CITY OF
HOLDFAST BAY

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

23 June 2026 at 7.00pm

P Jackson

Pamela Jackson
Chief Executive Officer

Please Note: This agenda contains Officers' reports and recommendations that will be considered by the Council. Any confidential items listed on the agenda will be circulated to Members separately.

CITY OF HOLDFAST BAY

1. Opening

The Mayor will declare the meeting open at 7.00pm.

2. Kaurna Acknowledgement

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

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

3. Service to Country Acknowledgement

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

4. Prayer

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

5. Apologies

5.1 Apologies received

5.2 Absent

6. Items Presented to Council

7. Declaration Of Interest

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

8. Confirmation Of Minutes

That the minutes of the Ordinary Meeting of Council held on 9 June 2026 be taken as read and confirmed.

9. Public Presentations

9.1 **Petitions** - Nil

9.2 **Presentations** - Nil

CITY OF HOLDFAST BAY

9.3 **Deputations** - Nil

10. Questions by Members

10.1 **Without Notice**

10.2 **On Notice**

10.2.1 Pine Gully Lease (Report No: 225/26)
10.2.2 Road Resurfacing (Report No: 226/26)

11. Member's Activity Reports - Nil

12. Motions on Notice – Nil

13. Adjourned Matters – Nil

14. Reports of Management Committees and Subsidiaries

14.1 Audit and Risk Committee Meeting Minutes – 10 June 2026 (Report No: 216/26)

15. Reports by Officers

15.1 Items in Brief (Report No: 218/26)
15.2 Monthly Financial Report – As at 31 May 2026 (Report No: 220/26)
15.3 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-36 (Report No: 213/26)
15.4 2026-27 Budget Adoption (Report No: 215/26)
15.5 2026-27 Rate Declaration (Report No: 222/26)
15.6 Draft By-Laws (Report No: 219/26)
15.7 Parklets and New Council Parklet and Car Park Activation Policy (Report No: 170/26)
15.8 Heritage Action Plan (Report No: 214/26)
15.9 SA Water Sewer Headworks – 33 Wheatland Street (Community Land) (Report No: 217/26)
15.10 Review of Items Held in Confidence (Report No: 221/26)

16. Resolutions Subject to Formal Motions – Nil

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

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18. Items in Confidence

18.1 Transforming Jetty Road (Report No: 209/26)

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;

k. tenders for the supply of goods, the provision of services or the carrying out of works.

19. Closure

Pamela Jackson
Chief Executive Officer

Item No: 10.2.1

Subject: **QUESTION ON NOTICE – PINE GULLY LEASE**

Question

Councillor Lindop asked the following question:

"Can Administration please provide an update on the Pine Gully lease discussions?"

Answer – Manager, Development Services

Following the in-principle agreement reached with the private landowners to proceed with the preparation of draft terms for a land tenure agreement with the council for the community's continued access through Pine Gully, Administration has commissioned a valuation to inform the rent value prior to finalising the draft terms.

The valuation is complex given the unusual circumstances of the land and lack of precedence, with a final report not expected to be provided until late July 2026.

The rent amount and draft terms will be presented to Council for its consideration in late August.

Item No: 10.2.2

Subject: **QUESTION ON NOTICE – ROAD RE-SURFACING**

Question

Councillor Fleming asked the following questions:

1. "How many streets have had a road resurface in the 2025/2026 year?
2. What streets are due for renewal in the 2026/2027 year?
3. When the road resurface and curb works happen on Jetty Rd Brighton, will the traders be able to still trade during this time?
4. Will the whole of Jetty Rd Brighton be closed for the renewal?
5. Will traders be able to have stock delivered while this is going on?
6. Will council consider changing the traffic condition in Elm Lane during the resurface so traders can get deliveries?
7. Will residents be able to access their properties?
8. Will there be open consultation with the traders in the best days of the week and time of year to do the resurfacing works?
9. How many weeks is this estimated to take?
10. Has there ever been independent review on a planned road resurface?
11. If an independent review of the road is conducted and it is deemed not necessary, this could be voted on by the ratepayers rather than council?
12. How do we mitigate defects in the resurfacing on Jetty Rd Brighton so it does not have to be redone causing more disruption?
13. How many road defects do we currently have on Jetty Rd Brighton?
"

Answer – Manager Engineering

1. How many streets have had a road resurface in the 2025/2026 year?

Below is the 2025-26 road renewal program.

Suburb	Street	From	To	Asset Type
Brighton	Dunluce Avenue	The Crescent	Athelney Avenue	Road Seal
Brighton	King Street	The Crescent	King George Avenue	Road Pavement
Brighton	The Crescent	Alfreda Street	King George Avenue	Road Seal
Brighton	The Crescent	King Street	Alfreda Street	Road Seal
Glenelg North	MacFarlane Street	Tod Street	Tapleys Hill Road	Road Seal
Glenelg North	Tod Street	Width Change	MacFarlane Street	Road Seal
Glenelg South	Hastings Street*	The Broadway	Pier Street	Road Pavement
North Brighton	Hopkins Crescent	Somers Street	MacArthur Street	Road Seal
Seacliff Park	Davenport Terrace*	Mott Terrace	Naldera Crescent	Road Seal
Seacliff Park	Davenport Terrace*	Naldera Crescent	Ophir Crescent	Road Seal
Seacliff Park	Davenport Terrace*	Ophir Crescent	Renown Avenue	Road Seal
Seacliff Park	Davenport Terrace*	Seacombe Road	Mott Terrace	Road Seal
Seacliff Park	Davenport Terrace*			Roundabout Seal
Seacliff Park	Gilbertson Road	Don Avenue	Skye Street	Road Seal

Suburb	Street	From	To	Asset Type
Seacliff Park	Lamington Avenue	Aboyne Avenue	Bothwell Avenue	Road Seal
Somerton Park	Grosvenor Street	College Road	Eton Road	Road Seal
Somerton Park	Grosvenor Street	Whyte Street	College Road	Road Seal
Somerton Park	Hamilton Street	King George Avenue	Grosvenor Street	Road Seal
Somerton Park	Margaret Avenue	Bowker Street	Balmoral Avenue	Road Seal
Somerton Park	Margaret Avenue	Paringa Avenue	Wilton Avenue	Road Seal
Somerton Park	Margaret Avenue	Seaforth Avenue	Bowker Street	Road Seal
Somerton Park	Margaret Avenue	Wilton Avenue	Seaforth Avenue	Road Seal
Somerton Park	McLaughlan Avenue	Margaret Avenue	Bowker Street Oval	Road Seal
Somerton Park	Seaforth Avenue	Vincent Avenue	Margaret Avenue	Road Seal
Somerton Park	Wilton Avenue	Margaret Avenue	Murial Avenue	Road Seal
Somerton Park	Wilton Avenue	Murial Avenue	Council Boundary	Road Seal
Somerton Park	Wilton Avenue	Vincent Avenue	Margaret Avenue	Road Seal
South Brighton	Neath Avenue	Clacton Road	Yarmouth Street	Road Pavement

* Denotes construction currently in progress to be completed by end of financial year

2. *What streets are due for renewal in the 2026/2027 year?*

Below is the 2026-27 road renewal program.

Suburb	Street	From	To	Asset type
Brighton	Flinders Lane	Sturt Road	Gregory Street	Road Seal
Brighton	Ilfracombe Avenue	Brighton Road	Woolacombe Avenue	Road Seal
Brighton	Ilfracombe Avenue	Woolacombe Avenue	King George Avenue	Road Seal
Brighton	King Street	King George Avenue	Athelney Avenue	Road Seal
Brighton	The Crescent	King George Avenue	Dunluce Avenue	Road Pavement
Glenelg East	First Avenue	Augusta Street	Anzac Highway	Road Seal
Glenelg East	Fourth Avenue	Augusta Street	Anzac Highway	Road Seal
Glenelg East	Fourth Avenue	Dunbar Terrace	Augusta Street	Road Seal
Glenelg East	Rugless Terrace	Brighton Road	Fortrose Street	Road Seal
Glenelg East	Rugless Terrace	Fortrose Street	Williams Avenue	Road Seal
Glenelg East	Rugless Terrace	Williams Avenue	Short Avenue	Road Seal
Glenelg North	David Avenue	Burden Street	Light Terrace	Road Seal
Glenelg North	David Avenue	Golflands Terrace	Relm Close	Road Seal
Glenelg North	David Avenue	Relm Close	Burden Street	Road Seal
Glenelg North	Gosse Avenue	Goldsworthy Crescent	Kibby Avenue	Road Pavement
Glenelg North	Kibby Reserve Car Park	Front car park		Car Park Seal
Glenelg North	Relm Close	West End	David Avenue	Road Seal
Glenelg South	Baker Street	Alma Street	Hastings Street	Road Seal
Glenelg South	Baker Street	Ramsgate Street	Alma Street	Road Seal
Glenelg South	Boundary Road	Church Street	Union Street	Road Seal
Glenelg South	Boundary Road	Moseley Street	Church Street	Road Seal
Glenelg South	Church Street	Boundary Road	Bath Street	Road Seal
Glenelg South	John Street	Boundary Road	Bath Street	Road Seal
Glenelg South	Winston Street	Boundary Road	Bond Street	Road Seal
Hove	Holder Road	Brighton Road	King George Avenue	Road Seal
Hove	HBCC Car Park South			Car Park Seal
Hove	King George Avenue	Gladstone Road	Holder Road	Road Pavement
North Brighton	King George Avenue	Illfracombe Avenue	Lynton Avenue	Road Seal
North Brighton	King George Avenue	Lynton Avenue	Lynmouth Avenue	Road Seal
Somerton Park	Harrow Road	King George Avenue	Prior Road	Road Seal

Suburb	Street	From	To	Asset type
Somerton Park	Harrow Road	Prior Road	Esplanade	Road Seal
Somerton Park	King George Avenue	Eton Road	Harrow Road	Road Seal
Somerton Park	King George Avenue	Harrow Road	Rossall Road	Road Seal
Somerton Park	King George Avenue	Rossall Road	Repton Road	Road Seal
Somerton Park	King George Avenue	Repton Road	(blank)	Roundabout Seal

3. When the road resurface and curb works happen on Jetty Rd Brighton, will the traders be able to still trade during this time?

