in mind, Council can support health, inclusion, climate resilience and quality of life at the same time.

What Success Looks Like

The places people experience each day support increased connection, movement, participation and wellbeing throughout life.

Strategic priorities

- Shape neighbourhoods and public spaces that encourage connection, movement and everyday activity.
- Improve comfort, safety and access through high-quality public spaces, natural environments and everyday amenities.
- Review, plan and enhance community and social infrastructure that is flexible, inclusive and responsive to changing community needs.
- Strengthen walking, wheeling and cycling connections between homes, services, community facilities, local centres, public transport, open space and the coastline.
- Create more opportunities for people to gather, connect and participate through arts, culture and community activity in everyday places.
- Protect and enhance access to nature and the coastline as defining assets for wellbeing.
- Respond to environmental and climate-related challenges in ways that strengthen the long-term wellbeing of people and place.

Prevention and Early Action

Many of the factors that influence wellbeing can be addressed early, before they become more complex or difficult to resolve. Early action, strong partnerships and use of evidence can help create more connected responses, reduce duplication and improve outcomes for the community. Prevention also means identifying and responding to public and environmental health risks and creating conditions that protect health and wellbeing.

What Success Looks Like

People benefit from earlier, more connected action that reduces risks and barriers, protects health and helps prevent challenges from becoming more complex.

Strategic priorities

- Strengthen partnerships and coordinated responses across Council, other layers of Government and the community.
- Improve connections between services, community settings and opportunities for participation.
- Use local evidence, data and community insight to guide decisions and respond to emerging needs.
- Embed prevention and wellbeing thinking into planning, decision-making and service delivery.
- Identify and respond to public and environmental health risks that affect community wellbeing.
- Focus on actions that will strengthen wellbeing and reduce barriers before they become more complex.

What Success Looks Like

Our Holdfast 2050+ sets Council's long-term strategic direction and provides an important foundation for this Strategy. The wellbeing objectives and measures of Our Holdfast 2050+ provide important markers of progress.

This Strategy builds on that foundation, drawing on contemporary evidence, local data and community insight to describe the wellbeing outcomes we want to strengthen over time.

Success will be reflected in how people experience everyday life in Holdfast Bay.

More people will feel connected, included and able to participate in ways that are meaningful to them.

People of all ages, abilities and backgrounds will be able to access the places, services and opportunities that support wellbeing throughout their lives.

Neighbourhoods, public spaces, community facilities and other everyday places will be welcoming, well used and bring people together.

Neighbourhoods and everyday places will make it easier for people to walk, wheel, move, gather and spend time in ways that support health and connection.

People will feel connected to nature, and the coastline and local environment will continue to be defining assets for wellbeing and a strong sense of place.

Barriers to participation will be reduced, enabling more people to remain active, independent and engaged throughout life.

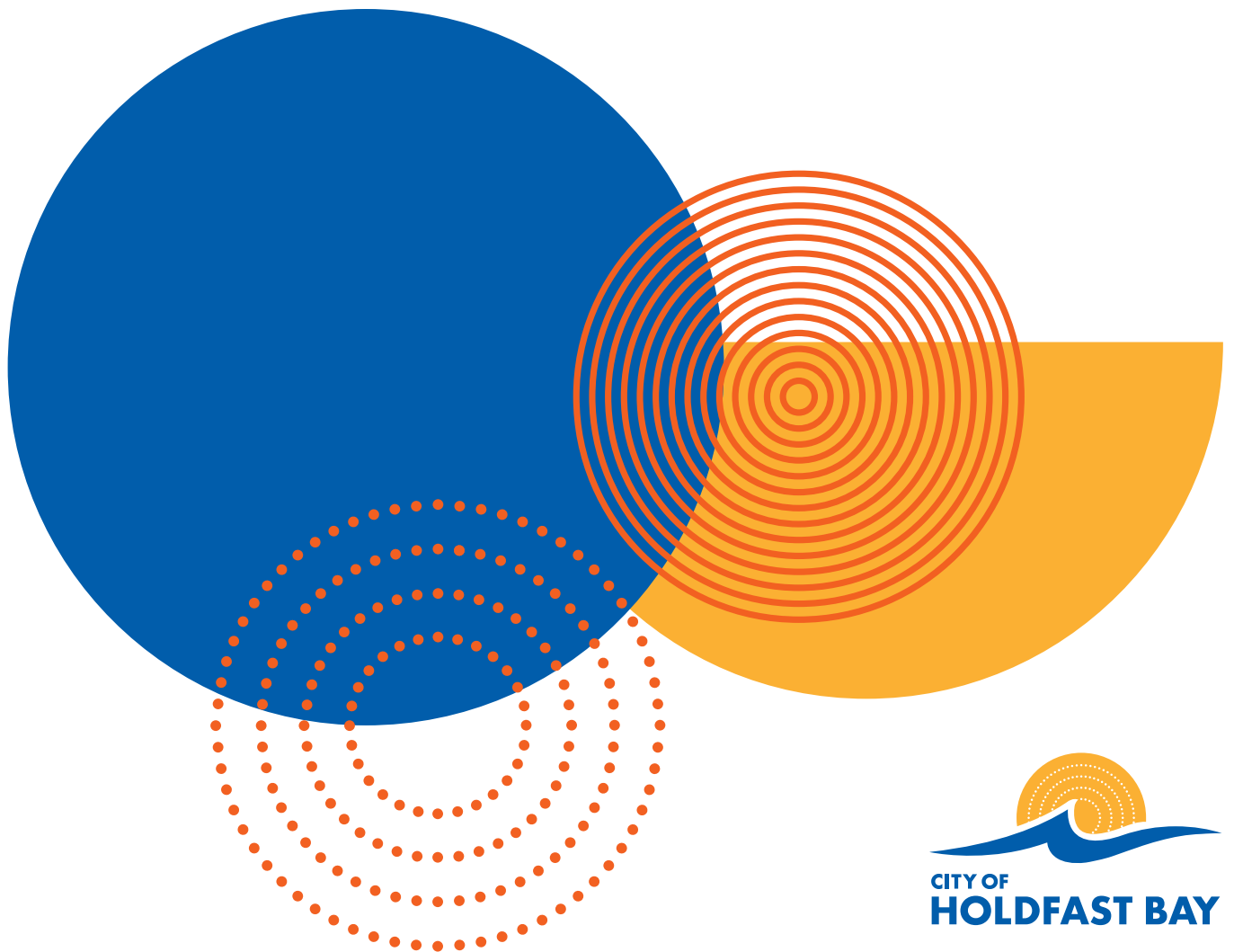
Council's planning, investment and decision-making will consistently consider wellbeing, creating stronger connections between place, people and community outcomes.

Together, these changes will help create a community where more people can access the places, connections and opportunities that help them participate, belong and live well.

Attachment 2

Background Paper
DRAFT

Community Wellbeing Strategy 2027 - 2036



Living Well in Holdfast Bay

Background Paper for the Community Wellbeing Strategy Draft for Community Consultation

1. Purpose of this Paper

This paper explains the thinking behind the Living Well in Holdfast Bay: A Community Wellbeing Strategy.

It brings together research, local evidence, community insight and practical experience to explain why the strategy focuses on the conditions that help people and communities thrive, rather than on individual issues, services or programs alone.

It also provides transparency about how the strategy has been shaped, how it aligns with Council's broader strategic direction and how it responds to community needs and Council's legislative planning responsibilities.

The strategy sets the long-term direction. This paper provides the supporting evidence and context, while rolling action plans will translate that direction into practical priorities and initiatives over time.

2. Why a Community Wellbeing Strategy

Holdfast Bay has many of the ingredients that help people and communities thrive.

Our coastline, neighbourhoods, public spaces and active community life create opportunities for people to connect, participate, move, belong and enjoy everyday life. Together, these strengths create many of the conditions that support wellbeing in everyday life.

However, the conditions that support wellbeing are not experienced equally across the community and cannot be assumed into the future.

People experience different opportunities and challenges throughout their lives, and the conditions that support wellbeing need to respond to those changing circumstances. Holdfast Bay is also changing. Population growth, demographic shifts, housing

pressures, changing patterns of participation and environmental change are reshaping how people experience everyday life and what they need to live well.¹

These changes highlight the need for a more deliberate, coordinated and long-term approach to supporting wellbeing.

The Community Wellbeing Strategy provides that direction. It offers a place-based framework for strengthening the conditions that help people and communities thrive, recognising that lasting change depends on shared effort across the whole community.

3. What We Know

Understanding wellbeing requires looking beyond individual issues or services to the broader influences that shape everyday life.

Wellbeing is not created by any one program, service or organisation. It emerges through the interaction between people, place and the everyday conditions that enable individuals and communities to thrive.

A growing body of research shows that health and wellbeing are shaped by the conditions in which people are born, grow, live, work and age². These conditions, often referred to as the social determinants of health, include housing, education, employment, social connection, transport, the built environment and access to nature. This understanding underpins contemporary public health and wellbeing policy internationally and helps explain why local governments are placing greater emphasis on creating the conditions that enable people and communities to thrive.³

This approach is reflected in South Australia's State Public Health Plan 2026, which identifies the determinants of health and equity as underpinning considerations for public health action.⁴

South Australian guidance also reinforces the important role of the built environment in shaping health and wellbeing. *Healthy Active by Design* highlights how neighbourhood design, access to everyday destinations, connected walking and cycling networks, public transport, public open space and healthy food environments can create

1. Holdfast Bay Demographic & Economic Profile (2024).

² World Health Organization. Closing the Gap in a Generation: Health Equity Through Action on the Social Determinants of Health (2008); World Health Organization. Healthy Cities: Effective Approach to a Rapidly Changing World (2020).

³ WHO Healthy Cities (2020); National Preventive Health Strategy (2021)

⁴ Government of South Australia. *State Public Health Plan: Healthy | Liveable | Connected* (2026).

opportunities for physical activity and social connection as part of everyday life. This shifts the focus from encouraging individuals to make healthier choices towards creating places that make healthy, connected living easier.⁵

These conditions are experienced differently throughout people's lives and circumstances. The evidence considered in developing this strategy — bringing together local data, community insight, practical experience and contemporary research — points to a consistent conclusion: Holdfast Bay has many of the strengths that support wellbeing, but the opportunities to benefit from them are not shared equally across the community.

As Holdfast Bay continues to change, protecting and strengthening these conditions — and reducing the barriers that prevent people from benefiting from them — will become increasingly important.

4. Wellbeing in Holdfast Bay Today

Overall, wellbeing outcomes in Holdfast Bay are strong, reflecting many of the qualities that make the city a healthy, connected and attractive place to live.

Compared with South Australian averages, residents report better outcomes across a range of indicators, including self-reported health, psychological wellbeing, sleep quality and food security.⁶ Levels of social isolation and loneliness are also lower than the state average.⁷ Many residents also report strong social connection and high levels of participation in community life.

These outcomes reflect many of Holdfast Bay's existing strengths, including walkable neighbourhoods, valued public spaces, access to nature and strong community connections.

However, overall averages do not tell the whole story.

While many people experience the benefits of living in Holdfast Bay, others face barriers that affect their health, connection and participation. Experiences of loneliness, social isolation, housing insecurity, financial pressure, disability, caring responsibilities and other life circumstances can influence whether people are able to access the conditions that support wellbeing.

⁵ Healthy Active by Design for South Australia (2026).

⁶ Preventive Health SA. City of Holdfast Bay: A population health profile (2024).

⁷ Preventive Health SA. Isolation and Loneliness Profile – Holdfast Bay (2025).

Local health data also highlights opportunities to improve wellbeing through prevention. Despite generally positive health outcomes, many residents continue to experience preventable health risks such as physical inactivity, overweight and obesity, and risky alcohol consumption⁸. These factors are shaped by more than individual choices—they are influenced by the environments, opportunities and supports available in everyday life.⁹

These findings highlight that maintaining strong wellbeing outcomes requires more than responding when problems emerge. It means continuing to strengthen the conditions that help people stay healthy, connected and able to participate throughout life.

What this tells us

Holdfast Bay has many of the conditions that support wellbeing, but overall averages can mask important differences in people's everyday experiences.

Protecting what is already working well, while ensuring more people can experience the conditions that support health, connection and participation, is central to a long-term wellbeing approach. This is both one of Holdfast Bay's greatest strengths and one of its greatest opportunities.

5. A Changing Community

Holdfast Bay will continue to change over the coming decade. Population growth, changing household structures, housing affordability, cost-of-living pressures, climate impacts and evolving patterns of participation will all influence how people experience everyday life. These changes will be experienced differently across the community and at different stages of life, creating new opportunities as well as new challenges.

Holdfast Bay has a median age of 48 years (compared with 41 across South Australia). More than one-third of households consist of a single person, and a higher proportion of residents are aged over 70, retired and living without children at home. Together, these trends reflect changing patterns in how people live, connect and participate, while population projections indicate continued growth across the community, particularly among older age groups.¹⁰

⁸ City of Holdfast Bay. Demographic and Economic Profile. (2024)

⁹ Australian Government. National Preventive Health Strategy 2021–2030 (2021); World Health Organization. Ottawa Charter for Health Promotion (1986).

¹⁰ City of Holdfast Bay. Demographic and Economic Profile (2024); OECD. How's Life? 2024: Measuring Well-being (2024).

Research shows that as communities change, neighbourhoods, public spaces, community infrastructure and everyday opportunities for participation become more important in supporting connection, independence and wellbeing throughout life.¹¹ These changes create opportunities as well as increasing demand for places, infrastructure and services that enable people to connect, participate and remain active and feel part of their community throughout life.

Why this matters

Communities thrive when the places, opportunities and relationships that support everyday life evolve alongside changing community needs. Planning for wellbeing means responding not only to population change, but to changing patterns of how people live, connect and participate throughout life.

6. What Will Shape Wellbeing Over the Next Decade?

Wellbeing is shaped by more than individual circumstances. The places people live, the relationships they build and the opportunities they have to participate continue to evolve over time.

Research and local evidence point to several emerging trends that are likely to influence how wellbeing is experienced in Holdfast Bay over the coming decade. These trends help explain why the strategy focuses on strengthening the conditions that enable people and communities to live well.

Everyday Places Shape Wellbeing

Wellbeing is experienced in the places people use every day. Parks, streets, libraries, beaches, neighbourhood centres, walking trails and local destinations all influence how people connect, move, participate and feel part of their community.¹² These everyday places are among Holdfast Bay's greatest assets, supporting movement, recreation, access to nature and opportunities for connection throughout life.

At the same time, Holdfast Bay's coastline, parks and public spaces attract visitors from across metropolitan Adelaide and beyond. This reinforces the city's role as a destination for wellbeing while increasing demand on the places and infrastructure that support everyday community life.

¹¹ Banwell, C., & Kingham, S. Living Well in Your Local Neighbourhood: The Value of Bumping and Gathering Spaces (2023); Project for Public Spaces. Healthy Places (2023); World Health Organization. Healthy Cities: Effective Approach to a Rapidly Changing World (2020).

¹² Project for Public Spaces. Healthy Places (2023); UN-Habitat. Public Space and Urban Health (2024).

As climate, population and patterns of use change, ensuring these places remain welcoming, resilient, accessible and well maintained will become increasingly important to the health, resilience and liveability of the city.

Why this matters

Everyday places do more than support activity—they create opportunities for connection, participation and wellbeing. Protecting and strengthening these places will become more important as Holdfast Bay grows and changes.

Connection is Changing

Social connection remains one of the strongest contributors to wellbeing¹³, yet the ways people connect continue to evolve.

Cost-of-living pressures, changing patterns of work, increased digital engagement and shifting participation in community life are influencing how people build relationships and spend time together. While technology creates valuable opportunities for communication and access to information, emerging evidence suggests that many people are experiencing fewer opportunities for informal face-to-face connection and everyday participation.¹⁴

Traditional pathways into community life remain important, but they now sit alongside a broader range of ways that people connect, participate and contribute. Alongside volunteering, sporting clubs and community groups, people also connect through local events, creative activities, libraries, community gardens, walking groups, neighbourhood initiatives and other opportunities that fit around changing work, family and lifestyle commitments.

These broader social changes have implications for how people experience connection and belonging. Where opportunities to participate are limited, difficult to access or do not reflect people's circumstances and interests, some people may find it harder to build relationships and feel part of community life.

Why this matters

Communities are strengthened when there are many pathways into participation. Creating the conditions for those pathways to remain visible, welcoming and accessible will become more important to community wellbeing over the coming decade.

¹³ Ending Loneliness Together. Ending Loneliness Together Evidence Paper (2020); Holt-Lunstad et.al Social Relationships and Mortality Risk: A Meta-analytic Review (2010).

¹⁴ Australian Institute of Health and Welfare. Social Isolation, Loneliness and Wellbeing (2023); Ending Loneliness Together. Ending Loneliness Together Evidence Paper (2020).

Social Infrastructure

Research shows that wellbeing is shaped not only by formal services, but by the places where people connect, participate and experience everyday life.¹⁵

The strategy uses the term place broadly to include public spaces, community facilities, cultural places and the wider network of social infrastructure—including libraries, sporting clubs, community centres, places of worship, schools, local businesses, neighbourhood destinations, walking trails, beaches, community gardens, cafés, arts and cultural venues, markets and other settings where people connect, participate and build relationships.

Together, these places make up the social infrastructure of Holdfast Bay—the network of everyday settings that helps people connect, participate, learn, contribute and build relationships throughout life.

They support lifelong learning, volunteering, recreation, creativity, cultural expression, spiritual connection and local enterprise. They are places where people build friendships, develop confidence, celebrate milestones, express identity, recover from life's challenges and experience a sense of belonging.

Individually these places are valuable. Collectively they create the everyday opportunities that strengthen resilience, participation and wellbeing across the community.

As communities change, ensuring this network of places are planned, designed and maintained to be welcoming, inclusive, adaptable and responsive will become more important.

Why this matters

Supporting wellbeing means thinking beyond individual facilities and recognising the value of the whole network of places that enables people to connect, participate and belong. A strong network of welcoming, inclusive and adaptable places will be fundamental to how people connect, participate and live well in Holdfast Bay over the coming decade.

¹⁵ Infrastructure Australia. Australian Infrastructure Audit: Social Infrastructure (2019); UN-Habitat. Public Space and Urban Health (2024).

Inclusion Enables Wellbeing

Wellbeing is strengthened when more people can access the places, relationships and opportunities that support everyday life.

People experience different barriers to participation at different stages of life. For some, these barriers relate to disability, caring responsibilities, ageing or financial circumstances. For others, they may relate to culture, language, confidence, transport, access to information or the way places, services and opportunities are designed and experienced.

Creating more inclusive environments benefits everyone. Applying universal design principles helps ensure places, services and opportunities are welcoming, accessible and usable by the greatest number of people from the outset¹⁶. However, truly inclusive communities are shaped not only by good design, but by listening to and working alongside people with lived experience. Their knowledge helps reveal barriers that may otherwise go unseen and leads to solutions that are more practical, responsive and inclusive for everyone.

Why this matters

Embedding inclusion across planning, decision-making and service delivery—and partnering with people with lived experience to shape those decisions—helps ensure the conditions that support wellbeing remain within reach of more people throughout life.

7. What Role Does Council Play?

Local government cannot create wellbeing on its own, nor is it responsible for addressing every factor that influences people's lives.

However, councils play a unique role in shaping many of the conditions that influence wellbeing every day. Through planning, public spaces, community infrastructure, partnerships, local leadership and community development, local government helps create the conditions in which people can connect, participate and thrive.

Council's role is therefore less about delivering every service, and more about creating the conditions that enable wellbeing, while working alongside community, government, businesses and other organisations whose contributions are equally important.

¹⁶ Government of South Australia. Inclusive SA: State Disability Inclusion Plan 2025–2029 (2025); World Health Organization. Global Age-friendly Cities: A Guide (2007).

This place-based approach reflects growing national and international evidence about the contribution local government can make to healthier, more connected and inclusive communities.¹⁷

No single organisation can create community wellbeing alone. Success depends on shared leadership, shared responsibility and shared action across Council, community, business, government and the many organisations that contribute to everyday life.

The Community Wellbeing Strategy provides a shared framework for that work, helping align effort around the conditions that enable more people and communities to thrive.

8. What Our Community and Partners Told Us

The following insights draw on Council programs and services, targeted engagement, community partnerships and everyday conversations across Holdfast Bay.

The people who experience places, services and community life every day bring valuable knowledge and expertise. Their lived experience helps identify strengths, barriers and opportunities that may not be visible through data alone, leading to more responsive and effective decisions.

While these conversations occurred in different settings and with different groups, they consistently point to the same conclusion: **wellbeing is shaped less by formal services alone and more by the everyday conditions that influence how people connect, participate and feel part of their community.**

Across these conversations, five consistent themes emerged.

What we heard	What this means for the strategy
 People want to feel connected and belong	Strengthen opportunities for connection, participation and belonging.
 Places should be welcoming and accessible	Design neighbourhoods and public spaces that enable participation.
 Participation should be easy, local and flexible	There should be many ways for people to connect and participate.

¹⁷ World Health Organization. Healthy Cities (2020); Healthy Active by Design for South Australia (2026).

 Partnerships make the system work better	Shared action and strong partnerships create better outcomes than any organisation can achieve alone.
 Everyone should be able to participate	Inclusion strengthens community wellbeing for everyone

Connection and Belonging Matter

People consistently described the importance of feeling connected to others and having opportunities to participate in community life.

This includes not only organised events and formal programs, but also informal gathering places, community-led initiatives, lifelong learning opportunities and other low-pressure ways for people to connect through everyday life.

Insights from Council initiatives, including the Wellbeing Hub delivered in partnership with Preventive Health SA, demonstrate strong participation and positive wellbeing outcomes where opportunities are locally delivered, low-cost or free, welcoming and easy to access. These experiences point to the importance of creating multiple pathways into participation that reflect different interests, life stages and levels of confidence.

Access is About More Than Physical Design

Targeted engagement with people with lived experience of disability added important depth to these conversations.

Engagement with people with intellectual disability and their carers through sessions at Minda highlighted the importance of practical, everyday accessibility. Participants described how seemingly small barriers—including footpaths, toilets, transport and safe, welcoming public spaces—can have a significant impact on people's ability to participate in community life.¹⁸

¹⁸ Targeted lived experience engagement with Minda service users and carers (August 2025).

Engagement through the tri-council Disability Access Network further highlighted that participation is influenced by more than physical access alone. Members described the importance of feeling welcomed, understood and safe in community settings, with barriers often extending to confidence, anxiety and uncertainty about how they may be treated.¹⁹

Community conversations at the Southern Adelaide Disability Services Expo echoed these themes, highlighting that while physical accessibility improvements are valued, welcoming attitudes, inclusive programming and clear communication are equally important in enabling participation. Community members also identified strong local demand for improved access to coastal environments, including expanded beach matting and adaptive equipment.²⁰

These conversations highlight that access and inclusion are experienced across the entire participation journey—from deciding to attend, to getting there, navigating spaces and feeling genuinely welcomed.

Place Creates Opportunities for Wellbeing

Across community conversations, people consistently highlighted the important role that neighbourhoods, public spaces and community facilities play in supporting wellbeing.

Libraries, parks, beaches, walking trails, community centres, sporting clubs, cafés, community gardens and other shared places provide opportunities for people to meet, learn, volunteer, recreate and build relationships.

The design and connectivity of neighbourhoods also influence whether people can readily access these opportunities. Walkable and wheelable streets, connected paths, safe crossings, shade, seating, public transport and access to everyday destinations can make physical activity, independence and social interaction part of daily life. Importantly, wellbeing is shaped not only by the quality of individual places, but by the whole journey between home, services, public spaces and community destinations.²¹

Research shows that these everyday settings form part of a community's social infrastructure, supporting connection, participation and wellbeing over time.

¹⁹ Tri-Council (Cities of Holdfast Bay, Marion and Mitcham) Disability Advisory Network engagement insights (2025–2026)

²⁰ Community engagement conversations – Southern Adelaide Disability Services Expo (2026).

²¹ Healthy Active by Design for South Australia (2026).

For Council, this reinforces the importance of considering wellbeing across the planning, design and management of neighbourhoods, public spaces and community infrastructure. Council's Strategic Property Review provides one opportunity to consider how community facilities are meeting changing community needs, alongside the broader role of public spaces and connections in supporting participation, access and everyday wellbeing.

Partnerships Strengthen Community Wellbeing

Conversations with homelessness and hardship services highlighted an important and practical role for Council.

Partners consistently described Council as a trusted local connector, valued for its ability to understand what is happening across the community, maintain knowledge of available supports and help people navigate local services.²²

This reinforces Council's role not as the primary provider of all services, but as a coordinator, facilitator and trusted source of local knowledge.

Council's partnership with Preventive Health SA through the Wellbeing Hub further demonstrates the value of coordinated, place-based approaches to improving wellbeing outcomes. Likewise, the regional Disability Advisory Network highlights how collaboration can strengthen lived experience representation, shared learning and coordinated action across local government.

Participation Needs Many Pathways

Discussions highlighted the importance of connection, identity and purpose, particularly during major life transitions such as retirement, changes in health, becoming a carer or other significant life events. At these points, people can become less visible and, without opportunities to reconnect, may drift further from community life.

There was strong recognition that participation is uneven. While many people actively engage in community life, others may not feel existing opportunities are for them. Barriers often extend beyond cost and transport to include awareness, confidence and whether opportunities feel welcoming, relevant and accessible.

²² Southern Adelaide Local Area Needs Assessment (2024); Addressing Homelessness and Hardship Stakeholders Group partner discussions (2024–2026).

Participants consistently highlighted the importance of meeting people where they already are—through neighbourhoods, parks, cafés, libraries, shopping precincts and other everyday settings—and creating opportunities that are flexible, interest-based and easy to join.

What We Learned

These conversations with community and partners reinforce that wellbeing is created through the conditions that shape everyday life.

People are more likely to participate when opportunities are welcoming, visible, locally relevant and easy to access. Strong partnerships, inclusive places and diverse pathways into participation all contribute to stronger wellbeing outcomes.

These local insights complement the broader evidence presented throughout this paper and provide an important foundation for the Community Wellbeing Strategy.

9. What This Means for Holdfast Bay

The evidence, community insights and local experience identify several important implications for strengthening wellbeing in Holdfast Bay over the coming decade.

Strong neighbourhoods, valued public spaces, community organisations, volunteers, local businesses, sporting clubs, libraries and arts and cultural organisations all contribute to the conditions that help people and communities thrive.

The opportunity over the next decade is not to start again, but to build on these strengths while ensuring more people can experience their benefits.

This requires thinking differently about wellbeing—not as something delivered by individual services or programs, but as the result of many people, organisations and places working together to strengthen the conditions that help people and communities thrive.

This has several important implications for how Council, community and partners work together to strengthen wellbeing over the coming decade.

Wellbeing is Not Experienced Equally

Strong overall outcomes can mask pockets of isolation and exclusion. A more deliberate focus on inclusion is needed to ensure more people can experience the conditions that support health, connection, participation and belonging. Improving wellbeing means maintaining the strengths that already exist while reducing the barriers that prevent some people from sharing in them.

Place Shapes Wellbeing

Wellbeing is understood to be shaped in the streets, parks and shared places where everyday life unfolds. Evidence shows that when these places are welcoming, accessible and actively used, they support connection, participation and a sense of belonging — contributing to improved wellbeing outcomes over time.

Public spaces and environments — as part of the city’s social infrastructure — actively influence health, connection and participation outcomes. As both a community and a destination, these places require careful stewardship to remain welcoming, accessible and fit for purpose.

Participation is Evolving

Participation is evolving. More informal, flexible, interest-based and community-led ways of connecting are emerging, requiring approaches that respond to different life stages, interests and levels of confidence.

Prevention Matters

Early action to support connection, access and participation can reduce longer-term risks and improve overall wellbeing outcomes. This includes addressing modifiable risk factors such as physical inactivity, social isolation and alcohol-related harm through changes to environments, access and community settings.

Council Enables Wellbeing

Council acts as a steward, connector and facilitator, working with others to create the conditions for wellbeing.

Council cannot deliver these outcomes on its own. Its role is to shape the conditions that support connection, participation and access, in partnership with others across the community, recognising that different parts of the system are best placed to lead in different areas. This includes understanding where Council is best placed to lead, where it should partner, and where it can support others to take the lead.

This reflects strong and consistent evidence that improving wellbeing outcomes requires sustained focus on the conditions of everyday life, rather than isolated or program-based interventions.

These implications provide the foundation for the Community Wellbeing Strategy. They explain why the strategy focuses on strengthening the conditions for wellbeing through place, connection, inclusion, prevention and partnership, creating a shared direction for Holdfast Bay over the next decade.

10. Embedding Wellbeing Across Council

The Community Wellbeing Strategy provides a shared framework to help embed wellbeing into Council's planning, decision-making and service delivery over time.

Rather than sitting alongside existing strategies, it provides a shared lens through which a wide range of Council functions can contribute to community wellbeing. This includes planning and design, community infrastructure, public health, access and inclusion, libraries, arts and culture, youth, volunteering, recreation, partnerships and community development.

The strategy also provides an integrated framework for Council's legislative responsibilities for Disability Access and Inclusion Planning and Regional Public Health Planning. Bringing these responsibilities together within a single wellbeing framework supports more coordinated planning, reduces duplication and helps ensure legislative requirements are directly connected to community outcomes.

This approach aligns strongly with South Australia's State Public Health Plan 2026, which places equity and the determinants of health at the centre of public health action and continues the focus on protecting health, promoting stronger communities and healthier environments, and preventing illness and injury. The State Plan also recognises local government as an important partner in creating the conditions and environments that support health and wellbeing.

The strategy aligns with Council's vision in Our Holdfast 2050+ and is informed by contemporary state, national and international policy, including Inclusive SA, the National Preventive Health Strategy, the WHO Healthy Cities Framework and other leading evidence on place, prevention and wellbeing.

Rather than prescribing individual actions, the strategy provides a shared direction that can be reflected through future plans, partnerships and decision-making across the organisation.

11. Next Steps

This background paper provides the evidence base for the draft Community Wellbeing Strategy.

The next phase of work will involve community engagement to test and refine the proposed strategic directions, ensuring they reflect community priorities and lived experience.

Following consultation, feedback will be reviewed alongside the evidence presented in this paper to inform the final strategy prior to consideration by Council.

Once adopted, implementation will occur through a series of action plans developed in partnership with the community, Council, government and other stakeholders. These action plans will identify priorities, responsibilities and opportunities for collaboration over time, recognising that strengthening community wellbeing is a shared responsibility.

Appendix A – Strategic & Policy Alignment

The Community Wellbeing Strategy aligns with Council's strategic direction and is informed by contemporary state, national and international policy relating to wellbeing, prevention, public health, inclusion and place.