Our objective is to minimise disruption to local businesses wherever possible. While some impacts are unavoidable during construction, works would typically be staged to maintain access to businesses and support continued trading throughout the project implementation.

4. Will the whole of Jetty Rd Brighton be closed for the renewal?

Any works undertaken along Jetty Road, Brighton would likely be planned in stages rather than requiring a full closure of the entire road. Traffic management arrangements will be developed as part of the detailed planning process and communicated prior to construction.

5. Will traders be able to have stock delivered while this is going on?

We would work with traders and contractors to maintain delivery access. Temporary arrangements may be required during specific work activities, but maintaining business operations will be an important consideration during project planning and implementation.

6. Will council consider changing the traffic condition in Elm Lane during the resurface so traders can get deliveries?

We would consider all reasonable temporary traffic management measures that may assist in maintaining access for businesses during construction. Any proposed changes would be assessed for safety, operational and regulatory requirements before implementation.

7. Will residents be able to access their properties?

Our objective is to maintain property access throughout the works wherever possible. However, there could be short periods where access is temporarily restricted due to specific construction activities. Residents would be notified in advance and alternative arrangements considered where necessary.

8. Will there be open consultation with the traders in the best days of the week and time of year to do the resurfacing works?

We recognise the importance of maintaining a strong trading environment along Jetty Road, Brighton, particularly during the busy summer period. We will continue to engage with local traders as the project is planned and delivered.

The project team attended the Brighton Road Traders Meeting in November 2025 to introduce the project, which is currently scheduled for delivery in 2027–28. A traders-only drop-in session was also held during consultation in March 2026. Feedback from these sessions highlighted a preference for works to occur outside of peak summer trading periods.

We will continue to work closely with traders as planning progresses, particularly in relation to how the works are staged and delivered. This will include seeking input on trading patterns, delivery needs, and seasonal impacts. This information will help inform the timing and approach to construction, with the aim of minimising disruption to businesses while meeting safety and operational requirements.

9. How many weeks is this estimated to take?

The construction duration depends on the scope, construction methodology (e.g. staging), weather conditions, and traffic management requirements.

As the specifics will be informed by the above, a timeframe will be available once detailed design and construction planning are completed.

Works will be scheduled to commence outside of the peak trading season to reduce impact on the commercial operators.

10. Has there ever been independent review on a planned road resurface?

Road data is independently collected across the entire network every four years to inform road renewal planning. This data provides a baseline, condition-based renewal program, which is further developed through established asset management practices and technical reviews. The program is also verified and updated each year based on on-site conditions, program coordination, and market conditions.

In 2023-24, Council commissioned an independent review of its roads by Infrastructure Management Group (IMG). The data was collected through video imaging, visual assessment of defects and condition, and a laser road surface profile. This data was provided to Council with an independent condition-based renewal plan.

These processes provided assurance that renewal planning is being informed by sound data and asset management principles.

As part of the proposed 2026-27 detailed design project stage, further independent road and pavement testing will be undertaken. This will inform the design and ensure an appropriate treatment is applied to maximise the life of the road.

11. If an independent review of the road is conducted and it is deemed not necessary, this could be voted on by the ratepayers rather than council?

Council is the elected body responsible for making decisions on infrastructure investment on behalf of the community. The future 2027-28 new initiative for the construction stage will be presented to Council for consideration and undergo further community consultation with the Annual Business Plan.

Road renewal programs are informed by Council's Asset Management Plans. These plans are built on independently captured asset data and established asset management principles. They are also subject to community consultation and a legislated review process through the Audit and Risk Committee to ensure Council is managing its infrastructure sustainably.

Council also undertakes periodical internal audits to ensure processes remain in line with best practice.

12. How do we mitigate defects in the resurfacing on Jetty Rd Brighton so it does not have to be redone causing more disruption?

The road surface seal can last 25-30 years with appropriate maintenance and the road pavement can last upwards of 100 years if protected with a maintained seal.

Over time, the road seal wears due to traffic, weather, and environmental factors. Once defects and cracking are present in a road seal, the seal becomes compromised, gradually allowing in water and weakening the pavement underneath.

Renewing the road seal before it fails is industry best-practice for maintaining the road pavement (i.e. ensuring it lasts 100 years), as road pavement reconstruction has a significantly higher cost and longer construction time.

While it is possible to extend the life of a surface through early treatments such as crack sealing and patching, these are generally short-term measures. They require ongoing maintenance, may fail more quickly, and can increase the risk of more significant damage to the pavement.

If deterioration becomes too widespread, full reconstruction may be required, which is significantly more expensive and disruptive than planned, proactive renewal. By renewing the road at the appropriate time, Council can reduce long-term costs, minimise maintenance needs, and limit repeated disruption to the community.

13. How many road defects do we currently have on Jetty Rd Brighton?

An independent condition assessment undertaken in 2023 identifies approximately 765 square metres of defects along Jetty Road, Brighton, with the majority relating to cracking.

It is important to distinguish between isolated defects and overall condition of the road surface. The broader condition data showed the road ranging from ‘fair’ to ‘poor’ condition across all segments.

Since 2023, the road condition has been observed to show signs of continued deterioration.

In the sections constructed of block/brick paving, movement has also been observed. This is caused by the underlying pavement deflecting under traffic loads, which transfers through to the surface and results in uneven areas. This can be an early sign of stress in the pavement structure.

Undertaking road renewal at the appropriate time is a proactive approach to prevent defects from developing into more significant pavement failure. This helps reduce the need for reactive maintenance and avoids the higher costs and greater disruption associated with more extensive repairs.

Item No: 14.1

Subject: **MINUTES – AUDIT AND RISK COMMITTEE – 10 JUNE 2026**

Summary

The minutes of the meeting of the Audit and Risk Committee held 10 June 2026 are presented to Council for information.

Recommendation

That Council notes the minutes of the meeting of the Audit and Risk Committee of 10 June 2026, namely that the Audit and Risk Committee:

1. notes the results of the consultation related to the Draft 2026-27 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-36;

2. notes that the Transforming Jetty Road project 2.3% rate rise is in its final year;

3. notes that the 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-36 satisfies Council's financial sustainability and performance measures and supports their presentation to Council for adoption;

4. endorses the Audit and Risk Committee 2025-26 Annual Report to Council 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; and

5. recommends the Council Outgoing Community Grants Policy is presented to Council for endorsement, with the exclusion of Elected Members participating on the grant assessment panels.

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 10 June 2026 are attached for Members' information.

Refer Attachment 1

As recommended by the Audit and Risk Committee, a future report will be provided to Council for consideration of the Outgoing Community Grants Policy.

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

A/General Manager: Strategy and Corporate, Mr C Blunt

Attachment 1

Minutes of the Audit and Risk Committee
Held in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton on Wednesday 10 June 2026 at 6.00pm

MEMBERS PRESENT

Presiding Member - Councillor J Smedley
Ms P Davies
Ms C Garrett

GUESTS

Nil

STAFF IN ATTENDANCE

A/General Manager, Strategy and Corporate – C Blunt
A/General Manager, Community and Business - A Filipi
Manager Strategy and Governance – S Boyd
Risk and Improvement Officer – E Arreikin
Executive Assistant to the General Manager Strategy and Corporate / Executive Support Officer – L Davey

1. OPENING

The Presiding Member declared the meeting open at 6.01pm.

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 - Mr D Powell, Councillor Snewin
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 8 April 2026 be taken as read and confirmed.

Moved C Garrett, Seconded P Davies **Carried Unanimously**

6. ACTION ITEMS

The Action Items were tabled and discussed.

7. PRESENTATIONS - Nil

8. REPORTS BY OFFICERS

8.1 **Community Engagement Results and Final 2026-27 Annual Business Plan and Final Long Term Financial Plan 2026-27 To 2035-36** (Report No: 207/26)

At its meeting on 14 April 2026, Council resolved to release the Draft 2026-27 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-36 for consultation. The consultation period for both plans ran from Thursday 16 April until Friday 8 May.

Overall, 349 submissions were received. These provided a wide range of views on the Draft 2024-25 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-36.

There were six new community projects that were proposed. Community indicators of support were sought in the consultation process on these projects. 298 people completed the survey, indicating their level of individual support for these projects.

The final 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-36 are scheduled to be provided for Council consideration at its meeting on 23 June 2026.

Motion

That the Audit and Risk Committee:

1. **notes the results of the consultation related to the Draft 2026-27 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-36;**

2. **notes that the Transforming Jetty Road project 2.3% rate rise is in its final year; and**

3. **notes that the 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-36 satisfies Council's financial sustainability and performance measures and supports their presentation to Council for adoption.**

Moved C Garrett, Seconded P Davies **Carried Unanimously**

8.2 **Audit and Risk Committee 2025-26 Annual Report to Council**
(Report No: 186/26)

Following changes to the Local Government Act 1999, section 126(9) of the Act now requires the Audit and Risk Committee to provide an annual report to Council. This annual report is to provide an overview of the business undertaken during the previous twelve months.