Council

- City of Holdfast Bay. *Our Holdfast 2050+ Strategic Plan* (2024)

South Australia

- Government of South Australia. *State Public Health Plan: Healthy | Liveable | Connected*. 2026.
- Government of South Australia. *Inclusive SA: State Disability Inclusion Plan 2025–2029*. 2025.
- Government of South Australia. *South Australian Suicide Prevention Plan 2023–2026*. 2023.
- Preventive Health SA. *Strategic Plan 2025–2029*. 2025.
- Heart Foundation and Preventive Health SA. *Healthy Active by Design (South Australia)*. 2025.
- Preventive Health SA. *Supporting Physically Active Communities: Resource Guide*. 2024.
- Government of South Australia, Office for Ageing Well. *South Australia's Plan for Ageing Well 2026–2036*. 2026.
- Local Government Association of South Australia. *Guide to Regional Public Health Planning: A Resource to Assist in the Preparation and Maintenance of a Regional Public Health Plan*. 2019.

National Policy and Evidence (Australia)

- Australian Government. *National Preventive Health Strategy 2021–2030*. 2021.
- Australian Government. *Measuring What Matters: Australia's First Wellbeing Framework*. 2023.
- Productivity Commission. *Mental Health Inquiry Report*. 2020.
- Australian Institute of Health and Welfare. *Social Isolation, Loneliness and Wellbeing*. 2023.

- Infrastructure Australia. *Australian Infrastructure Audit 2019: Social Infrastructure*. 2019.

International Wellbeing Policy and Practice

- World Health Organization. *Ottawa Charter for Health Promotion*. 1986.
- World Health Organization. *Healthy Cities: Effective Approach to a Rapidly Changing World*. 2020.
- World Health Organization. *Closing the Gap in a Generation: Health Equity Through Action on the Social Determinants of Health*. 2008.
- World Health Organization. *Global Age-friendly Cities: A Guide*. 2007.
- Organisation for Economic Co-operation and Development (OECD). *How's Life? 2024: Well-being and Resilience in Times of Crisis*. 2024.
- Wellbeing Economy Alliance. *Wellbeing Economy Policy Design Guide*. 2023.
- Briguglio, M., Czap, N., & Laffan, K. *Wellbeing and Policy: Evidence for Action*. 2025.
- Fisher, M. *How to Create Societies for Human Wellbeing*. 2024.

Place, Social Infrastructure & Urban Wellbeing

- Project for Public Spaces. *Healthy Places*. 2023.
- University of Derby. *Nature Connected Communities Handbook*. 2024.
- UN-Habitat. *Public Space and Urban Health*. 2024.
- ARUP. *Cities Alive: Designing for Ageing Communities*. 2019.
- Green Adelaide. *Green Public Spaces Principles*. 2023.
- Banwell, C. & Kingham, S. *Living Well in Your Local Neighbourhood: The Value of Bumping and Gathering Spaces*. 2023.

Connection, Participation and Social Capital

- Ending Loneliness Together. *Ending Loneliness Together Evidence Paper*. 2020.
- Holt-Lunstad, J., Smith, T. B. & Layton, J. B. *Social Relationships and Mortality Risk: A Meta-analytic Review*. 2010.

Environment, Climate and Health

- Government of South Australia. *Adelaide Metro Urban Heat and Social Vulnerability Analysis*. 2022.
- Government of South Australia. *South Australian Government Climate Change Resilience and Adaptation Actions*. 2025.
- World Health Organization. *Climate Change and Health*. 2023.

Item No: 15.7

Subject: **SPORTING AND COMMUNITY LEASE AND LICENCE POLICY**

Summary

This report seeks Council's endorsement to release the draft Sporting and Community Lease and Licence Policy for community consultation, following Elected Member workshop consideration of the draft Policy, proposed rental framework, surface charge methodology and engagement approach.

Recommendation

That Council:

- 1. endorses the draft Sporting and Community Lease and Licence Policy, as contained in Attachment 1, for community consultation to be undertaken in accordance with Council's Community Engagement Policy; and**
 - 2. notes that a further report will be presented to Council following completion of the community consultation process, for Council to consider the feedback received from the community and affected stakeholders and any recommended amendments to the draft Policy.**
-

Background

Council undertook a review of the framework for leases, licences and other occupation agreements for Council-owned land and buildings used by sporting, community and educational organisations.

The draft Sporting and Community Lease and Licence Policy (the Policy) seeks to establish a clear, consistent and transparent approach to allocating, managing and reviewing these arrangements, while recognising the significant community benefit delivered by volunteer-based and not-for-profit organisations.

Existing arrangements have developed over time under a range of historical lease terms, rental methodologies and site-specific practices. The draft Policy is intended to provide a more contemporary and consistent framework while retaining flexibility for Council to recognise demonstrated community benefit and site-specific circumstances.

The draft Policy has been refined following Elected Member workshop feedback and now includes a strengthened statement on value and investment return for ratepayers, clearer guidance on matters requiring Council resolution, formal reporting mechanisms for lease renewals and sub-agreements, clarified lessee works approval thresholds, emergency entry and temporary possession provisions, new sponsorship and signage controls, and revised playing field service level definitions.

Report

This report seeks Council's endorsement to release the draft Sporting and Community Lease and Licence Policy for community consultation. A further report will be presented to Council following consultation to summarise feedback received and seek Council's consideration of any recommended amendments and endorsement of a final Policy.

Draft Policy intent

The draft Policy provides a framework for the use of Council-owned properties by sporting, recreation, community and educational organisations. It aims to maximise community benefit, support participation and inclusion, ensure responsible asset management, provide a fair and transparent basis for rental charges and subsidies, and align occupation arrangements with Council's legislative obligations and strategic objectives.

Key elements of the draft Policy

The draft Policy confirms eligibility criteria for subsidised occupation, sub-leasing and lease renewal requirements, a consistent rental framework, key performance indicators, maintenance responsibilities, legislative compliance, standard five-year lease terms, partial cost recovery for playing field service levels, outdoor courts and synthetic surfaces, and transitional arrangements for affected organisations.

Rental framework and transition

Market rent will be informed by independent desktop valuation evidence, with rental modelling initially focused on community clubs whose leases are in holdover or due to expire within the next 12 months.

The rental model presented to Elected Members tested discounted rent settings of 5%, 7% and 10% of assessed market rent, together with a proposed minimum annual rent of \$300, consistent with minimum rent arrangements applied by surrounding local government areas. The draft Policy applies a 7% setting, reflecting workshop discussion and providing a balanced position between ratepayer return, affordability for community organisations and recognition of the public benefit generated by eligible occupiers.

Transitional arrangements are proposed so that the commencing building facility rent under the first new agreement following adoption of the Policy does not exceed a 15% increase above the rent payable immediately prior to commencement, excluding court, synthetic surface and playing surface fees.

The draft Policy also preserves discretion for Council to apply an alternative outcome where specific community benefit, equity considerations or site-specific circumstances justify departure from the standard methodology.

Sporting surfaces, outdoor courts and synthetic surfaces

The draft Policy proposes partial cost recovery for playing field maintenance and operational costs based on service level standards.

Occupiers of Council-owned ovals and playing fields will contribute:

Tier 1 — State/Premier standard:

40% of actual maintenance and operational costs, apportioned according to approved use.

Tier 2 — Local/Club standard:

20% of actual maintenance and operational costs, apportioned according to approved use.

Tier 3 — Basic/Open Space standard:

no contribution.

These costs will be determined annually by Council's Fees and Charges Schedule.

For outdoor courts, it is proposed that clubs with exclusive use of a court be charged an annual usage fee of \$400 per court. No fee will apply to courts available for broader, free community use. This aligns with the proposed approach in other local government areas and is intended to replace existing lease obligations or sinking fund requirements by contributing towards future court renewal.

These fees are not specified in the Policy but will be set annually in Council's Fees and Charges Schedule. The fees referenced above are proposed initial fees for the commencement of the Policy.

Sponsorship and signage

A new sponsorship and signage section has been added to the draft Policy. It requires Administration approval before sponsorship, advertising or promotional signage is displayed on Council land, buildings or facilities. The provisions prohibit signage that is offensive, discriminatory, obscene or unlawful, and do not permit promotion of gambling, tobacco or vaping products.

Lease Renewals and Sub-Lease Consent

The draft Policy proposes a refined governance pathway for lease renewals and sub-agreements. These matters are currently presented to Council for formal determination; however, many are operational in nature where the proposed arrangement is consistent with an existing agreement, the adopted Policy, applicable Community Land Management Plan and Council delegations.

Before an existing agreement expires, Council staff will review the occupier's compliance with the current agreement, community benefit outcomes, facility use and governance arrangements. This review will inform whether a new agreement is appropriate and whether any material changes are proposed to the terms, rental arrangement, subsidy or operating requirements.

The proposed process retains transparency and Elected Member oversight by requiring the Mayor and Elected Members to be notified before an existing agreement is renewed, or before consent is granted to a sub-lease, sub-licence, management agreement or other arrangement that grants occupation, use or management rights over Council land or buildings. Any Elected Member may request that the matter be referred to Council for determination. If no request is received within the specified period, the matter may proceed under delegated CEO authority.

Any approved sub-agreement must be consistent with the head agreement; must not grant rights greater than those held by the head occupier; must not extend beyond the term of the head agreement; and must comply with legislative requirements, any applicable Community Land Management Plan and Council's interests. The head occupier will remain responsible for compliance with the head agreement, including the activities and obligations of any approved sub-occupier or party operating under a management agreement.

Following execution or approval, completed agreements and approved sub-agreements will be reported to Council by way of an Item in Brief. This provides a clear record of matters executed or approved under delegation and ensures Council remains informed of occupation arrangements across Council-owned sporting, community and educational facilities.

Community Centre Leasing Policy

The City of Holdfast Bay currently has a separate Community Centres Leasing Policy, which provides a framework for the leasing of Council-owned community centres and applies to the leasing of community centres within the City. That policy was first approved on 24 April 2018, last reviewed on 8 September 2020 and became effective from 1 July 2021, with the next review identified as 31 July 2025.

The draft Sporting and Community Lease and Licence Policy is intended to bring community centre lease and licence arrangements under the same consolidated policy framework as sporting and other community leases and licences. This will support greater consistency in eligibility, reporting, lease renewal, sub-leasing, maintenance, performance measurement, subsidy and decision-making arrangements across Council-owned sporting, community and educational facilities.

A key change is the rental calculation methodology which is currently based on 2.5% of the Capital Asset Value. The existing Community Centres Leasing Policy was developed specifically for community centre leasing, whereas the draft Policy proposes a broader and more transparent rental framework based on assessed market rent, discounted rent percentages, a minimum annual rent and defined transition arrangements. Moving affected agreements into the new Policy would therefore align future community centre lease arrangements with the same principles proposed for other community and sporting occupiers.

If Council endorses the draft Policy for consultation and later adopts the final Policy, a further recommendation will be presented to Council to revoke the Community Centres Leasing Policy, with affected agreements to be managed under the new consolidated framework.

Community consultation approach

Subject to Council endorsement, community consultation is proposed to be undertaken over a 21-day period from 17 September to 8 October 2026.

The purpose of the consultation is to inform stakeholders about the proposed Sporting and Community Lease and Licence Policy and seek feedback before Council considers the Policy for adoption.

The consultation will provide stakeholders with an opportunity to understand the proposed changes, ask questions and identify any potential impacts or implementation considerations

that should be considered before a final decision is made. It will also assist Council in assessing whether the proposed framework is fair, practical, transparent and fit for purpose.

A key focus of the consultation will be direct engagement with organisations that currently hold a lease or licence with Council. The proposed engagement approach includes:

- Direct correspondence to all lease and licence holders outlining the proposed changes and inviting feedback.
- Follow-up telephone contact with every lease and licence holder to ensure they are aware of the consultation, understand how to participate and have the opportunity to ask questions.
- Opportunities for organisations to meet with Council officers to discuss the draft Policy and its potential implications.
- Provision of indicative information regarding proposed charges under the draft Policy where relevant to a lease or licence holder where a new market rental valuation has been obtained.
- A dedicated Your Holdfast project webpage, including access to the draft Policy and an online survey.
- Hard-copy survey options for those who prefer to provide feedback in writing and the option to provide feedback via letter and email.
- Promotion of the consultation will be undertaken through Council's communication channels, including social media, Council's website, Holdfast News e-newsletter and in the libraries to encourage broader community awareness and participation.

Feedback received from lease and licence holders, community organisations and the broader community will be reviewed and considered before a final Policy is presented to Council for consideration.

Budget

There is no additional budget allocation sought through this report. Consultation costs, including preparation of the YourHoldfast webpage, survey, correspondence and stakeholder meetings, will be met from existing operating budgets.

The financial implications of the Policy, including discounted rent settings, playing field contributions, court usage fees and synthetic surface charges, will be considered through subsequent leasing decisions, future reports where required, and Council's annual Fees and Charges process.

Life Cycle Costs

The draft Policy supports improved life cycle asset management by clarifying maintenance responsibilities, introducing contributions towards playing field maintenance and operational costs, and establishing court and synthetic surface fees to contribute towards future renewal.

The proposed court fee and synthetic pitch contribution are intended to replace or rationalise existing sinking fund obligations, with charges reviewed annually through Council's Fees and Charges Schedule.

Strategic Plan

The proposal supports Council's strategic focus on responsible asset management, community participation, inclusion and transparent decision-making by establishing a consistent framework for occupation of Council-owned sporting, community and educational facilities. The consultation process will provide affected stakeholders and the broader community with an opportunity to comment on the draft Policy before Council considers final adoption.

Council Policy

The report relates to the draft Sporting and Community Lease and Licence Policy, Council's Community Engagement Policy and the existing Community Centres Leasing Policy. If Council adopts the final Sporting and Community Lease and Licence Policy following community consultation, a further recommendation will be presented to Council to revoke the Community Centres Leasing Policy so affected community centre agreements can be absorbed into the new consolidated framework.

Statutory Provisions

The *Local Government Act 1999* applies, including provisions relating to community land, Community Land Management Plans, public consultation and the granting of leases and licences over community land. Section 202 of the Act is relevant where Council proposes to grant a lease or licence over community land for a term exceeding five years.

Any future agreements entered into under the Policy will need to be consistent with applicable legislative requirements, adopted Community Land Management Plans, Council delegations, and any required Council resolutions.

Written By: Manager Property Services

General Manager: Assets and Delivery, Ms C Hughes

Attachment 1

SPORTING & COMMUNITY LEASE AND LICENCE - DRAFT

Council Policy

1. Purpose

The purpose of this Policy is to provide the City of Holdfast Bay with a clear, consistent, and transparent framework for allocating, managing and reviewing leases, licences and other occupation agreements for Council-owned land and buildings used for sporting and community purposes.

This Policy will:

- Maximise community benefit from Council-owned property assets
- Support participation in sport, recreation, culture, education and community activities
- Ensure Council assets are managed responsibly and sustainably
- Provide a fair and transparent basis for determining rental charges and subsidies
- Recognise the contribution of volunteer-based organisations
- Ensure consistency in leasing and licensing decisions
- Encourage effective use and shared use of community facilities
- Align occupation arrangements with Council's strategic objectives and legislative obligations.

2. Scope

This Policy applies to:

- Council-owned buildings
- Community centres and facilities
- Sporting facilities
- Clubrooms and pavilions
- Recreation reserves
- Sporting surfaces and associated infrastructure
- State government educational facilities located on Council land
- Community Land as defined under the *Local Government Act 1999*
- Any lease, licence, permit or occupation agreement granted by Council to sporting, recreation, educational, community or not-for-profit organisations.