This annual report is required to be included in the Council's Annual Report for the relevant financial year.

Motion

That the Audit and Risk Committee endorses 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.

Moved C Garrett, Seconded P Davies **Carried Unanimously**

8.3 **Risk Report – June 2026** (Report No: 208/26)

A review of the Strategic Risk Register and high operational risks has been undertaken in line with Council's Risk Management Policy and ISO31000:2018.

This quarter, Administration has focused on:

- Finalisation and endorsement of the updated Risk Management Policy and Procedure
- Strategic risks review
- Continued development of the operational risk register and control framework
- Monitoring of emerging and evolving risks.

Adjournment

That item 8.3 Risk Report – June 2026 be adjourned until the next Audit and Risk Committee meeting on 19 August 2026 for the purpose of allowing the Alwyndor Governance change to be finalised.

Moved Councillor Smedley, Seconded P Davies **Carried Unanimously**

[Councillor Smedley, P Davies and C Garrett spoke to the motion.]

8.4 **New Council Outgoing Community Grants Policy** (Report No: 188/26)

This report presents the proposed Council Outgoing Community Grants Policy, which establishes a consistent, transparent and equitable framework for administering Council's grant programs.

The policy strengthens governance oversight, clarifies roles and responsibilities, and introduces consistent probity, eligibility and assessment requirements across all grant streams. It supports alignment with Council's strategic objectives under Our Holdfast 2050+ while ensuring the appropriate use of public funds.

Motion

That the Audit and Risk Committee:

1. **recommends the Council Outgoing Community Grants Policy is presented to Council for endorsement, with the exclusion of Elected Members participating on the grant assessment panels; and**

2. **notes that detailed procedures for individual grant programs are approved by the Chief Executive Officer or their delegate.**

Moved P Davies, Seconded C Garrett **Carried Unanimously**

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

10. CONFIDENTIAL ITEMS – Nil

11. DATE AND TIME OF NEXT MEETING

The next meeting of the Audit and Risk Committee will be held on Wednesday 19 August 2026 in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton.

12. CLOSURE

The Meeting closed at 7:01pm.

CONFIRMED Wednesday 19 August 2026

PRESIDING MEMBER

Item No: 15.1

Subject: **ITEMS IN BRIEF**

Summary

These items are presented for the information of Members.

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

Recommendation

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

1. Bay Discovery Centre exhibition – *Glenelg Through the Lens of Time*
2. Correspondence from Department for Infrastructure and Transport
3. Libraries SA Firstival Program 2026

Report

1. Bay Discovery Centre exhibition – *Glenelg Through the Lens of Time*

Glenelg Through the Lens of Time has now closed at the Bay Discovery Centre.

The exhibition, showcasing rare stereographs from the Holdfast Bay History Collection, ran from 21 March to 31 May 2026. During this period, the exhibit was viewed by over 4,800 visitors.

Special programs, including immersive reality sessions and a curatorial talk for History Festival 2026, were all well attended.

2. Correspondence from Department for Infrastructure and Transport

In January 2026, Councillor Kane put forward a Motion on Notice (C270126/9251) for the Mayor to write to the Minister for Infrastructure and Transport and the Department for Infrastructure and Transport in relation to improving and maintaining the Anzac Highway median to an acceptable standard.

A response has been received from the CEO, Department of Infrastructure and Transport.

Refer Attachment 1

3. Libraries SA Firstival Program 2026

The City of Holdfast Bay are participating in Firstival throughout July 2026. The State-wide initiative is delivered by Public Libraries SA and Public Library Services (PLS). Now in its fourth year, it aims to encourage the community to discover contemporary library services, and inspire people to attend programs, join the library, borrow items, and try something new. Council's libraries aim to reach more than five hundred participants this year and increase community connections.

Firstival has evolved each year, with Council's library programs increasing from seven in 2023 to 17 in 2026. In 2026, six events will be promoted State-wide through Firstival (detailed below), while 11 will be delivered as part of the Play at the Bay (PATB) program, but will be locally branded as Firstival. This approach gives local families priority access to Play at the Bay programs, which have historically booked out within days.

Promotion for Firstival began at the beginning of June, through Public Library Services and City of Holdfast Bay channels.

City of Holdfast Bay Libraries Firstival 2026 Program:

Program	Demographic	Date	Location	Themes
Walking Together with Kaurna *(PATB and NAIDOC Week)*	Families, children 5 – 8 years	Monday 6 July	Brighton Library	Reconciliation, Wellbeing, Art and creativity
Amazing Drumming Monkeys	Families, children 2 – 7 years	Tuesday 7 July	Holdfast Bay Community Centre	Music, Movement, Literacy
Twilight Tales *(PATB)*	Families, children 4+	Tuesday 7 July	Brighton Library	Literacy, Music, Movement
Youth Dungeons and Dragons *(PATB)*	Youth 12 – 16 years	Wednesday 8 & Tuesday 14 July	Glenelg Library	Literacy, Creativity, Wellbeing
Dog Stars Educational Talk *(PATB)*	Families, children 5+	Thursday 9 July	Brighton Library	Wellbeing, Lifelong learning
Rainbow Sensory Play *(PATB)*	Families, children 7 – 12	Friday 10 July	Brighton Library	Wellbeing, Arts and creativity, STEAM
Camera Skills Workshop	Adults and youth 16+	Sunday 12 July	Glenelg Community Centre	Arts and creativity, Digital literacy
Animals Anonymous *(PATB)*	Families, children 5+	Monday 13 July	Glenelg Library	STEAM, Sustainability and environment, Lifelong learning
Sparkle and Sip *(PATB)*	Families, children 8+	Tuesday 14 July	Brighton Library	Arts and creativity
Bluey Story Time *(PATB)*	Families, children 4+	Thursday 16 July	Brighton Library	Literacy, Music, Movement
Marine Discovery Experience *(PATB)*	Families, children 8+	Friday 17 July	Glenelg Library	STEAM, Sustainability and

Program	Demographic	Date	Location	Themes
				environment, Lifelong learning
Hot to Get Published with Vikki Wakefield	Adults and youth 16 years+	Wednesday 22 July	Glenelg Library	Literacy, Lifelong learning, Creativity
Metal Embossing Workshop	Adults and youth 16 years+	Thursday 23 July	Glenelg Library	Arts and creativity, Lifelong learning, Wellbeing
Tote Bag Painting Workshop	Adults	Monday 27 July	Glenelg Library	Arts and creativity, Wellbeing
Tracy Crisp: An Evening with the Vegetarian Librarian	Adults	Tuesday 28 July	Brighton Library	Literacy, Arts

Written By: Executive Officer

Chief Executive Officer: Ms P Jackson

Attachment 1

CITY OF
HOLDFAST BAY

In reply please quote 26MIT31387
Enquiries to Carmelo Rositano - telephone (08) 7133 3395
Your ref: REQ2026-070944

Government of South Australia
Department for Infrastructure and Transport

OFFICE OF THE CHIEF EXECUTIVE

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Kaurna Country

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dit.sa.gov.au

ABN 92 366 288 135

Build. Move. Connect.

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

Email: mail@holdfast.sa.gov.au

Dear Mayor Wilson

RE: Anzac Highway Median

I refer to your letter to former Minister for Infrastructure and Transport, the Hon Emily Bourke MLC and myself, regarding the condition of the Anzac Highway median within the Glenelg precinct. I have been asked to thank you for your correspondence and respond directly.

Firstly, I apologise for the delay in responding.

The Department for Infrastructure and Transport (the Department) acknowledges the importance of the centre medians on Anzac Highway, particularly given their prominence to interstate and international visitors and their role as a key gateway to Glenelg and the metropolitan coastline.

For your information, in September 2025, the Department replaced four flood lights associated with two monuments along Anzac Highway, near Keswick Barracks and Morphettville Racecourse. Additionally, tree trimming was completed late July 2025, to enhance the appearance and upkeep of the medians at the following locations:

- Ashford, adjacent Leader Street, between Everard Avenue and Grove Avenue.
- Plympton, south of Marion Road, between Lydia Street and Williams Avenue.
- Near Douglas Grove, Glenelg North.

The frequency of mowing varies each year as it is guided by seasonal conditions and rainfall, with the next mowing programmed for early July 2026. Regarding weed control and tree pruning, these activities are managed proactively and undertaken whenever required to maintain safety, visibility, and the overall presentation of the corridor. The most recent vegetation works along Anzac Highway was undertaken mid-April 2026, in preparation for Anzac Day.

We acknowledge the concerns raised by Council regarding the condition of the median and note the community feedback you have outlined. These matters will be considered alongside existing operational, safety and maintenance requirements for the corridor.

The Department values its ongoing relationship with Council and remains committed to working constructively together. An example of this is the $2 million State funded Brighton Road median upgrade from Anzac Highway to Scholefield Road. These works are expected to be completed by 30 June 2026 and involve the removal of sandcrete fill and synthetic turf from 36 medians along with rectification of damaged kerbing around 42 trees. Compacted rubble and mulching are also being placed around the tree bases to sustain their health.

Where appropriate, we would welcome further engagement to better understand local priorities and to explore opportunities for collaboration within the scope of our respective responsibilities. Please contact Mr Carmelo Rositano, Manager, Metropolitan Road Maintenance by telephone on (08) 7133 3395 or by email at carmelo.rositano@sa.gov.au.

Yours sincerely

Jon Whelan
Chief Executive

11 June 2026

Item No: 15.2

Subject: **MONTHLY FINANCIAL REPORT – AS AT 31 MAY 2026**

Summary

The financial report for municipal activities to the 31 May 2026 confirms that Council is on target to meet its estimated surplus of $449,000 in 2025-26. Favourable minor variances indicate a positive financial position for the remainder of the year.