This Policy does not apply to:

- Commercial tenancies primarily operating for private profit
- Residential tenancy agreements
- Casual hirings and short-term bookings
- Utility infrastructure agreements
- Telecommunications agreements
- Occupation arrangements governed by another Council policy.

3. Roles and Responsibilities

Council Members	Adoption of the Sporting & Community Lease and Licence Policy. Oversight of property management and leasing provisions related to the Policy.
Chief Executive Officer	Oversight of property management within delegated authority.
All General Managers and Senior Managers	Champion principles from the Sporting, Community and Educational Property Occupation Policy to ensure responsible management of Council's property portfolio.
All Managers	Ensure relevant staff are aware of and appropriately trained on the Sporting & Community Lease and Licence Policy to support implementation and ongoing management of Council's property portfolio.
Employees	Support the Sporting & Community Lease and Licence Policy via education and reporting potential property related risks to the Property Services Team.
Property Services Team	Responsible for: • Maintaining and reviewing the Sporting & Community Lease and Licence Policy • Supporting compliance and implementation of the Sporting & Community Lease and Licence Policy.

4. Policy Statement

Council recognises that sporting, recreation, community and educational organisations make an important contribution to participation, wellbeing, inclusion, social connection and community life across the City of Holdfast Bay.

Council may provide subsidised occupation where an organisation demonstrates a clear local community benefit and where the subsidy represents a reasonable, equitable and sustainable use of public assets.

Council seeks to balance:

- Community outcomes
- Equitable access
- Financial sustainability
- Responsible asset management
- Value on investment return for rate payers
- Transparency
- Accountability
- Long-term community benefit.

Council will apply the following principles when making decisions under this Policy.

Community Benefit

4.1. Council property should be used to maximise community outcomes.

Equity and Consistency

- 4.2. Comparable organisations should be treated consistently while recognising differing circumstances.

Transparency

- 4.3. Rental subsidies should be clear and capable of public explanation.

Sustainability

- 4.4. Council assets should be managed responsibly and sustainably.

Accountability

- 4.5. Organisations receiving subsidised occupation should demonstrate appropriate governance and community outcomes.

Shared Use

- 4.6. Facilities should be utilised efficiently and shared where practical.

Legislative Compliance

- 4.7. Council will ensure that all occupation arrangements comply with legislative requirements and, where applicable, are consistent with the adopted Community Land Management Plan for the land.

5. Rental Framework

5.1 Objectives

The Rental Framework aims to:

- Provide a consistent, transparent and equitable approach to determining rent for the occupation and use of Council land and buildings
- Recognise and support the community benefit delivered by eligible sporting, recreation and community organisations
- Ensure that rental arrangements appropriately reflect the nature of the occupation, the level of community benefit provided, and the responsibilities assumed by the occupier
- Establish a clear methodology for determining market rent and the application of Council subsidies
- Support the sustainable management of Council assets and facilities
- Ensure that decisions relating to the occupation and use of Council land are made in accordance with relevant legislative requirements and Council policies
- Ensure that any lease, licence, occupation agreement or other approved use of Community Land is not inconsistent with the adopted Community Land Management Plan for that land.

5.2 Determination of Market Rent

Council will determine market rent for the relevant land and/or building using an independent desktop valuation prepared by a suitably qualified valuer.

The market rent represents the full economic value of the occupation before the application of any Council subsidy.

5.3 Standard Community Rent

For eligible sporting and community organisations, Council will ordinarily apply an annual rental charge equal to 7% of the assessed market rent.

The difference between the market rent and the rent charged represents a community subsidy provided by Council.

To be eligible for the standard community rent an organisation must:

- Operate on a not-for-profit basis
- Provide a demonstrated local community benefit
- Maintain appropriate governance arrangements
- Comply with the requirements of its agreement
- Provide annual performance information required by Council
- Satisfy any eligibility requirements determined by Council.

If an organisation does not meet all eligibility requirements, Council may determine, by resolution, to apply a higher rental percentage, including full market rent.

Failure to provide annual performance information will constitute a breach of the agreement.

A minimum fee of \$300 (excluding GST) per annum will be payable should the discounted rent be calculated at less than \$300.

5.4 Alternative Rental Determinations

Council may approve a rental percentage higher or lower than the standard community rent where specific community benefit justifies a different outcome.

Any alternative rental determination must be approved by resolution of Council.

5.5 Sporting Surfaces, Outdoor Courts, Shared Use Buildings and Bespoke Facilities

5.5.1 Fine Turf Facilities

Occupiers of specialist fine turf facilities will be responsible for all maintenance, operational and presentation costs associated with those facilities.

5.5.2 Ovals and Playing Fields

Occupiers of Council-owned ovals and playing fields will contribute:

Tier 1 (State / Premier): 40% of actual maintenance and operational costs on a pro-rata basis relative to approved usage unless otherwise determined by resolution of Council.

Tier 2 (Local / Club): 20% of actual maintenance and operational costs on a pro-rata basis relative to approved usage unless otherwise determined by resolution of Council.

Tier 3 (Basic / Open Space): 0% of actual maintenance and operational costs on a pro-rata basis relative to approved usage unless otherwise determined by resolution of Council.

These costs will be determined annually by Council's Fees and Charges Schedule.

5.5.3 Outdoor Courts and Synthetic Surfaces

Occupiers who have exclusive use of outdoor courts and synthetic surfaces will pay an annual court usage fee per court or per synthetic surface as determined annually by Council's Fees and Charges Schedule. This fee represents the occupier's contribution towards future court renewal and resurfacing which, for the avoidance of doubt, will be entirely at Councils discretion and in accordance with councils adopted asset management plans and financial priorities. Annual usage fees may be paid from already established "sinking funds" where this is a provision in an occupiers existing agreement.

5.5.4 Shared Use Buildings

If a building is occupied by more than one organisation, Council will usually determine each occupier's rent by reference to its exclusive floor area plus a reasonable apportionment of shared or common areas.

Shared or common areas may include, but are not limited to:

- Kitchens and kitchenettes
- Meeting rooms
- Amenities and change facilities
- Foyers and reception areas
- Circulation spaces
- Storage areas
- Other facilities available for shared use.

Council will determine the apportionment of shared or common areas having regard to the layout of the facility, the extent of occupation and the level of access to shared spaces.

Where utilities and services are separately metered, occupiers will be responsible for the costs attributable to their individual consumption in accordance with the terms of the relevant lease, licence or occupation agreement.

Where separate metering is not available, Council may determine a grossed-up rental amount that incorporates a contribution towards utility and operating costs including, but not limited to:

- Electricity
- Gas
- Water
- Sewerage
- Waste collection
- Communications services
- Other building operating costs.

The utility and operating cost component will generally be apportioned between occupiers on a pro rata basis having regard to:

- The area occupied
- The proportion of common areas allocated to the occupier
- The nature and intensity of use
- Operating hours

- Historical usage patterns
- Historical utility costs incurred by Council
- Any other factor considered relevant by Council.

For the purposes of determining the initial rental amount, Council will generally utilise historical utility consumption and cost data for the facility together with any other information considered relevant.

Council may review the utility and operating cost component of a grossed-up rent each year if there is a material difference between actual costs incurred by Council and the amount recovered from occupiers.

- The actual utility and operating costs incurred by Council
- The amount recovered from occupiers through the rental arrangement.

Any adjustment to the utility and operating cost component will be supported by documented evidence of actual costs and will be communicated to the occupier in writing.

Nothing in this section limits Council's ability to install separate metering and require occupiers to pay utility costs based on actual consumption where Council considers this to be appropriate.

Council notes that full cost recovery is not always attainable in shared use buildings.

5.3.5 Bespoke Sporting and Recreation Facilities

Council may determine specific arrangements for facilities requiring unique infrastructure, operational arrangements or cost-sharing models e.g. for sports such as Basketball and Volleyball.

5.3.6 Kindergartens and Schools

Council may determine specific rental arrangements for schools and kindergartens occupying Council land having regard to community benefit, shared use, maintenance responsibilities and legislative requirements.

5.3.7 Equity Occupants

Recognition as an Equity Occupant may be considered by Council when assessing rental determinations and an additional discretionary percentage discount applied.

Recognition does not create an automatic entitlement to a reduced rental charge.

5.3.8 Transition Arrangements

Unless otherwise determined by Council, the commencing building facility rent (excluding court, synthetic surface or playing surface fees) under the first agreement entered into following adoption of this Policy shall not exceed a 15% increase above the rent payable immediately prior to commencement of the new agreement (with the exception of those organisations transitioning from a peppercorn rental agreement to the new framework), noting that the costs of Fire Safety requirements and Buildings Insurance will be included in the rent for new agreements under this policy.

6. Community Benefit and Key Performance Measurers

- 6.1 An organisation that receives subsidised occupation under this Policy must demonstrate ongoing community benefit and satisfactory organisational performance.

Performance Area	Examples of Evidence
Participation	Membership numbers, junior participation, female participation and participation by people living with disability.
Community Access	Shared use arrangements, public access opportunities and community events.
Volunteer Contribution	Volunteer numbers and volunteer hours.
Governance	AGM records, constitutions and compliance obligations.
Financial Sustainability	Annual financial statements and evidence of viability.
Community Development Outcomes	Inclusion programs, youth programs and partnerships.
Facility Management	Compliance with maintenance obligations and lease conditions.

- 6.2 If an organisation fails to provide requested documentation within 90 days of Council's request, Council may issue a breach notice in accordance with the relevant Occupation Agreement. If the requested documentation remains outstanding 120 days after Council's request, a report may be presented to Council for consideration, which may result in Council determining to terminate the agreement.

7. Community Land Management Plans

- 7.1 If land is classified as Community Land, Council must consider the relevant Community Land Management Plan before granting, renewing, varying or assigning an Occupation Agreement.
- 7.2 Council will not grant, renew or vary an Occupation Agreement if the proposed use is inconsistent with the adopted Community Land Management Plan for the land.
- 7.3 Where a proposed occupation arrangement requires a change to the permitted use of Community Land, Council must first amend the relevant Community Land Management Plan and undertake any consultation or statutory processes required under the *Local Government Act 1999* before the occupation arrangement may be approved.
- 7.4 All reports seeking Council approval for a lease, licence or occupation agreement relating to Community Land should identify the relevant Community Land Management Plan and confirm that the proposed arrangement is consistent with that Plan.

8. Lease Terms

- 8.1 Council will grant leases, licences and occupation agreements for a term of up to five (5) years. The five-year term is Council's standard and preferred tenure.
- 8.2 Longer Term Leases
- 8.2.1 A lease term exceeding five (5) years may only be granted where:
- Significant capital investment is proposed by the lessee
 - Council has resolved to grant a longer-term lease.
- 8.2.2 Council acknowledges that pursuant to the *Local Government Act 1999*, a lease or licence over Community Land exceeding five (5) years requires public consultation before Council may make a final decision.

8.2.3 Nothing in this Policy creates an entitlement to a lease term exceeding five years.

9. Subleases, Licences, Management Agreements and Third-Party Occupation

9.1 For the avoidance of doubt, management agreements are deemed to be sub-agreements for the purposes of this Policy.

9.2 Approval Requirements

9.2.1 An occupier must not enter into a sublease, licence, management agreement or any other arrangement that grants occupation, use or management rights over Council land or buildings without Council's prior written approval.

The Mayor and Elected Members will be notified by email and given an opportunity to request that the sub-agreement be reported to Council. Any Elected Member may request that a report be presented to Council.

Where no request is received within the specified period, the approval for the sub-agreement may be granted by Council staff under delegated authority. Where a request is received, the matter will be presented to Council for determination.

9.2.2 Any approved sub-agreement must:

- Be consistent with the head agreement
- Not grant rights greater than those held by the head occupier
- Not extend beyond the term of the head agreement
- Comply with legislative requirements
- Comply with any applicable Community Land Management Plan
- Not prejudice Council's interests.

9.2.3 The head occupier remains responsible for compliance with the head agreement.

9.2.4 Upon approval, sub-agreements will be reported to Council via an Item in Brief.

9.3 Community and Sporting Organisation Sub-Agreements

9.3.1 Where a sub-agreement is proposed with a community, sporting, recreation or not-for-profit organisation that satisfies the eligibility requirements contained within this Policy, the sub-agreement should:

- Be on substantially the same terms and conditions as the head agreement where relevant
- Support the delivery of community benefit outcomes
- Not be inconsistent with the purpose for which the facility was allocated
- Not breach any provision of the head agreement
- Not be entered into for the purpose of generating a profit from a subsidised Council facility.

Unless Council approves otherwise, the fee payable under a sub-agreement of this kind must not exceed the equivalent occupation cost paid by the head occupier for the relevant area or facility.

9.4 Commercial and Educational Sub-Agreements

9.4.1 Any sub-agreement with:

- A commercial operator

- Private business
- Educational institution
- Government agency
- Other organisation that does not qualify for subsidised occupation under this Policy, must be approved by Council prior to commencement.

Council will have regard to competitive neutrality principles when assessing such arrangements.

9.5 Revenue Sharing Arrangements

9.5.1 If an occupier enters into an approved sub-agreement with a commercial entity, educational institution or another organisation that does not qualify for subsidised occupation under this Policy:

- A commercial entity
- An educational institution
- Another organisation that does not qualify for subsidised occupation under this Policy
- Council will generally be entitled to receive thirty per cent (30%) of the net revenue received by the head occupier from the sub-agreement, regardless of any deemed 'equity' in the premises.

9.5.2 For the purposes of this section, net revenue means the amount received by the head occupier less any direct costs reasonably incurred in connection with the sub-agreement and approved by Council, including utilities, cleaning, security, administration and other directly attributable operating expenses.

9.6 Reporting Requirements

9.6.1 Council may require an occupier to provide copies of agreements, financial information, occupancy details and any other information reasonably required to assess compliance with this Policy or the head agreement.

9.6.2 Failure to comply with this section may constitute a breach of the head agreement.

10. Gaming Machines

10.1 Council recognises that a small number of Council-owned facilities may historically contain gaming machines that were lawfully installed prior to the adoption of this Policy.

10.2 Existing gaming machines operating from Council-owned facilities at the date of adoption of this Policy may continue to operate subject to:

- Compliance with all legislative requirements
- Compliance with the relevant lease, licence or occupation agreement.

10.3 Council will not support:

- The installation of new gaming machines within Council-owned facilities
- The transfer of gaming machine entitlements to a Council-owned facility where gaming machines do not currently exist
- An increase in the number of gaming machines operating from a Council-owned facility
- The establishment of new gaming venues within Council-owned buildings or on Council-owned land.

- 10.4 Any proposal relating to gaming machines within a Council-owned facility must be referred to Council for determination.

11. Renewal of Existing Leases, Licences and Occupation Agreements

- 11.1 Before an existing agreement expires, Council staff will review compliance, community benefit outcomes, facility use and governance arrangements.
- 11.2 At least 6 months prior to expiry, the Mayor and Elected Members will be notified by email and given an opportunity to request that the matter be reported to Council.

Information Provided to Mayor and Elected Members

Information	Description
Organisation	Name of the organisation occupying the facility
Facility	Details of the land, building or facility occupied
Proposed Term	Proposed term of the new agreement
Proposed Rental Arrangement	Rent and any applicable subsidy proposed under this Policy
Proposed Changes	Summary of any material changes from the existing agreement
Compliance	Confirmation of compliance with the existing agreement
Other Relevant Matters	Any other information considered relevant

- 11.3 Any Elected Member may request that a report be presented to Council.
- 11.4 Where no request is received within the specified period, the agreement may be executed by Council staff under delegated authority.
- 11.5 Where a request is received, the matter will be presented to Council for determination.
- 11.6 Upon execution, agreements will be reported to Council via an Item in Brief.

12. Allocation of Vacant or New Facilities

- 12.1 If a Council-owned building, facility or parcel of land becomes available for occupation, Council will ordinarily allocate the site through an Expression of Interest process.
- 12.2 Expression of Interest Assessment Criteria

Assessment Criterion	Considerations
Community Benefit	Demonstrated benefit to residents and the community
Strategic Alignment	Alignment with Council's strategic objectives
Proposed Use	Suitability of the proposed use
Governance and Capability	Organisational capability and governance arrangements
Financial Sustainability	Long-term viability
Participation Outcomes	Membership and participation levels

Assessment Criterion	Considerations
Community Access	Shared use and public access
Capital Investment	Proposed investment in facilities
Asset Management	Sustainable management of the asset
Other Relevant Factors	Any criteria determined by Council

The allocation of a vacant or newly available facility will be determined by Council resolution.

12.3 Circumstances Where an Expression of Interest Process May Not Be Required

Circumstance	Description
Sole Logical Occupant	Only one suitable occupier exists
Legislative Requirement	Legislation requires a specific arrangement
Interim Occupation	Temporary occupation pending a future EOI
Strategic Requirement	Direct allocation is in the community interest
Other Exceptional Circumstances	Circumstances determined by Council

Any decision to waive an Expression of Interest process must be approved by resolution of Council.

13. Maintenance Responsibilities

- 13.1 Maintenance responsibilities will be allocated through individual agreements. A standard template of maintenance obligations will be used for occupation agreements which will be varied only at the sole discretion of Council.

14. Lessee Works and Improvements

- 14.1 No alterations, additions or improvements may be undertaken without prior written approval from Council. If the proposed lessee work total amount (including GST) is:
- under \$5,000 – Senior Property Officer to approve
 - between \$5,000 and \$25,000 – Manager, Property Services to approve
 - between \$50,000 and \$100,000 – General Manager Assets and Delivery to approve
 - exceeds \$100,000 - approval by resolution of Council

15. Shared Use of Facilities

- 15.1 Council encourages shared use of facilities wherever practical.

16. Compliance and Review

- 16.1 Council may review, vary, terminate or decline to renew an agreement where the occupier breaches the agreement, no longer provides community benefit, or fails to comply with legislative or policy requirements. All new agreements will include appropriate termination clauses.

17. Emergency Entry and Temporary Possession

- 17.1 New agreements will be drafted such that in the event of an emergency, Council or its authorised representatives may enter the leased premises at any time without prior notice. During such emergency the Council may take immediate control of the leased premises to safeguard the building, carry out urgent repairs or facilitate emergency relief operations.

18. Delegations

- 18.1 The granting of a new lease, licence or occupation agreement following an Expression of Interest process is reserved to Council.
- 18.2 The renewal of an existing lease, licence or occupation agreement may be exercised under delegation where no Elected Member has requested that the matter be presented to Council.

19. Sponsorship and Signage

- 19.1 Occupiers may enter into sponsorship arrangements to support the delivery of sporting, recreation, community or educational activities, subject to the requirements of this Policy and the relevant Occupation Agreement.
- 19.2 No sponsorship, advertising, or promotional signage may be erected, displayed, installed or affixed on Council land, buildings, structures, fences, reserves or other Council assets without the prior written approval of Council administration.
- 19.3 Council administration may require the occupier to provide details of the proposed sponsor, sponsorship agreement, signage design, location, dimensions, duration and any other information reasonably required to assess the proposal.
- 19.4 In considering a sponsorship signage proposal, Council administration may have regard to:
- the visual amenity of the site and surrounding area
 - public safety and operational considerations
 - consistency with the purpose of the facility and the occupier's approved use
 - compliance with applicable legislation, planning requirements and Council policies
 - the nature, reputation and activities of the proposed sponsor
 - community expectations and the public interest
 - any other matter considered relevant by Council administration.
- 19.5 Council administration will not approve sponsorship, advertising or promotional signage that:
- is offensive, discriminatory, obscene or unlawful
 - promotes hatred, violence or unlawful behavior
 - is inconsistent with Council values or strategic objectives
 - promotes gambling, tobacco, vaping products or any other category prohibited by Council from time to time
 - is otherwise considered by Council to be inappropriate for display on a public community facility.
- 19.6 Council administration may require the removal of any signage that has been installed without approval or that no longer complies with this Policy and may recover any reasonable costs incurred in removing such signage from the occupier.

20. Definitions

Key term or acronym	Definition
Community Organisation	An incorporated association, registered charity, not-for-profit organisation, community group or similar entity that:

	• Operates primarily for community benefit • Reinvests any surplus into its objectives • Does not distribute profits to members • Delivers services, programs or activities that contribute to community wellbeing.
Local Community Benefit	A demonstrable benefit provided primarily to residents of the Council area through participation, service delivery, recreation, cultural, educational, health, wellbeing or community development outcomes.
Gambling	The payment or staking of money or another form of consideration on an outcome that is wholly or partly dependent on chance, including gaming, betting, lotteries, raffles and other games of chance.
Sporting Organisation	An incorporated sporting or recreation organisation that: • Operates on a not-for-profit basis • Provides structured sporting or recreation opportunities • Is affiliated with a recognised governing body where appropriate • Delivers community sporting outcomes.
Community Benefit	A positive outcome delivered to residents through activities such as: • Sport and recreation • Youth development • Arts and culture • Community services • Volunteering • Education • Health and wellbeing • Social inclusion • Environmental initiatives • Heritage preservation.
Community Land	Land classified as Community Land pursuant to the <i>Local Government Act 1999</i> .
Community Land Management Plan	A management plan adopted by Council for Community Land in accordance with Section 196 of the <i>Local Government Act 1999</i>. A Community Land Management Plan identifies the purpose, use, management objectives and performance targets for Community Land and may specify the nature and extent of any permitted occupation, use, lease, licence or other activity on that land.
Equity Occupant	An organisation that has made a significant contribution to the establishment, development, improvement or ongoing sustainability of a Council facility through capital investment, fundraising, volunteer labour, asset transfer, maintenance obligations or other recognised contributions.
Market Rent	The rental value determined in accordance with Section 5 of this Policy.
Occupation Agreement	A lease, licence, permit or other agreement that grants occupation or use of Council land or buildings.
Playing Field Turf Service Level Standards	Tier 1 (State / Premier): High-quality, heavily utilised community fields used by peak sporting bodies. Maintained for frequent

	competition use. Supports statewide competition, for example SANFL State League or SACA Premier Cricket. Tier 2 (Local / Club): Standard community-level grounds. These support both match play and localised training, requiring regular mowing, aeration, and moderate fertilizer programs. Supports community competition e.g. Adelaide Football League or Adelaide Turf Cricket Association. Tier 3 (Basic / Open Space): Unlined or lower-quality open reserves meant primarily for unstructured recreation or low-impact sports (like athletics or junior cricket).
--	--

21. Administration Use Only

Reference Number:	
Strategic Alignment:	
Strategic Risk:	
Responsible Officer(s):	
Approval Date and Council Resolution Number:	06/07/25, C080725/9094
Approval History (Council), including GM approval:	
Review Cycle:	Three years
Applicable Legislation:	
Related Policies:	
Other Reference Documents:	

Item No: 15.8

Subject: **WIGLEY RESERVE KIOSK LITTLE EATERY– VARIATION TO LEASE PLAN**

Summary

Unique Hospitality Group Pty Ltd, trading as Little Eatery, currently leases a portion of Wigley Reserve, Adelphi Terrace, Glenelg North, for the operation of a café and associated outdoor dining area pursuant to a lease that commenced on 1 December 2025.

The lessee has requested a variation to the lease plan to reflect minor amendments associated with the approved construction of a verandah/shelter structure adjacent to the kiosk. The proposed amendments are minor in nature and do not alter the total leased area of 134.8m², the term of the lease, the permitted use, or the rent payable under the lease.

The report is seeking Council approval for a variation of the Lease Plan to reflect the area being utilised by the lessee.

Recommendation

That Council:

- 1. approves the variation of the lease plan for the premises leased by Unique Hospitality Group Pty Ltd at Adelphi Terrace, Glenelg North, to reflect the amended leased area as shown in Attachment 1.**
 - 2. notes the variation does not alter the total leased area of 134.8 square metres or the annual rent payable under the Lease.**
 - 3. authorises the Mayor and Chief Executive Officer to attest to the affixation of the Common Seal of the City of Holdfast Bay to the Deed of Variation and any other documents required to give effect to this resolution.**
-

Background

Council endorsed a lease at the Council meeting on 14 October 2025 (C141025/9187) with Unique Hospitality Group Pty Ltd for occupation of a portion of Wigley Reserve for the operation of a café, kiosk and outdoor dining area. The lease commenced on 1 December 2025 for a term of five years which includes a right of renewal for a further term of five years.

Report

Council has received a request to amend the lease plan attached to the lease held by Unique Hospitality Group Pty Ltd at Wigley Reserve. The purpose of the amendment is to align the lease documentation with the approved and constructed verandah/shelter works and associated site layout.

During the review of the approved and constructed layout, it was identified that the occupied area would exceed the maximum leased area of 134.8m² provided for under the lease. The lessee was advised that any area in excess of 134.8m² would require an increase to the leased area and payment of additional rent calculated on a pro-rata square metre basis. It was estimated that retaining the existing layout would require an additional leased area of approximately 18m².

The lessee elected not to pursue an increase to the leased area and associated rental payments. Instead, the lessee agreed to amend the layout to ensure the leased area remains within the approved 134.8m². A revised lease plan has subsequently been prepared to reflect the agreed layout.

The revised lease plan has been prepared based on the agreed layout and includes:

- Removal of a single table nearest to Adelphi Terrace.
- Retention of the timber picnic tables fronting the car park.
- Removal of references in the plans to sandstone planters along the car park.
- Removal of the three western-most tables nearest to the Patawalonga.

The tables and seating affected by these amendments are the property of Unique Hospitality Group Pty Ltd and not Council.

Area	Dimensions	SQM
Open Dining - Adelphi end	4200 x 3200	13.44
Verandah - Main	12100 x 4830	58.443
Verandah - Servery	2550 x 2550	6.5025
Kiosk (excl overhang)	3440 x 1950	6.708
Dining - Front of carpark (1800 tables less 600 overhang)	12100 x 1200	14.52
Dining - Patawalonga end	7200 x 4880	35.136
		134.8

Variation

The revised layout ensures that the leased area remains within the approved 134.8m² and does not result in any increase to the leased area, rent payable, lease term, permitted use, or any other material lease condition.

It is proposed that a new Lease Plan be inserted into the existing lease by way of a Deed of Variation.

Bank Guarantee

The lease requires the provision of a bank guarantee of not less than \$10,000. The required bank guarantee which had been outstanding, has now been provided by the lessee.

Planning Approval

Planning approval was required for the verandah/shelter works. Planning Consent was granted by Council on 3 February 2025 and Development Approval, including planning and building consent, was issued on 26 March 2025.

Council officers are satisfied that the necessary planning approvals have been obtained. Furthermore, there are no known outstanding planning compliance matters associated with the development.

Budget

There are no budget implications arising from the proposed lease variation, as the variation does not alter the total leased area or the annual rent payable under the Lease. Any costs associated with the Deed of Variation are expected to be recovered from the Lessee in accordance with the Lease.

Life Cycle Costs

There are no additional life cycle costs to Council associated with the proposed variation to the lease plan.

Strategic Plan

The proposed lease variation supports Council's commitment to effective governance and responsible management of Council assets by ensuring lease documentation accurately reflects the approved and constructed site layout.

Council Policy

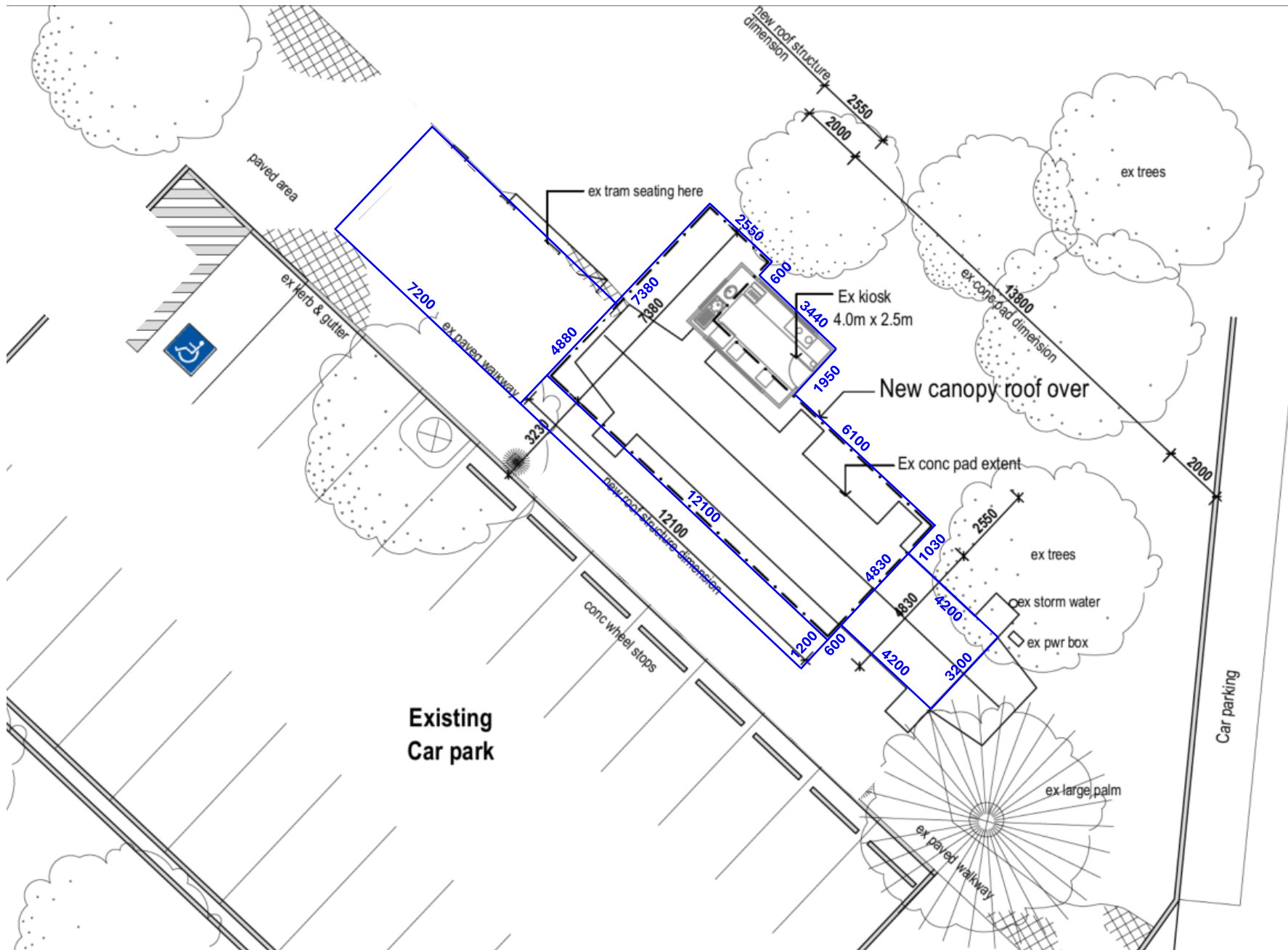
The variation is consistent with Council's property management and leasing practices and ensures Council records remain accurate and up to date. It does not alter the leased area, lease term, permitted use or annual rent payable under the Lease.