Recommendation

That Council receives the financial report for Municipal activities for the eleven months to 31 May 2026.

Background

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

Report

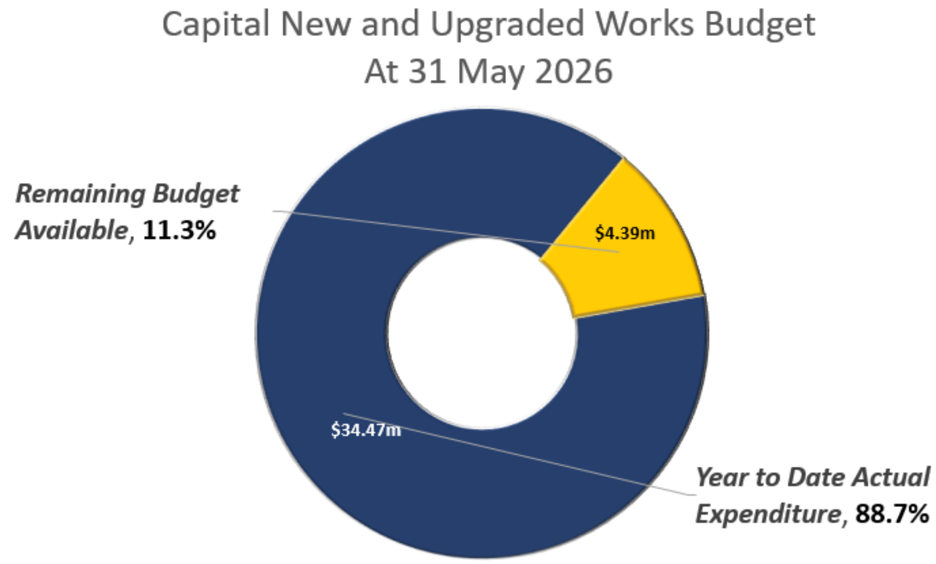
A summary of Council's financial performance to 31 May 2026 is provided in the following table.

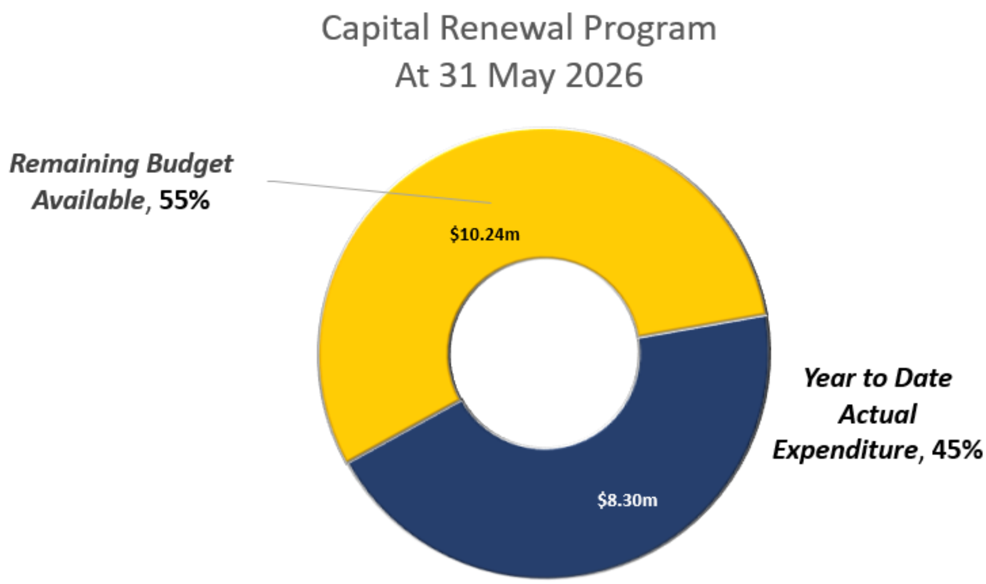
All amounts in $000	2025-26 Adopted Budget	2025-26 Year to date Budget	2025-26 Year to date Actuals	Variance	
Operating revenue	63,078	60,468	61,432	964	↑
Operating expenditure	(62,629)	(53,295)	(52,529)	766	↑
Result from Operational Activities	**449**	**7,173**	**8,903**	**1,730**	
Capital renewal Program (Net)	(18,071)	(11,930)	(8,085)	3,845	↑
Capital New and Upgraded Works (Net)	(27,993)	(34,054)	(33,812)	242	↑
Loan Repayments	(2,802)	(1,253)	(1,253)	-	
Loans repaid by community clubs	21	18	18	-	
Result from Capital Activities	**(48,845)**	**(47,219)**	**(43,132)**	**4,087**	
Add back non-cash items	12,860	9,712	9,736	24	
Funding (Requirement)/Surplus	**(35,536)**	**(30,334)**	**(24,493)**	**5,841**	

Operational activities are currently ahead of budget, largely due to additional revenue raised through car parking related revenue and savings on budgeted interest costs due to the timing of new borrowings. The savings on interest costs will be used to offset future borrowing requirements. Variances by individual business units are provided in Attachment 1.

Refer Attachment 1

A detailed progress report on Council's program of works is provided each quarter, however, in the interim the following graphs represent the percentage of total capital works financially completed by 31 May 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.

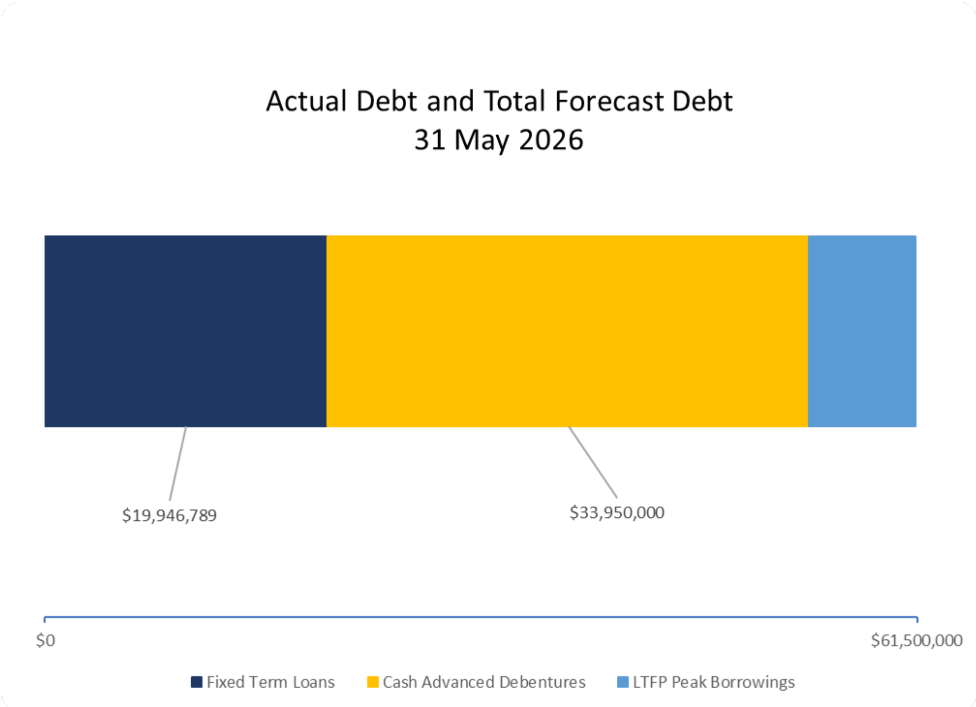


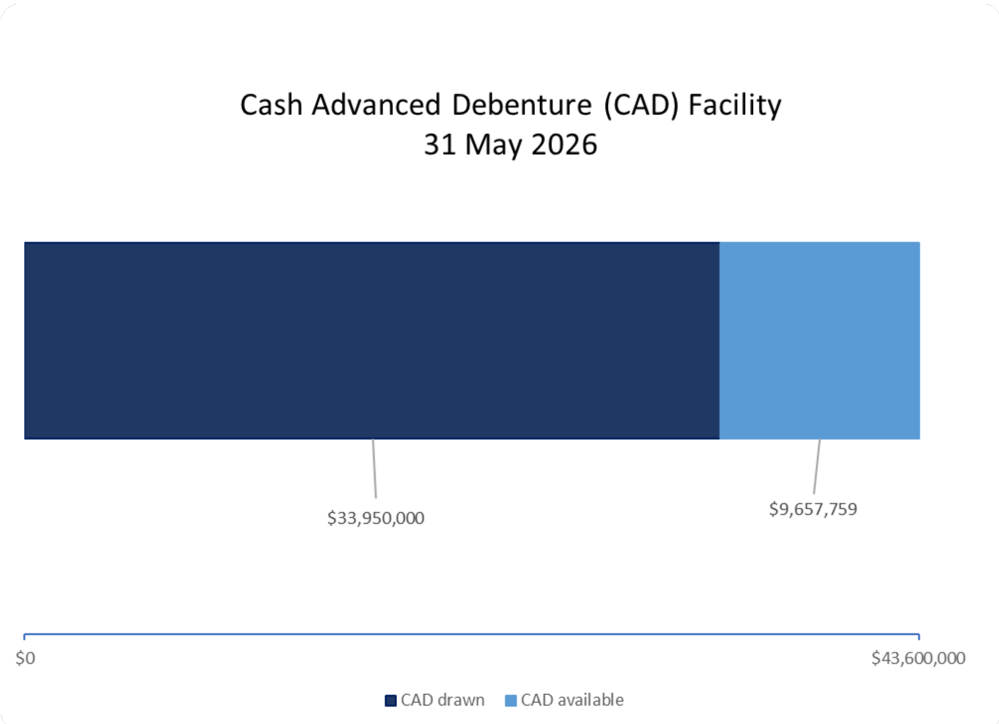


The timing of several large and complex capital renewal projects spans both the 2025-26 and 2026-27 financial years. Any budgets required to be carried-forward to fund these multi-year projects will be presented to Council in August 2026.