The proposal is consistent with Council's powers under the *Local Government Act 1999 (SA)* to manage and deal with its property interests and is limited to updating the lease plan to reflect the approved and constructed site layout.

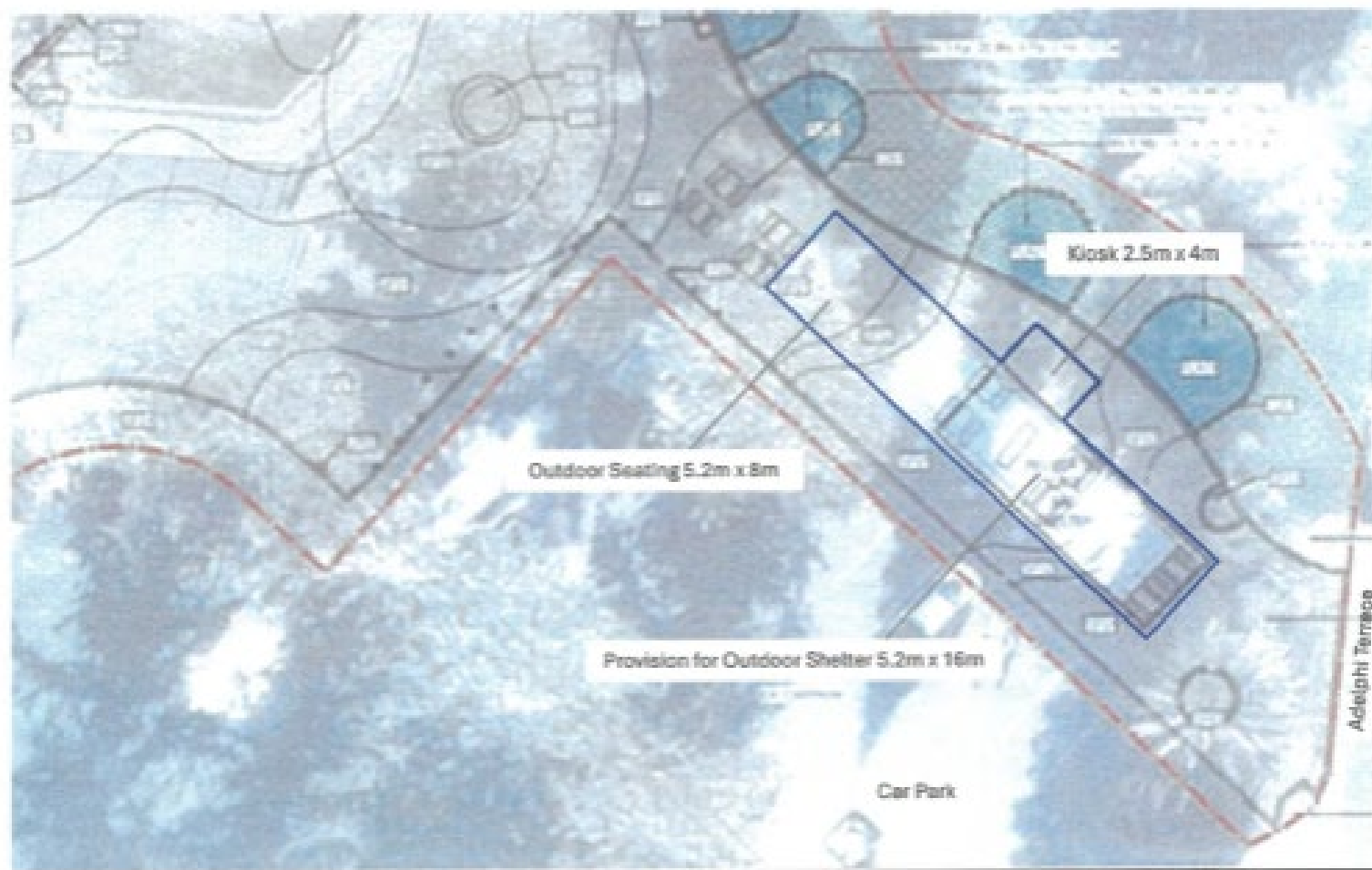
Written By: Manager, Property

General Manager: Assets and Delivery, Ms C Hughes

Attachment 1



Revised Lease Plan Variation – Wigley Reserve Kiosk



Existing Plan – Wigley Reserve Kiosk

Item No: 15.9

Subject: **WAYFINDING FOR BRIGHTON BEACHFRONT HOLIDAY PARK**

Summary

In October 2023, Councillor Lindop submitted a Motion on Notice requesting an audit of wayfinding to the Brighton Beachfront Holiday Park, including consideration of naming the access road from Burnham Road to the car park, kiosk and Holiday Park entrance.

Following consultation with representatives of the Kurna Advisory Group, it is proposed that the access road be named Tulukutangga Way, recognising the cultural significance of the area and its Kurna place name.

The access road is not a dedicated public road reserve. The proposed name would therefore operate as an informal wayfinding designation and would not create a formal road address or alter land titles.

This report seeks Council's approval of the proposed name and authority for Administration to notify relevant stakeholders and submit the name to digital mapping and navigation providers for consideration.

Recommendation

That Council:

- 1. approves the informal naming of the access road connecting Burnham Road and the Brighton Beachfront Holiday Park as Tulukutangga Way;**
 - 2. notes the informal name does not create a formal road or street address and does not alter land titles;**
 - 3. authorises Administration to notify the Brighton Beachfront Holiday Park, Nest Kiosk, emergency and service authorities and other affected stakeholders of the informal name;**
 - 4. authorises Administration to submit the name and relevant location information to digital mapping and navigation providers for consideration for inclusion within their systems;**
 - 5. notes that this decision completes the outstanding action arising from Motion on Notice – Brighton Beachfront Holiday Park – Councillor Lindop (C101023/7574) regarding the naming of the access road to the Brighton Beachfront Holiday Park.**
-

Background

In October 2023, Councillor Lindop submitted a Motion on Notice in response to anecdotal reports that visitors were missing the entrance to the Brighton Beachfront Holiday Park and that some caravans were attempting to access the site from the northern end near the Seacliff Surf Life Saving Club.

Council resolved that Administration undertake an audit of signage and other wayfinding measures associated with the Brighton Beachfront Holiday Park and investigate:

1. naming the access road connecting Burnham Road to the Holiday Park, kiosk and car park;
2. improving satellite navigation identification of the Holiday Park through the use of a road name; and
3. opportunities for additional directional signage.

A subsequent report was presented to Council in February 2024, which provided an update on the wayfinding audit and sought Council's support for the informal naming of the access road, with Administration to return to Council with naming options.

This report addresses the remaining action associated with the proposed naming of the access road.

Report

The Kingston Park Coastal Reserve and Brighton Beachfront Holiday Park are located within an area of significant Aboriginal cultural heritage. The area forms part of the Tjilbruke Dreaming Track and has strong cultural connections to Kurna Country.

The request to name the currently unnamed access road provides an opportunity to improve visitor wayfinding while also strengthening recognition of the area's Aboriginal cultural heritage.

The access road links Burnham Road with the Brighton Beachfront Holiday Park, Kingston Park Coastal Reserve and Nest Kiosk. Providing a recognisable name for the route will assist visitors in identifying the correct access point and support consistent referencing across visitor information and digital mapping platforms.

As the access road is not a dedicated public road reserve, Council is not undertaking a formal road naming process. Rather, the proposed name would operate as an informal wayfinding designation. The name would not create a legal road address, alter property addressing, or require changes to land titles.

The Council's Kurna Advisory Group was consulted regarding an appropriate name. The Group endorsed Tulukutangga Way, recognising Tulukutangga as the Kurna place name associated with the area and acknowledging the cultural significance of the location

Subject to Council approval, Administration will notify relevant stakeholders and submit the name and associated location information to digital mapping and navigation providers, including Google Maps, Waze and Apple Maps, for consideration. Acceptance and

implementation of the name within these systems remains at the discretion of individual providers.

The existing formal property addresses and emergency location information will continue to apply.

As the access road is not a public road reserve, public consultation is not required. Targeted consultation will occur with the Brighton Beachfront Holiday Park and Nest Kiosk regarding implementation of the informal name and associated wayfinding updates.

Budget

Implementation of the informal naming proposal, including stakeholder notification and submissions to digital mapping providers, can be undertaken within existing operational resources.

No new signage or infrastructure is proposed as part of this report. Any future signage improvements would be considered separately through the normal budget process.

Life Cycle Costs

Not applicable. The proposal does not create a new asset or materially change the life cycle costs of an existing asset.

Strategic Plan

The proposal supports the intent of Our Holdfast 2050+ by improving access and wayfinding, recognising Kaurna cultural heritage and contributing to a welcoming and connected place.

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Chief Executive Officer

Chief Executive Officer: Ms P Jackson

Item No: 15.10

Subject: PERMANENT SIGNAGE AT SEACLIFF AMENITIES BLOCK

Summary

At its meeting on 12 May 2026, Council endorsed a Motion on Notice from Councillor Lindop requesting that Administration investigates the establishment of permanent interpretive signage at the Seacliff amenities block to highlight the unique features of the building including artwork, building design and environmental initiatives incorporated into the design. The proposed signage may include a plaque and information board, acknowledging the Kurna connection and the environmental initiatives associated with the project.

In response, this report presents Administration's preferred option for signage location and plaque location based on the site-specific limitations, and environmental considerations.

Recommendation

That Council:

1. **endorses the proposed signage and plaque design and location at the Seacliff amenities block;**
 2. **notes that the quote for Design and Artwork, Supply and Installation for both signs is \$3,300; and**
 3. **approves the allocation of up to \$3,300 from Council's operational budget to install the signage and plaque, noting that this expenditure was not included in the adopted budget and may reduce capacity to deliver other operational activities or result in a budget overspend if not offset elsewhere.**
-

Background

In 2023, Council designed and constructed a new public amenities block at Seacliff, incorporating a range of environmental initiatives and indigenous artwork into the designs.

This included roof top solar panels to power the amenities block, low flow tapware and showers, energy efficient LED strip lighting, dual flush cisterns, and artistically designed outdoor showers.

Report

To highlight the environmental initiatives of the building design and the artistic collaboration by Kurna artists Mr Karl Meyer and Mr Allan Sumner in designing the outdoor showers and hand basin splashback, a new interpretive sign is proposed to be installed at the Seacliff amenities block.

The sign will help interpret the unique shower designs and depictions of various local plant species, along with interpreting the various Kurna words engraved on the showers, and their English translation.

For instance, the three shower stands and heads are sandblasted, etched and engraved with detailed 2D artwork providing legible interpretive motifs of the peppermint box gum botanical elements and structures.

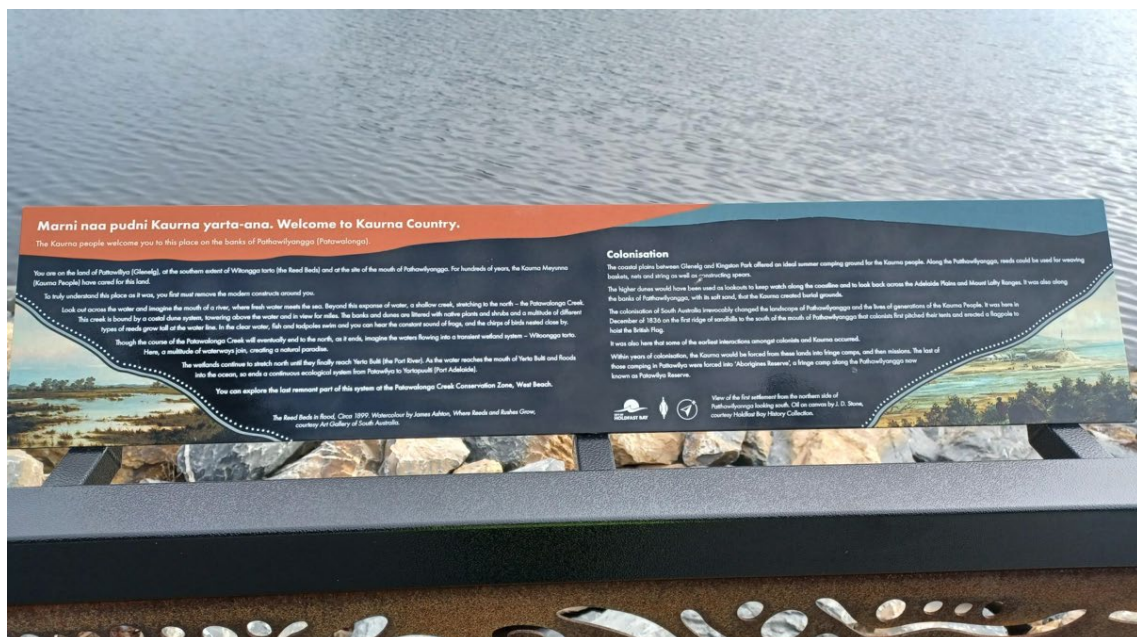
As per the shower structures, the proposed sign will include the following English / Kurna interpretations:

Seacliff (Yarlukauwa), Peppermint Gum (Wita), Sea (yarla), Sea Water (kupurlu), Breakers, ocean foam (Kungkurra), fish (kuya), toilet (kudnawardli).

It is proposed that the interpretive sign be designed and installed, interpreting the shower and splashback designs, and a building mounted plaque be located near the hand basin explaining the environmental initiatives that were incorporated into the amenities block design.

Attachment 1 shows the proposed format and location of the sign that would be the same profile and format as the recently installed interpretive signs at the former Buffalo site (below).

Refer Attachment 1



Attachment 2 shows the draft design for the plaque to be mounted near the hand basin.

Refer Attachment 2

The final design and wording, images to be shown on the signs will be worked through on approval of the project.

Budget

In the 2026-27 budget no funds have been allocated specifically for the design and installation of these proposed signs. The quote for design and installation is \$3,300.

This report seeks Council endorsement to approve the allocation of up to \$3,300 from Council's operational budget to install the signage. It is however noted that this expenditure was not included in the adopted budget and may reduce capacity to deliver other operational activities or result in a budget overspend if not offset elsewhere.

Life Cycle Costs

The signs are designed to be installed in the coastal environment using grit blasted, primed, powder coated aluminium frames ensuring longevity. Minimal to no maintenance would be required during the life of the signs.

Strategic Plan

Wellbeing: local arts and culture are celebrated and supported

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Manager Public Realm and Urban Design

General Manager: Assets and Delivery, Ms C Hughes

Attachment 1

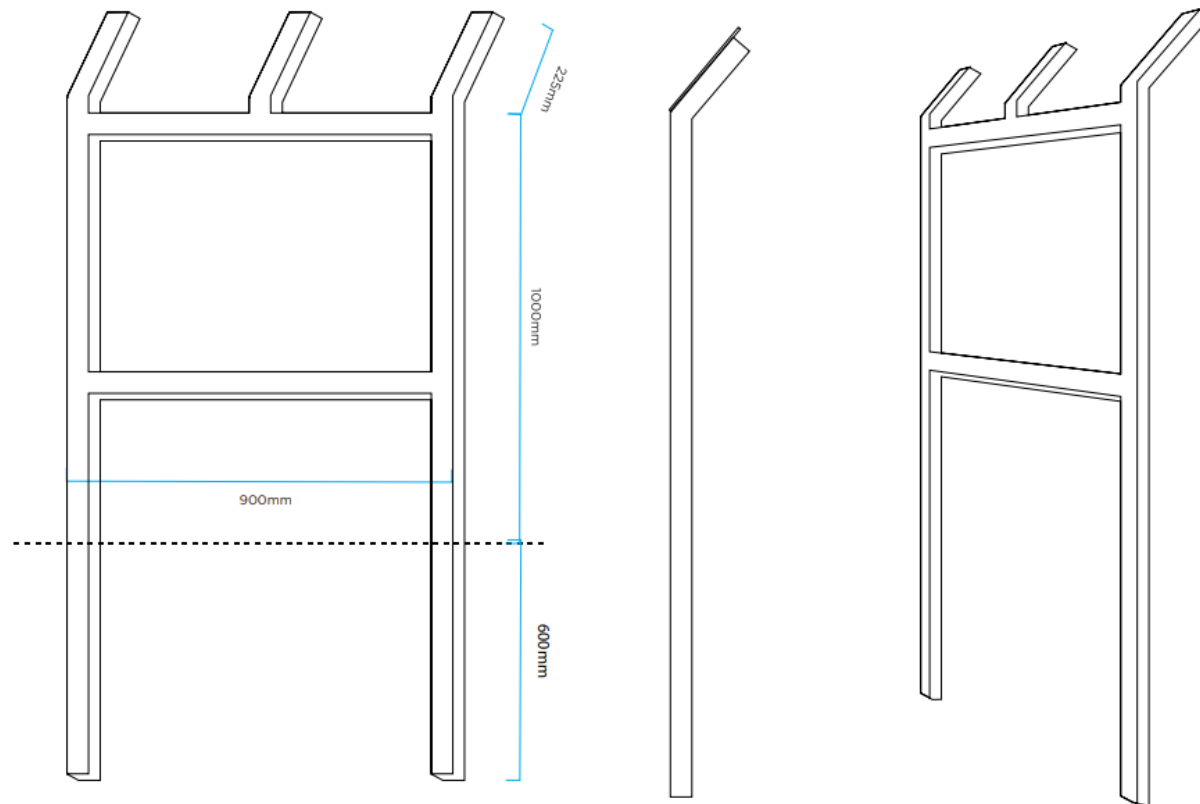


corporate signage
large format digital printing
flatbed printing

1300 136 822
sales@signsofthetime.com.au

date -
client -
project -

30.06.2026
CHB
Seacliff Interpretive Signs





corporate signage
large format digital printing
flatbed printing

1300 136 822
sales@signsofthetime.com.au

date - 30.06.2026
client - CHB
project - Seacliff Interpretive Signs

Seacliff Interpretive Signs - Free Standing - Installed direct bury behind railing in garden beds -
50 x 50 x 3mm Aluminium Frames - Grit blasted, primed and powder Coated.
6mm Aluminium Face 2pk painted with digital print applied to faces - Same as Patawalonga Interpretive sign faces.

Sign Frames cannot be fixed to existing Railing or frame work. Structure is Hollow.



Attachment 2

The Seacliff amenities block was opened in November 2024

Key sustainability initiatives incorporated
within the building and surrounds include:

- 5kw solar panels
- Energy efficient LED lighting
- The decking and ramps are eco-friendly fibre reinforced polymer panels
- Water-efficient fixtures and fittings to reduce potable water consumption
- Durable and low-maintenance materials designed for a coastal environment
- The new beach ramps are designed for surf lifesaving vehicles and wheelchair access



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within the building and surrounds include:

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- The new beach ramps are designed for surf lifesaving vehicles and wheelchair access



Item No: 15.11

Subject: INVESTIGATIONS REQUESTED BY THE HERITAGE ADVISORY COMMITTEE

Summary

At its meeting on 31 August 2026, the Heritage Advisory Committee (HAC) considered two items of urgent business and resolved to recommend that Council request Administration investigate sesquicentenary celebrations for the Glenelg Town Hall, as well as missing plaques for heritage listed properties and monuments across Holdfast Bay.

Recommendation

That Council:

- 1. notes this report;**
 - 2. requests Administration prepare a report on investigations into sesquicentenary celebrations for the Glenelg Town Hall;**
 - 3. requests Administration prepare a report on the investigation of missing plaques associated with heritage properties and monuments across the City of Holdfast Bay, including options for their repair or replacement where appropriate; and**
 - 4. requests Administration present both reports to Council in November 2026.**
-

Background

The Heritage Advisory Committee (HAC) met on 31 August 2026 and discussed the impending 150th anniversary (sesquicentenary) of the Glenelg Town Hall and the importance of this building to the local community. The foundation stone for the Glenelg Town Hall was laid in 1875 and the building officially opened in 1877. Accordingly, the 150th anniversary of its opening will occur in 2027. The building is currently undergoing render repairs in sections to ensure that the building remains safe and resilient for years to come. These are scheduled to be completed in late 2026.

The HAC also discussed the removal of plaques, or the lack of plaques, from heritage places and monuments across the Council area that have not been replaced. As important markers for site identification and interpretation, their absence creates an inconsistent approach to heritage recognition.

Report

Currently, no events are specifically planned to celebrate the sesquicentenary of the Glenelg Town Hall. If Council supports the recommendation, a report will be provided by Administration on potential activities that may be considered for this purpose.

Council does not currently maintain a register of plaques associated with heritage places or monuments, which limits its ability to accurately assess the extent of missing or damaged plaques across the Council area. Before Council can consider such a project, further investigation is required to determine the audit methodology, resource implications, and the costs of identifying and replacing missing plaques.

Given the potential resource implications and future budget considerations associated with both initiatives, further investigation is required before any specific actions can be recommended to Council.

These reports will be presented to Council in November 2026.

Budget

The investigation reports that will be presented to Council will be provided within existing resources; however, the reports will identify potential costs associated with any events to celebrate the sesquicentenary of the Glenelg Town Hall, as well as the investigations and replacement of plaques for heritage buildings and monuments.

Life Cycle Costs

Not applicable

Strategic Plan

Innovation - Stimulate creative, arts and cultural talent, skills and opportunities in distinctive places and precincts for community connection, jobs, business and tourism.

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Senior Strategic Land Use Planner

General Manager: Strategy and Corporate, Mr A Filipi

Item No: 15.12

Subject: **BRIGHTON AND JETTY ROAD, GLENELG INTERSECTION IMPROVEMENTS**

Summary

This report presents the outcomes of preliminary investigations into potential pedestrian, cycling and accessibility improvements at the Brighton Road and Jetty Road intersection, undertaken in response to a Motion on Notice adopted by Council on 8 July 2025. A preliminary sketch concept was prepared and discussed with Elected Members at a workshop on 11 August 2026.

The investigations identified that further progression of the project would require significant engagement and approvals involving the Department for Infrastructure and Transport (DIT), additional investigation of third-party services, management of traffic and public transport impacts, and consideration of requirements associated with the adjacent tram corridor. Council-owned assets within the project area also have more than 20 years of remaining useful life remaining and there is no immediate asset renewal driver for the works.

It is therefore recommended that the project not proceed as a standalone design and construction project at this time. Instead, future improvements to the intersection should be considered through the development and implementation of Council's Walking and Cycling Plan, ensuring that any future investment is assessed within a broader active transport network context and aligned with Council's strategic transport priorities.

Recommendation

That Council:

- 1. receives and notes this report;**
 - 2. endorses that the Brighton Road and Jetty Road, Glenelg Intersection Improvements Project not proceed as a standalone design and construction project at this time;**
 - 3. endorses consideration of future improvements to the intersection through the development and prioritisation of actions under Council's Walking and Cycling Plan, including future engagement with the Department for Infrastructure and Transport where appropriate; and**
 - 4. notes that the investigation requested under Motion on Notice – Pedestrian Crossing at Brighton Road – Councillor Lindop (C080725/9090) has been completed and reported to Council.**
-

Background

The Brighton Road and Jetty Road intersection was identified for review following a Motion on Notice raised by Councillor Lindop at the Council meeting of 8 July 2025. The Motion requested that Administration engage with the Department for Infrastructure and Transport to investigate opportunities to improve pedestrian and cyclist safety and accessibility at the intersection and subsequently report back to Council on potential improvements, funding considerations and implementation options.

The intersection was excluded from the Transforming Jetty Road Project because of the complexity associated with infrastructure ownership, including assets owned by DIT and third-party service providers, the interface with the tram network and the requirement to maintain traffic movements on Brighton Road. The Transforming Jetty Road Project was also operating within a compressed delivery timeframe, requiring key design decisions to be finalised to maintain budget certainty, program commitments and timely commencement of construction works.

Notwithstanding these constraints, the intersection is recognised as an important gateway into the Jetty Road precinct and has experienced increased pedestrian activity following the installation of the Elysian Fields entrance statement. Opportunities to improve accessibility, pedestrian amenity and cyclist connectivity at the location therefore warranted further investigation.

In response to Council's direction, Administration engaged Tonkin Consulting to prepare a preliminary sketch concept and undertake initial investigations into potential improvements. The findings of this work were presented to Elected Members at a workshop on 11 August 2026 to support discussion regarding future project direction.

The preliminary investigations and workshop with Elected Members have fulfilled the intent of the Motion on Notice by identifying potential opportunities for improvement, investigating key constraints, considering implementation implications and providing Council with information to determine the most appropriate way forward. This report therefore presents the outcomes of that investigation and seeks Council's endorsement of the recommended next steps.

Report

Preliminary Investigations

Tonkin Consulting was engaged to prepare a preliminary sketch concept and undertake initial investigations to support discussion with Council. The work was intended to provide an understanding of potential opportunities at the intersection and identify key constraints associated with any future upgrades. It was not intended to constitute a detailed design or confirm project feasibility.

The preliminary investigations considered potential modifications to northbound line marking on Brighton Road, a new shared pedestrian and cyclist crossing, improvements to kerb ramp arrangements where feasible and modifications to signal infrastructure. Initial investigations also considered the location of existing service infrastructure within the project area.

Refer Attachment 1

Elected Member Workshop

A workshop was held with Elected Members on 11 August 2026 to present the preliminary sketch concept and discuss the opportunities, constraints and strategic considerations associated with the project. To support informed discussion, Elected Members were provided with information regarding infrastructure ownership, asset condition, remaining useful life and the broader implications associated with progressing the project to detailed design and construction.

Feedback was sought regarding the future direction of the project, including whether further design development should be pursued and how the project may align with Council's emerging active transport priorities.

Key Considerations***State Government Infrastructure***

The project area contains infrastructure owned and controlled by the Department for Infrastructure and Transport. Any future modification to these assets would require engagement, approval and coordination with DIT. Given DIT recently undertook works in the vicinity of the intersection and no information is currently available regarding the remaining useful life or future upgrade plans for the State-owned assets, there is uncertainty regarding the extent of future State Government involvement in any upgrade proposal.

Third-Party Services

Further investigation would be required to determine the extent of any impacts on third-party underground services and whether service relocations, upgrades or replacements would be necessary. These requirements have the potential to materially affect project scope, delivery timing and overall project costs.

Traffic, Public Transport and Tram Interface

Brighton Road is a major arterial road carrying significant traffic volumes. Any construction activities would result in disruption to traffic movements, pedestrian access and public transport operations and would require comprehensive traffic management, stakeholder engagement and service coordination. The proximity of the site to the tram corridor would also necessitate compliance with rail interface and track protection requirements during construction.

Asset Condition and Remaining Useful Life

Council-owned assets within the project area are estimated to be approximately halfway through their useful life and have more than 20 years of remaining service life. Accordingly, there is no immediate asset renewal driver requiring intervention at this location. The remaining useful life of relevant State Government-owned assets is currently unknown.

Strategic Alignment

The key objectives of the project relate to improving pedestrian accessibility, cyclist connectivity and active transport opportunities. These outcomes directly align with Council's Movement and Transport Plan 2026–2030, which identifies development of a Walking and Cycling Plan as a priority action. The Walking and Cycling Plan will provide a framework for identifying strategic walking and cycling routes, improving connectivity, addressing accessibility and safety issues and guiding future infrastructure investment.

Assessing the intersection through this broader strategic planning process will enable Council to consider the location alongside other active transport priorities, apply consistent prioritisation criteria and ensure future investment achieves the greatest network-wide benefit

Risk Assessment

Progressing the project to detailed design at this stage may result in further expenditure before Council has completed broader active transport planning and prioritisation. It may also create delivery risks associated with DIT approvals, third-party services, traffic management requirements and the tram corridor interface.

Deferring further design development may delay implementation of potential accessibility and active transport improvements at the intersection. However, this risk can be managed by ensuring the location is considered as part of the Walking and Cycling Plan and through ongoing engagement with relevant stakeholders regarding future opportunities.

Proposed Next Steps

Administration considers that progressing the project as a standalone design and construction initiative is not warranted at this time. While the preliminary investigations identified potential opportunities for improvement, the absence of an immediate asset renewal requirement, the need for DIT involvement and the opportunity to assess the intersection as part of a broader active transport network planning process suggest a more strategic approach is appropriate.

Accordingly, it is recommended that future consideration of improvements to the Brighton Road and Jetty Road intersection occur through the development and implementation of Council's Walking and Cycling Plan. This will allow the location to be assessed alongside other active transport priorities and ensure future investment decisions are strategically justified, appropriately prioritised and aligned with Council's long-term transport objectives.

Budget

An approved budget of \$13,375 was allocated for preliminary investigation and concept development associated with this project. No additional funding is sought through this report.

Life Cycle Costs

No new asset is proposed through this report. Accordingly, there are no additional lifecycle cost implications arising from the recommendation. Lifecycle costs would be assessed should a future improvement project proceed.