At the date of this report, borrowings, as forecast in the current Long Term Financial Plan, will peak at $61.4 million in 2025-26. The following graphs detail Council's current debt position.

The first graph illustrates Council's debt as a proportion of that peak forecast debt. The second graph details the status of Council's Cash Advance Debenture (CAD) facility which provide 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.

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 2011, Regulation 9

Written By: Management Accountant Lead

A/General Manager: Strategy and Corporate, Mr C Blunt

Attachment 1

CITY OF
HOLDFAST BAY

City of Holdfast Bay
Municipal Funds Statement as at May 2026

2025 - 2026 Original Budget $'000	Year to Date Adopted Forecast $'000	Year to Date Actual $'000	Year to Date Variance $'000		2025 - 2026 Adopted Forecast $'000	Note
297	111	106	6	Cemeteries	147	
(1,400)	(1,260)	(1,256)	(4)	Council Administration	(1,400)	
(903)	(745)	(727)	(17)	Development Services	(873)	
2,320	1,619	1,619	(1)	FAG/R2R Grants	2,567	
(2,196)	(2,120)	(2,092)	(28)	Financial Services	(2,224)	
(12,897)	(9,712)	(9,736)	24	Financial Services-Depreciation	(12,937)	
(305)	-	-	-	Financial Services-Employee Leave Provisions	(305)	
(2,588)	(1,759)	(1,280)	(479)	Financial Services-Interest on Borrowings	(2,438)	1
182	-	-	-	Financial Services-SRWRA	182	
47,374	47,428	47,458	(30)	General Rates	47,449	
(3,851)	(3,392)	(3,311)	(82)	Innovation & Technology	(3,630)	2
(828)	(751)	(785)	35	People & Culture	(828)	
(1,323)	(1,420)	(1,392)	(28)	Strategy & Governance	(1,676)	
(1,384)	(1,290)	(1,242)	(48)	City Activation	(1,473)	
15	(4)	11	(15)	Commercial - Partridge House	16	
(655)	(598)	(633)	35	Communications and Engagement	(655)	
(417)	(374)	(328)	(46)	Community and Business Administration	(417)	
(1,145)	(778)	(712)	(66)	Community Events	(1,026)	3
1,456	1,484	1,795	(311)	Community Safety	1,451	4
(652)	(649)	(606)	(43)	Community Wellbeing	(737)	
(621)	(566)	(563)	(3)	Customer Service	(621)	
(0)	(10)	28	(37)	Jetty Road Mainstreet	(61)	
(1,848)	(1,671)	(1,707)	36	Library Services	(1,848)	
(377)	(344)	(295)	(49)	Assets & Delivery Administration	(377)	
1,524	1,347	1,407	(60)	Commercial - Brighton Caravan Park	1,524	5
597	548	602	(54)	Commercial & Club Leases	597	6
(1,278)	(1,366)	(1,044)	(322)	Engineering & Traffic	(1,611)	7
(787)	(638)	(627)	(11)	Environmental Services	(797)	
(9,605)	(8,775)	(8,763)	(12)	Field Services & Depot	(9,918)	
(2,880)	(2,439)	(2,415)	(24)	Property Management	(2,950)	
(509)	(455)	(409)	(45)	Public Realm and Urban Design	(509)	
(721)	(506)	(472)	(35)	Street Lighting	(651)	
(4,700)	(3,743)	(3,728)	(14)	Waste Management	(4,650)	
1,122	-	-	-	Less full cost attribution - % admin costs capitalised	1,130	
1,013	**7,173**	**8,903**	**(1,729)**	**=Operating Surplus/(Deficit)**	**449**	
12,897	9,712	9,736	(24)	Depreciation	12,937	
123	-	-	-	Other Non Cash Items	123	
13,020	**9,712**	**9,736**	**(24)**	**Plus Non Cash Items in Operating Surplus/(Deficit)**	**13,060**	
14,033	**16,885**	**18,639**	**(1,754)**	**=Funds Generated from Operating Activities**	**13,509**	
10,000	637	658	(21)	Amounts Received for New/Upgraded Assets	10,862	
470	221	212	9	Proceeds from Disposal of Assets	470	
10,470	**858**	**870**	**(12)**	**Plus Funds Sourced from Capital Activities**	**11,332**	
(13,330)	(12,151)	(8,297)	(3,854)	Capital Expenditure on Renewal and Replacement	(18,541)	
(31,693)	(34,691)	(34,470)	(221)	Capital Expenditure on New and Upgraded Assets	(38,855)	
(45,023)	**(46,842)**	**(42,767)**	**(4,075)**	**Less Total Capital Expenditure**	**(57,396)**	8
21	18	18	-	Plus:Repayments of loan principal by sporting groups	21	
21	**18**	**18**	**-**	**Plus/(less) funds provided (used) by Investing Activities**	**21**	
(20,499)	**(29,081)**	**(23,240)**	**(5,841)**	**= FUNDING SURPLUS/(REQUIREMENT)**	**(32,534)**	
				Funded by		
-	(801)	(801)	-	Increase/(Decrease) in Cash & Cash Equivalents	-	
-	(183)	5,658	(5,841)	Non Cash Changes in Net Current Assets	200	
(23,301)	-	-	-	Less: Proceeds from new borrowings	(35,536)	
-	(29,350)	(29,350)	-	Less: Net Movements from Cash Advance Debentures	-	
2,802	1,253	1,253	-	Plus: Principal repayments of borrowings	2,802	
(20,499)	**(29,081)**	**(23,240)**	**(5,841)**	**=Funding Application/(Source)**	**(32,534)**	

Note 1 – Financial Services-Interest on Borrowings - $479,000 favourable

Savings on budgeted interest costs due to timing of borrowings. The savings will be used to offset future borrowing requirements.

Note 2 - Innovation & Technology - $82,000 favourable

Employment cost savings due to temporary vacancies ($40,000) and savings on data and telecommunications ($41,000).

Note 3 - Community Events - $66,000 favourable

Additional revenue from commercial operations ($46,000) and savings on completed events ($20,000).

Note 4 - Community Safety - $311,000 favourable

Higher than forecast revenue for car parking ($235,000) and hoarding fees ($90,000).

Note 5 - Commercial - Brighton Caravan Park $60,000 favourable

Savings on repairs and maintenance ($40,000) along with higher Caravan Park revenue ($20,000).

Note 6 - Commercial & Club Leases $54,000 favourable

Higher than budgeted lease revenue ($45,000) and savings on professional services ($8,000).

Note 7– Engineering & Traffic - $322,000 favourable

Employment cost savings due to temporary vacancies ($48,000) along with positive variances on three operational projects; Buildings condition audit ($130,000), Integrated Transport Strategy Priorities ($106,000) and the Stormwater Management Plan ($30,000), these projects will be continued in 2026-27 and unspent budget will be carried forward.

Note 8 – Capital Expenditure - $5,205,000 favourable

There are positive variances on a number of capital projects mainly due to the timing of projects. A review of the capital program was undertaken as part of the March 2026 budget update and a number of major projects are forecast to be incomplete as at 30 June 2026 including the following:

- Kingston Park Stages 4 & 6 - Detailed Design
- Patawalonga Lock – renewal
- Wattle Reserve – renewal
- Brighton Caravan Park - Stage 2 redevelopment

Item No: 15.3

Subject: **2026-27 ANNUAL BUSINESS PLAN AND LONG TERM FINANCIAL PLAN 2026-27 TO 2035-36**

Summary

At its meeting on 14 April 2026, Council resolved to release the Draft 2026-27 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-36 for consultation. The consultation period for both plans ran from Thursday 16 April until Friday 8 May 2026.

Overall, 349 submissions were received. These provided a wide range of views on the Draft 2026-27 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-36.

Six new community projects were proposed. Community indicators of support were sought in the consultation process on these projects. 298 people completed the survey, which indicated their level of individual support for these projects.

The Audit and Risk Committee considered the consultation results and revised versions of the 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-36 at its meeting of 10 June 2026.

The final 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-36 are recommended for adoption by Council.

Recommendation

That, subject to final design and minor alterations and typographical corrections, Council;

1. **adopts the 2026-2027 Annual Business Plan, which is provided as Attachment 1 to this report; and**

2. **adopts the Long Term Financial Plan 2026-27 to 2035-36, which is provided as Attachment 2 to this report.**

Background

At its meeting on 14 April 2026, Council resolved to release the Draft 2026-27 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-36 for consultation. The consultation period for both plans ran from Thursday 16 April until Friday 8 May 2026. Council considered the feedback from this consultation in a workshop on 19 May and with a report at its meeting of 26 May 2026.

The Audit and Risk Committee also considered the consultation feedback and final draft versions of the 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-

36. They noted that both plans satisfy Council's financial sustainability and performance measures and supported their presentation to Council for adoption.

Council conducted extensive community engagement on the draft 2026-27 Annual Business Plan and draft Long-Term Financial Plan 2026-27 to 2035-36.

Methods for engagement included:

- direct promotion to some 20,000 people via the Your Holdfast site distribution list, social media channels and Holdfast News;
- distribution via letterbox drop of a summary leaflet to over 19,000 households and businesses;
- drop-in sessions in 2 locations for people to meet face to face with Council staff;
- various signage and articles, including core flutes and digital signage, public notices in the Advertiser print and online versions and notices on the Council website; and
- a total of 349 individuals who provided a submission during the consultation – this is considerably more than in previous years with 298 via the Your Holdfast website and online survey, 46 via emails, and five letters were received.

Six new community projects were proposed. Community indicators of support were sought in the consultation process on these projects. 298 people completed the survey, which indicated their individual level of support.

While a variety of views were expressed on these projects, there was a clear indication of support for all projects.

At its workshop on 19 May 2026, Council considered the feedback from the consultation process and received a report at its meeting of 26 May 2026. Elected members indicated a level of support for proceeding with the six community projects. On this basis, the version of the 2026-27 Annual Business Plan that appears with this report includes all six projects.

Report

Section 123(6a) of the *Local Government Act, 1999* requires that any amendments to the Draft Annual Business Plan that was consulted on be explained in the adopted Plan.

Since the publication of the Draft 2026-27 Annual Business Plan and subsequent engagement, the following changes have been made to the proposed final version of the 2026-27 Annual Business Plan:

- As in previous years, the Mayor's Welcome has been updated to reflect that this is a final version of the 2026-27 Annual Business Plan. The Welcome acknowledges the level of consultation undertaken and covers highlights of the Plan.
- An important consideration in this Annual Business Plan involves the future direction of Alwyndor aged care service. The City of Holdfast Bay is making a change to the way Alwyndor is governed. Council resolved to establish a separate Incorporated Association, Alwyndor Inc, to act as Trustee of the Dorothy Cheater Trust.
- As a result of the governance change to Alwyndor, previous references to Alwyndor have been removed throughout the Plan. This includes all financial information related to Alwyndor.

- On page 13, there was a reference to a new community survey being undertaken. It was hoped that these results would be available for inclusion in this final Annual Business Plan, however they are not yet available. This message has been updated.
- On pages 15 and 38, the timing for the Brighton Oval Irrigation project has been adjusted. It now states that the forward commitment of $195,000 is for the 2028-29 year, not 2027-28.
- The status of the Transforming Jetty Road Glenelg project has been updated on page 46. This project is due to be completed ahead of schedule in the second half of 2026, and text has been changed to reflect this status.
- To remove ambiguity, it is correct to say that stormwater total funding for 2026-27 is $1.19 million. This is made up of $0.19 million from Council's renewal budget and $1 million for previously committed new works. These two aspects of the budget (renewals and new works) are managed and recorded differently (page 14).
- The inclusion of a description on how rates are calculated on page 60, which complements the Statement on Expected Rate Revenue on pages 71-72
- The minimum rate for 2026-27 has now been set and appears on page 59.

Key Parameters

The 2026-27 Annual Business Plan details these key parameters:

- Target of an operating surplus.
- 6.6% general rate revenue increase (excluding separate rates and Regional Landscape Levy).
- 0.8% rate revenue increase for new development growth.
- Jetty Road Mainstreet budget to be self-funding.

This information is consistent with the 2026-27 Budget report, which is being considered as part of this current agenda (Item number 215/26).

The 2026-27 Annual Business Plan is attached and is recommended for adoption.

Refer Attachment 1

Significant Initiatives

The six new community projects that form part of the 2026-27 Annual Business Plan are:

- Brighton Oval Irrigation: No cost for 2026-27, a forward commitment of $195,000 for 2028-29.

  This project will deliver surface remediation works at Brighton Oval. This includes new turf cricket pitch squares, irrigation, drainage and surface water movement outcomes to meet immediate and future needs at the site. This project is contingent on attracting external funding.

- School Crossings Improvements – Design $30,000 in 2026-27, $150,000 in 2027-28

  Council will undertake a comprehensive assessment of all school crossings to identify high risk locations and prioritise infrastructure improvements. This project will fund design work in 2026-27 for the highest priority upgrade, providing the first stage of a long term program to systematically improve school crossing safety across the city.

- St Judes and North Brighton Cemetery Upgrades $258,000 in 2026-27

  This project will enhance the cemeteries' aesthetics, accessibility, and historical significance, transforming them into well-maintained, inviting community spaces while respecting their heritage value.

- Brighton Road Trees $427,000 in 2026-27, $925,000 in 2027-28

  This two-year project will involve the removal of 68 trees identified as high-risk and nearing the end of their safe lifespan, and replace them with up to 106 new trees to increase canopy cover and enhance the visual character of the corridor.

- Jetty Road Brighton Road Improvement Designs $120,000 in 2026-27, approximately $500,000 in 2027-28

  During 2025-26, Council prepared concept design options to improve Jetty Road Brighton, road safety and accessibility. The 2026-27 project will complete the detailed design for the preferred concept. Council will also pursue external grant funding to support future construction.

- Verge Incentive Program $20,000 in 2026-27

  A Verge Incentive Program would help the community transform standard grass or hard surface verges into attractive, sustainable nature strips.

Asset Improvements and Renewals

In addition to the six community projects, the 2026-27 Annual Business Plan includes a significant investment in renewing important community assets.

The 2026-27 Annual Business Plan has a focus on improving the infrastructure that council is responsible for. With over $950 million in assets, this year will see over $11 million allocated to renewals and improvements. This continues the significant increase in investment from 2025-26, and includes work in these asset types:

- Buildings ($3.07 million)
  Capital works will be delivered across 11 buildings. This includes roof replacement, external fabric repairs, air conditioning upgrades and toilet refurbishments.

- Open Space ($1.58 million)
  Works will be undertaken throughout the council area, including:
  - renewal of playspaces at Parkinson Reserve, Gemmell Green Reserve and Kibby Reserve;
  - installation of informal sport and recreation infrastructure in reserves; and
  - renewal of three practice cricket wickets at Mawson Oval.

- Plant and Equipment ($2.26 million)
  Replacement of several items, including heavy equipment and necessary truck and transport assets.

- Stormwater ($1.19 million)
  $0.19 million for renewal of existing infrastructure, including Fisher Terrace, Glenelg North and Rothesay Avenue, Glenelg North. There is also an additional $1 million allocated to new stormwater projects as a part of the Stormwater Management Plan.

- Transport ($4.43 million)
  Ongoing renewal works across roads, kerbs, footpaths, traffic devices, and bus stop infrastructure.

Long Term Financial Plan

The draft Long Term Financial Plan 2026-27 to 2035-36 was reviewed by Council at its meeting on 14 April 2026. All assumptions remain the same, with no changes being made to the 2026-27 budget. All key financial indicators remain the same over the life of the plan.

The Long Term Financial Plan 2026-27 to 2035-36 is attached and is recommended for adoption.

Refer Attachment 2

Budget

The cost of production of the 2026-27 Annual Business Plan and the Long Term Financial Plan 2026-27 to 2035-36 and associated community engagement is met within the current budget.

Life Cycle Costs

This report does not have any direct full lifecycle cost implications.

Strategic Plan

Statutory compliance

Council Policy

The Council Community Consultation and Engagement Policy is relevant to this report.

Statutory Provisions

Section 123 of the *Local Government Act 1999* (the Act) sets out the requirements for the development of the Annual Business Plan.

Written By: Manager Strategy and Governance

A/General Manager: Strategy and Corporate, Mr C Blunt

Attachment 1

2026–27
Annual Business Plan

CITY OF
HOLDFAST BAY

OUR PLAN FOR OUR PLACE

City of Holdfast Bay

Amendments to 2026–27 Annual Business Plan Following Community Engagement

This year, Council conducted extensive community engagement on the draft 2025–26 Annual Business Plan and draft Long-Term Financial Plan 2026–27 to 2035–36.

Methods for engagement included:

› Direct promotion to some 20,000 people via Your Holdfast site distribution list, social media channels and Holdfast News

› Distribution via letterbox drop of a summary leaflet to over 19,000 households and businesses

› Drop-in sessions in 2 locations for people to meet face to face with Council staff.

› Various signage and articles, including core flutes and digital signage, public notices in the Advertiser print and online versions and notices on the Council website.

A total of 349 individuals provided a submission during the consultation. This is considerably more than in previous years. 298 were via the Your Holdfast website and completed an online survey, 46 were via emails, and five letters were received.

Six new community projects were proposed. Community indicators of support were sought in the consultation process on these projects. 298 people completed the survey, which indicated their level of support.

A variety of views were expressed on these projects, there was a clear indication of support for all projects, which resulted in Council deciding to proceed with them.

The Mayor's welcome has been updated to reflect that this is a final version of the 2026–27 Annual Business Plan. The welcome acknowledges the level of consultation undertaken and covers highlights of the plan.

An important consideration in this Annual Business Plan involves the future direction of Alwyndor aged care service. The City of Holdfast Bay is making a change to the way Alwyndor is governed. Council resolved to establish a separate Incorporated Association, Alwyndor Inc, to act as Trustee of the Dorothy Cheater Trust.

This means that previous references to Alwyndor have been removed throughout the Plan. This includes all financial information related to Alwyndor.

On page 13, there was a reference to a new community survey being undertaken. It was hoped that these results would be available for inclusion in this final Annual Business Plan, however they are not yet available. This message has been updated.

The status of the Transforming Jetty Road Glenelg project has been updated on page 46. This project is now nearing completion ahead of schedule, which is reflected in the new text on that page.

Traditional Custodians

The City of Holdfast Bay acknowledges the Kaurna People as the traditional owners and custodians of the 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 the Kaurna people today.