Strategic Plan

Movement and Transport Plan 2026-30

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Principal Project Manager, Jetty Road Transformation

Chief Executive Officer : Ms P Jackson

Attachment 1

LEGEND

SYMBOL

DESCRIPTION

●

TRAFFIC SIGNAL POLE

CONCRETE INFILL

CONCRETE PLINTH

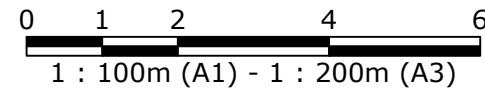
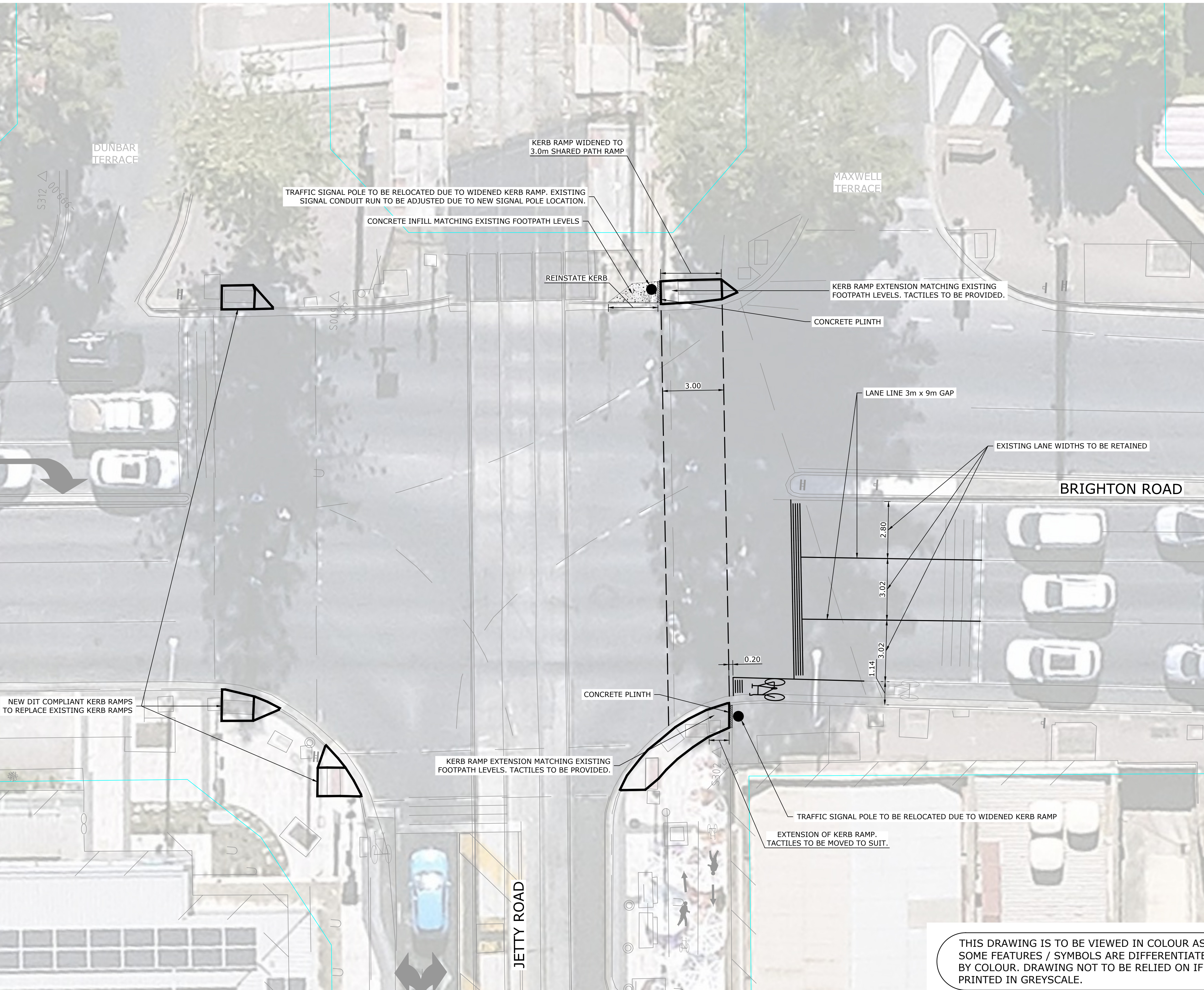
KERB RAMP (NEW DIT COMPLIANT KERB RAMP)

LANE LINE 3m x 9m GAP

UNBROKEN PAINTED LINE

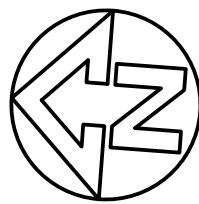
PEDESTRIAN CROSSWALK LINE 1.0m X 0.3m GAP

HOLDING LINE 450mm WIDE



B	SKETCH FOR DISCUSSION	16.06.26	BD	LQ	JAMES ARNOLD	SHEET SIZE
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	PROJECT LEADER	A1

Job No: 221791
Filename: 221791_Z06_SK601-602-603.DWG
Survey By: TC SURVEYS
Survey Date: 12/07/2023
Scale: 1:100



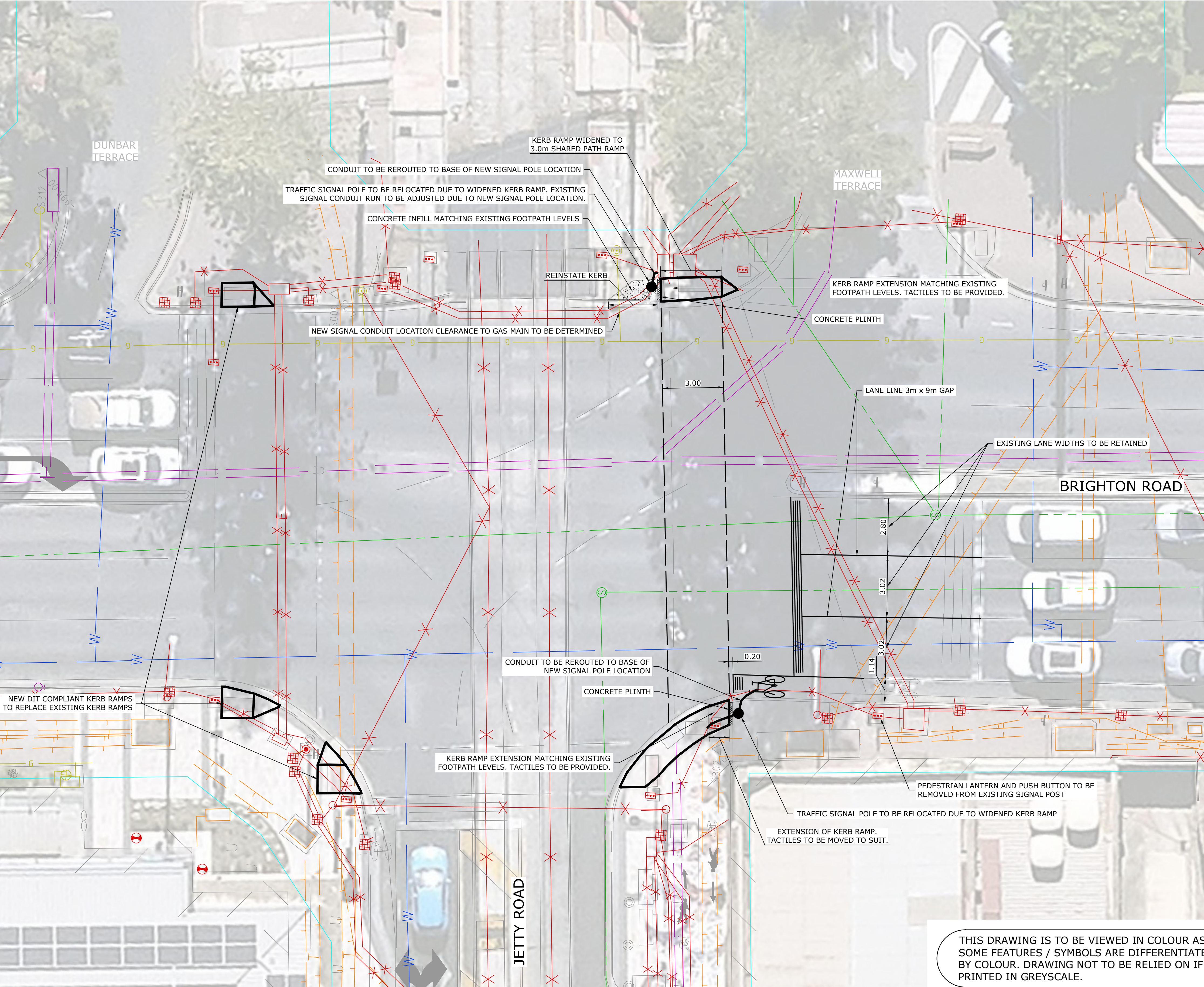
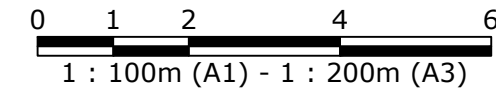
THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

SK602
CITY OF HOLDFAST BAY
BRIGHTON ROAD & JETTY ROAD INTERSECTION UPGRADE
CROSSING UPDATES
CONCEPT SKETCH - EXISTING SERVICES NOT SHOWN

SERVICES LEGEND

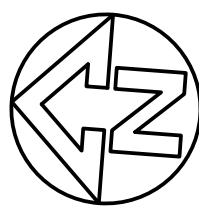
- SYMBOL DESCRIPTION
- COMMUNICATIONS
- INSPECTION COVER
 - ISOLATION PILLAR
 - JUNCTION BOX
 - MARKER POST
 - PILLAR
 - TELEPHONE BOX
 - UNDERGROUND CABLE
- ELECTRICAL
- OVERHEAD CABLE (SAPN)
 - UNDERGROUND CABLE (DIT)
 - UNDERGROUND CABLE (SAPN)
 - UNDERGROUND CABLE (RAIL)
- GAS
- INSPECTION COVER
 - JUNCTION BOX
 - MARKER POST
 - METER
 - UNDERGROUND PIPE
- SEWER
- INSPECTION COVER
 - JUNCTION BOX
 - UNDERGROUND PIPE
 - VENT
- WATER
- FIRE PLUG MARKER POST
 - FIRE PLUG MARKER REFLECTOR
 - IRRIGATION CONTROL BOX
 - HYDRANT
 - INSPECTION COVER
 - JUNCTION BOX
 - METER
 - TAP
 - UNDERGROUND PIPE
- STORMWATER
- PIPE / CULVERT

- LEGEND
- SYMBOL DESCRIPTION
- EXISTING STOBIE POLE
 - TRAFFIC SIGNAL POLE
 - CONDUIT INSTALLED (NEW TRAFFIC SIGNAL CONDUIT)
 - CONCRETE INFILL
 - CONCRETE PLINTH
 - KERB RAMP (NEW DIT COMPLIANT KERB RAMP)
 - LANE LINE 3m x 9m GAP
 - UNBROKEN PAINTED LINE
 - PEDESTRIAN CROSSWALK LINE 1.0m X 0.3m GAP
 - HOLDING LINE 450mm WIDE



B	SKETCH FOR DISCUSSION	16.06.26	BD	LQ	JAMES ARNOLD	SHEET SIZE
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	PROJECT LEADER	A1

Job No: 221791
Filename: 221791_Z06_SK601-602-603.DWG
Survey By: TC SURVEYS
Survey Date: 12/07/2023
Scale: 1:100



SK601

CITY OF HOLDFAST BAY
BRIGHTON ROAD & JETTY ROAD INTERSECTION UPGRADE
CROSSING UPDATES
CONCEPT SKETCH

LEGEND

SYMBOL DESCRIPTION

●

TRAFFIC SIGNAL POLE

CONCRETE INFILL

KERB RAMP EXTENSION

CONCRETE PLINTH

KERB RAMP (NEW DIT COMPLIANT KERB RAMP)

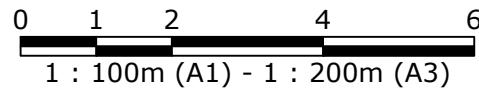
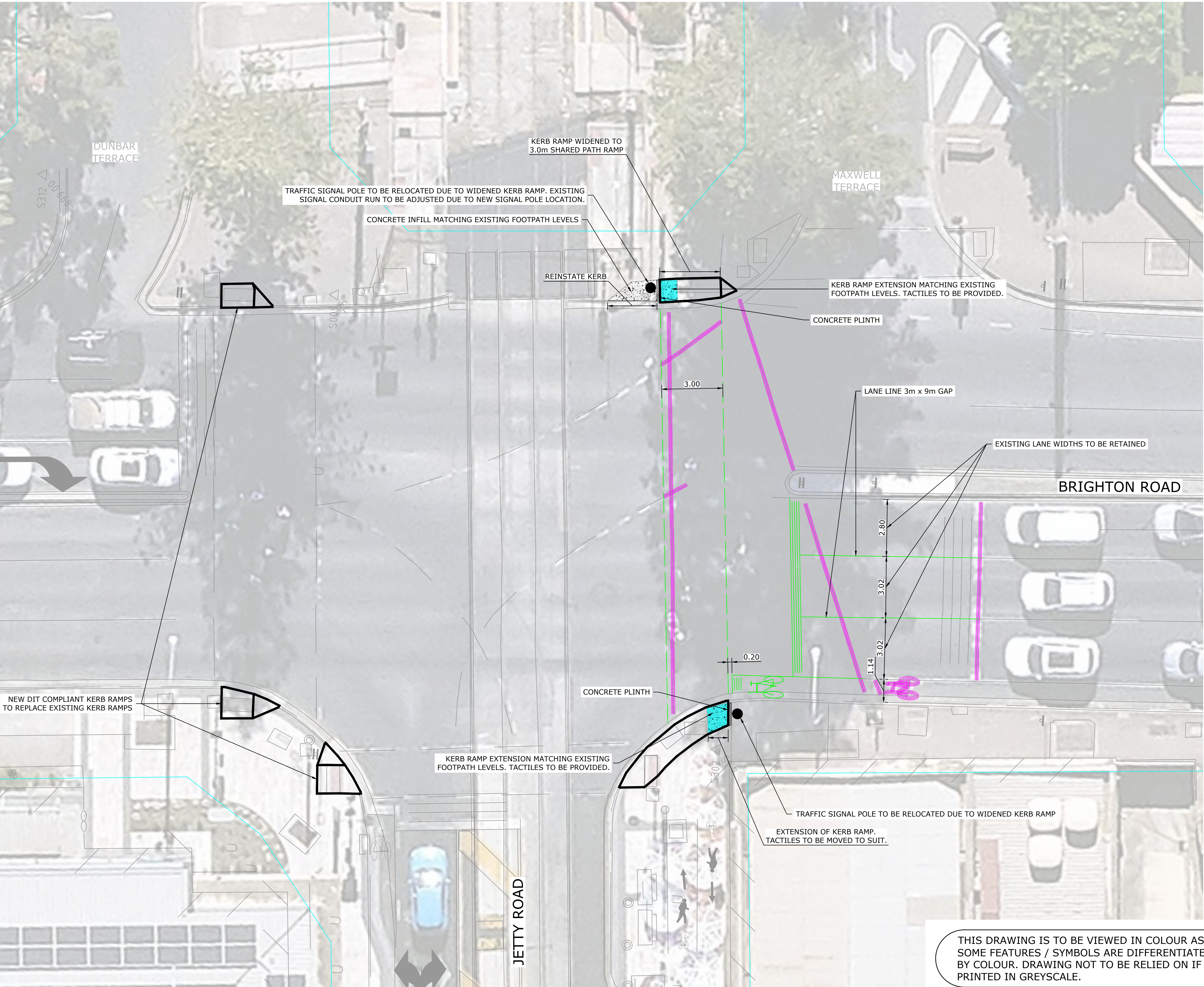
LANE LINE 3m x 9m GAP

UNBROKEN PAINTED LINE

PEDESTRIAN CROSSWALK LINE 1.0m X 0.3m GAP

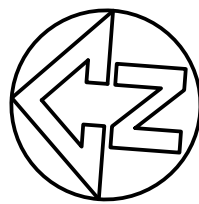
HOLDING LINE 450mm WIDE

EXISTING LINEMARKING TO BE REMOVED



A	SKETCH FOR DISCUSSION	16.06.26	BD	LQ	JAMES ARNOLD	SHEET SIZE
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	PROJECT LEADER	A1

Job No: 221791
Filename: 221791_Z06_SK601-602-603.DWG
Survey By: TC SURVEYS
Survey Date: 12/07/2023
Scale: 1:100



SK603
CITY OF HOLDFAST BAY
BRIGHTON ROAD & JETTY ROAD INTERSECTION UPGRADE
CROSSING UPDATES
CONCEPT SKETCH - EXISTING VERSUS PROPOSED

ITEM NUMBER: 18.1

CONFIDENTIAL REPORT

SOMERTON SURF LIFESAVING CLUB – LANDOWNER CONSENTS

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

- d. **commercial information of a confidential nature (not being a trade secret) the disclosure of which –**
 - 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.**

ITEM NUMBER: 18.2

CONFIDENTIAL REPORT

GLENELG DISTRICT CRICKET CLUB SUB-LEASE

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

- d. commercial information of a confidential nature (not being a trade secret) the disclosure of which –
 - 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.

ITEM NUMBER: 18.3

CONFIDENTIAL REPORT

BRIGHTON BEACHFRONT HOLIDAY PARK STAGE 2B UPGRADE

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

- b. Information the disclosure of which –
 - 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.