Council has reviewed and considered all the feedback and information prior to the adoption of the 2026–27 Annual Business Plan and Long-Term Financial Plan 2026–27 to 2035–36. Taking this feedback into account and considering additional information that is now available, some other adjustments have been made to this final plan from what appeared in the draft 2026–27 Annual Business Plan:

- On pages 15 and 38, the timing of the Brighton Oval Irrigation project has been adjusted. it now states that the forward commitment of $195,000 is for the 2028–29 year, not 2027–28
- To remove ambiguity, it is correct to say that stormwater total funding for 2026–27 is $1.19 million. This is made up of $0.19 million from Council's renewal budget and $1 million for previously committed new works. These two aspects of the budget (renewals and new works) are managed and recorded differently. (page 14)
- The inclusion of a description on how rates are calculated on page 60, which compliments the new Statement on Expected Rate Revenue on pages 68–69
- The minimum rate for 2026–27 has now been set and appears on page 59.

Contents

Mayor's Welcome

As we look ahead to the next financial year, I am pleased to present the 2026–27 Annual Business Plan for the City of Holdfast Bay.

This Plan continues our commitment to delivering high-quality services, maintaining our community assets, and investing in the future prosperity and liveability of our City. It also reflects Council's careful consideration of the feedback received during consultation on the Draft 2026–27 Annual Business Plan.

I would like to thank everyone who took the time to provide feedback. This year, we received 349 submissions, along with strong participation in our community survey. The level of engagement was far higher than in previous years and demonstrates a community that is informed, interested and committed to the future of Holdfast Bay.

The feedback we received was thoughtful and wide-ranging. Many residents acknowledged the importance of maintaining essential services and infrastructure, while also providing practical suggestions to improve services and community outcomes. At the same time, there were clear and consistent messages about the need to carefully manage cost-of-living pressures, ensure fairness in investment decisions, and provide greater clarity around financial information and priorities.

Encouragingly, there was also support for practical, local improvements – particularly those that enhance safety, maintain infrastructure, support environmental outcomes and strengthen community facilities.

Council has carefully considered this feedback in finalising this Plan.

The 2026–27 Annual Business Plan represents a balanced and responsible approach.

The six proposed community projects received majority support overall through the community consultation process, demonstrating an understanding of the value these initiatives can deliver.

These projects include improvements to Brighton Oval, upgrades to school crossings, renewal of Brighton Road trees, further planning for Jetty Road Brighton, upgrades to our cemeteries, and a new verge incentive program. Together, these projects reflect a strong focus on safety, accessibility, environmental outcomes and local amenities.

Community feedback has reinforced the importance of delivering projects that are practical, well-prioritised and clearly communicated, and this has guided our approach.

The Annual Business Plan includes a proposed rate increase of 6.6% on average, which will enable Council to continue delivering essential services, maintain our assets, and progress key projects. This rate increase includes the final year of the 2.3% rate increase related to the Transforming Jetty Road Glenelg project and 0.2 % for the six community projects. While any increase is carefully considered, our community rightly expects a high standard of service and well-maintained infrastructure.

This Plan reflects disciplined financial management, with Council forecasting a modest operating surplus while continuing to manage debt responsibly and reduce long-term financial risk.

Independent advice from the Essential Services Commission of South Australia (ESCOSA) has again confirmed that Council remains in a financially sustainable position, providing confidence that we are planning responsibly for the long term.

A key focus of this Plan is the ongoing renewal of our infrastructure.

Council owns and maintains assets valued at over $950 million, and these assets must be maintained to a high standard. In 2026–27, we will continue a strong program of asset renewal of $11.53 million to ensure our roads, footpaths, buildings, stormwater systems and open spaces remain safe, reliable and fit for purpose.

This sustained investment helps to protect Council from higher costs in the future and ensures that we continue to provide the level of service our community expects.

The 2025–26 financial year marked a significant milestone for our City, with the Transforming Jetty Road Glenelg project nearing completion well ahead of its original schedule.

This has been one of the most significant infrastructure investments undertaken in recent decades. It delivers improved accessibility, safer pedestrian environments, stronger support for local business activity, and an enhanced experience for residents and visitors alike.

Projects of this scale require careful planning and investment, but they also play an important role in strengthening our local economy and ensuring that Holdfast Bay remains a vibrant and attractive destination.

An important update for this Annual Business Plan involves the future direction of Alwyndor aged care service.

For more than 75 years, Alwyndor has provided high-quality care and support to older people in Holdfast Bay and surrounding communities. It remains a highly valued and trusted service, supporting people to live with dignity, independence and connection to their community.

To ensure Alwyndor can continue to grow and meet the evolving needs of its community, the City of Holdfast Bay is making a change to the way Alwyndor is governed. Council resolved to establish an Incorporated Association, Alwyndor Inc, to act as Trustee of the Dorothy Cheater Trust. It means that Alwyndor does not appear in this Annual Business Plan, although Council will still have a vital interest in its future.

Importantly, this transition will not impact the services provided to residents and clients. The same high-quality, personalised care will continue to be delivered by the same dedicated staff.

These changes will ensure it remains a community-focused aged care provider with the same purpose, legacy and intent for generations to come.

Beyond major projects and services, Council continues to deliver a wide range of everyday services that support life in our community.

From maintaining parks, beaches and streets to delivering waste and recycling services, supporting libraries and community programs, providing environmental leadership and ensuring public health and safety, these services are central to the liveability of our City.

While often delivered behind the scenes, they have a direct and meaningful impact on the wellbeing of our community.

This Annual Business Plan has been developed in a challenging environment.

Cost-of-living pressures, increasing service demands, and broader economic and environmental challenges all require Council to carefully balance priorities and make informed decisions. Guided by our Strategic Plan, Our Holdfast 2050+, we remain focused on supporting wellbeing, building a sustainable city, and fostering a resilient local economy.

As we move forward, our focus remains clear: to deliver services and infrastructure that meet the needs of our community, to manage our finances responsibly, and to continue working in partnership with our residents, businesses and stakeholders.

I again thank everyone who contributed to the consultation process. Your feedback has helped shape this Plan and will continue to inform our work in the years ahead.

Together, we can continue to build a city that is welcoming, sustainable and well-maintained, and one that we are proud to call home.

Amanda Wilson
Mayor
City of Holdfast Bay

Our City

Kaurna people lived sustainably and nurtured the land and waters for some 60,000 years as one of the world's longest living cultures.

The coastal environment, with its freshwater lagoons and abundant food sources, was used for millennia as a meeting place for cultural celebrations, ceremonies and trade by Kaurna people, and continues to be a place of significant Kaurna cultural heritage.

In 1836, Colonel William Light arrived on the Rapid on a mission to survey the South Australian coast in search of a place for settlement. While the Rapid stood offshore near the mouth of the Patawalonga, a storm blew in and the anchor held. Colonel Light consequently named the bay 'Holdfast Bay'.

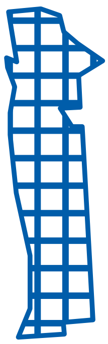
The Province of South Australia was proclaimed at Pathawilyangga in 1836, which became the municipality of Glenelg in 1855. Wituwartingga became the municipality of Brighton in 1858.

The City of Holdfast Bay was formed in 1997 through the amalgamation of the City Councils of Glenelg and Brighton. Located just 11 kilometres from the Adelaide city centre and five minutes from Adelaide Airport, our City is now home to close to 40,000 people and one of the most celebrated places to live, work and visit in the Adelaide metropolitan area. It boasts a beautiful natural environment, high quality recreation and community facilities, superior health and education, a vibrant tourism sector, thriving retail precincts and a small light industrial area.

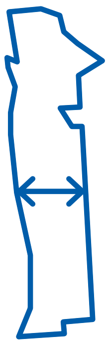
Our Place and Our Community

First
SA coastal council to recognise a climate emergency in 2019

9km
of coastline



14.6km²
comprises City of Holdfast



2.5km
wide

20
off-street public car parks

3
train stops

5
tram stops

313km
of footpaths and shared paths

700,000+
tram trips to Glenelg each year

15
metro bus routes

200
bus stops approximately

4
car share locations

8
Eletronic vehicle chargers

A Day in the Life

Did you know that on a normal day in the City of Holdfast Bay:

Nearly
1,508
items are borrowed from our libraries at Glenelg and Brighton

More than
322
people attend our four Community Centres

511
people visit the libraries

30 trips on the Community Wellbeing bus

60
separate cleaning services are conducted at council buildings

Each of our
31 public toilet facilities are cleaned – with some cleaned 5 times per day

Our two Jetty Roads at Glenelg and Brighton are serviced by street sweepers

174 phone calls and
95 emails
are responded to by our Customer Experience team

4
Development Applications processed

3,242
page views on our website

Maintenance and other works are carried out at Glenelg Oval and other reserves by our Open Spaces team

7,200
bins lifts for residential and business waste collection

25 linear metres
of roads resealed

18 linear metres
of kerb replaced

3
trees planted

24sq metres
of footpaths repaired

33 requests completed by our Field Services team

Our Vision

In January 2025, Council revised its Strategic Plan titled *Our Holdfast 2050+*. This revised plan maintained the vision and general framework of the original *Our Holdfast 2050+*. Our vision is:

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

To achieve this Vision, we have identified three focus areas:

Wellbeing

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

Sustainability

A city, economy and community that is resilient and sustainable.

Innovation

A thriving economy and community that values life-long education, research, creativity and entrepreneurialism.

This Annual Business Plan is designed to help deliver *Our Holdfast 2050+* within these focus areas. Details of the revised objectives and measures in each of the focus areas appears later in this Plan.

Quality of Life in Holdfast Bay

TOTAL POPULATION

(2021)

37,543

52.3% females
47.7% males

VEHICLE USAGE

Private car is the most common travel method for journeys to work (80%). Public transport accounts for 8.5% and active travel (walking and cycling) 5%

SNAPSHOT

HIGH

- Average Income
- Education
- Housing Mortgages

LOW

- Unemployment for those in the workforce, but the age group with the greatest number is not in the labour force.

MEDIAN AGE

48

MOST COMMON AGE GROUP

60–69yrs

5,633 people (15%)
Older population

HOUSEHOLD TYPES*

Lone person households	Group households	Family households
34%	3%	60%

OF THE 60% FAMILY HOUSEHOLDS*

Couples with children	Couples without children	One parent families
37%	48%	13%

Source: ABS 2021

*Totals do not equal 100% as not all participants answered this question and there is rounding in final percentages.

How you rated your council out of 10:

COMMUNITY

8.6 Providing library services

8.3 Providing sporting facilities

7.5 Delivering services for the elderly and people with a disability

8.1 Providing programs and services that encourage a healthy and active lifestyle

7.8 Providing arts and cultural experiences

PLACEMAKING

7.1 Maintaining roads and kerbing

7.55 Maintaining cycle networks

8.7 Access to shops, services and open space

ENVIRONMENT

8.1 Maintaining beaches and coastal areas

8.2 Providing adequate waste management services

8.55

Overall rating of Holdfast Bay as a place to live

ECONOMY

OPEN

7.8 Encouraging a diverse range of businesses and services in the area

7.85 Supporting and promoting tourism and events

CULTURE

6.95 Council provides good financial management and value for rates

7.2 Overall satisfaction with the quality of service and performance of the council

8.3 Maintaining well laid out parks and reserves

7.6 Providing programs that foster social interaction and community wellbeing

8.0 Providing a sense of safety in neighbourhoods

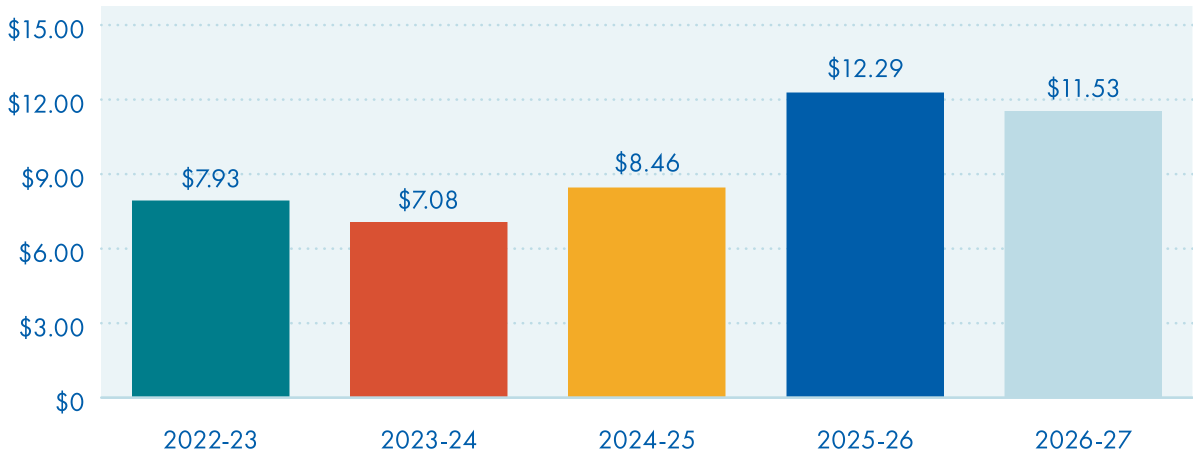
A new community survey has been undertaken. It was hoped that these results would be available for inclusion in this final Annual Business Plan, however they are not yet available. The new survey results will be included in Council's 2025–26 Annual Report.

Highlights

Asset Renewal

There is a continuing strong focus on asset renewals for 2026–27. This includes $11.53 million in total asset renewal, which is higher than in most previous years and builds on the 2025–26 record budget.

ASSET RENEWAL BUDGET (MILLIONS)



Council owns and maintains a diverse asset portfolio worth over $950 million. These assets have been categorised into five asset groups. Renewal work on these asset classes for 2026–27 totals $11.5 million and includes:

Buildings ($3.07 million)

Capital works will be delivered across 11 buildings. This includes roof replacement, external fabric repairs, air conditioning upgrades and toilet refurbishments.

Open Space ($1.58 million)

works will be undertaken throughout the council area, including:

› renewal of playspaces at Parkinson Reserve, Gemmell Green Reserve and Kibby Reserve

› installation of informal sport and recreation infrastructure in reserves.

Renewal of three practice cricket wickets at Mawson Oval.

Plant and Equipment ($2.26 million)

Replacement of several items, including heavy equipment and necessary truck and transport assets.

Stormwater ($0.19 million)

Renewal of existing infrastructure, including Fisher Terrace Glenelg North and Rothesay Avenue Glenelg North. There is also an additional $1 million allocated to new stormwater projects as a part of the Stormwater Management Plan.

Transport ($4.43 million)

Ongoing renewal works across roads, kerbs, footpaths, traffic devices, and bus stop infrastructure.

Major Projects

Brighton Oval Irrigation – No Cost for 2026–27. A Forward Commitment of $195,000 for 2028–29

Brighton Oval is a high-use venue, primarily hosting over 1,100 participants between football and cricket. The oval also supports usage from local schools, School Sport SA, neighbouring sports clubs, and SACA and SANFL events.

This project will deliver oval surface remediation works at Brighton Oval. These works will address issues identified by independent turf management consultants and provide new turf cricket pitch squares, irrigation, drainage and surface water movement outcomes to meet immediate and future needs at the site.

Project timing is anticipated for the summer of 2028–2029 and is contingent on attracting external funding. However, planning work will commence in 2026–27 to ensure the alignment of funding with end-of-life irrigation asset renewal requirements.

The proposed project extends the planned works associated with the irrigation end-of-life asset renewal. The project will also include a structured maintenance program to preserve new turf coverage and improve turf density, resulting in longer-term surface provision for all oval users.

School Crossings Improvements – Design $30,000 in 2026–27. $150,000 in 2027–28

Across the City, 10 schools have crossings that vary in design quality, visibility and suitability for current traffic conditions.

The Movement and Transport Plan identifies school crossing safety as a high priority action, recommending a structured assessment framework and targeted upgrades to support safe, active travel for children and families.

Council will undertake a comprehensive assessment of all school crossings to identify high-risk locations and prioritise infrastructure improvements.

This project will fund design work in 2026–27 for the highest priority upgrade, providing the first stage of a long-term program to systematically improve school crossing safety across the city. Work in future years will depend on final designs.

St Jude's and North Brighton Cemetery – Upgrades $258,000 in 2026–27

North Brighton Cemetery and St Jude's Cemetery are historic sites that serve as important cultural and community spaces. However, there have been ongoing complaints about the tidiness and overall amenity of these spaces. Concerns include inadequate tree canopy, deteriorating internal roads, lack of landscaping along fencelines, insufficient seating, and the need for better signage, particularly around heritage areas.

Continuing work commenced in 2025–26, the proposed project will enhance the cemeteries' aesthetics, accessibility and historical significance, transforming them into well-maintained, inviting community spaces while respecting their heritage value.

Stage one in 2025–26 has focussed more on the St Judes site. Stage two in 2026–27 will focus more on North Brighton.

Major Projects

Brighton Road Trees – $427,000 in 2026–27. $925,000 in 2027–28

The project proposes the removal of 68 ageing or high-risk trees that need to be removed and the installation of up to 106 new trees over two years.

Following storm events and State Government civil works in 2025–26, six trees have been lost from the Brighton Road median strip. A subsequent risk assessment of the remaining trees has identified the need for a planned renewal approach to ensure public safety and maintain the long-term health of the median landscape. This project will span two years and will remove the 68 trees and replace them with up to 106 new trees to increase canopy cover and enhance the visual character of the corridor.

Jetty Road Brighton Traffic Improvement – Designs $120,000 in 2026–27. Approximately $500,000 in 2027–28

This project continues work undertaken for traffic improvements, including concept designs developed in 2025–26 and extensive community consultation.

Jetty Road, Brighton, is scheduled for road surface renewal in 2027–28. Before this renewal occurs, it is important to ensure that the street continues to function safely and effectively for all users. To this end, Council has undertaken a Road Safety Audit and functional review, which identified several opportunities to improve safety, traffic flow, pedestrian connectivity, and compliance with Disability Discrimination Act (DDA) requirements.

During 2025–26, Council prepared the concept design options to address these issues. These concepts were presented for community consultation in March 2026.

The 2026–27 project will complete the detailed design for the preferred concept following consultation. During this period, Council will also pursue external grant funding to support future construction. The final works are dependent on attracting external funding.

Construction of the final design will align with the programmed road renewal works in 2027–28, ensuring an efficient, coordinated approach to delivering improvements.

Verge Incentive Program – $20,000 in 2026–27

Verges make up a significant proportion of public space in our urban areas and present an opportunity to improve the liveability, appearance and environmental performance of our city. Enhancing verges with water-wise, primarily local, native plants provides a wide range of benefits for both residents and the natural environment.

A trial Verge Incentive Program would help the community transform standard grass or hard surface verges into attractive, sustainable nature strips.

The project proposes to scope, design and establish a one year trial rebate program that supports residents to install water-wise, native nature strips. This would also include developing clear guidelines, information resources and community support materials to help residents participate in the program.

Financial Overview

Projections for the 2026–27 financial year indicate that Council will be working with a municipal operating surplus of $861,147.

In the 2026–27 financial year, we will invest $64.15 million in municipal operations to provide services, implement programs, and build and maintain essential assets. Our main areas of investment include:

- $49.56 million to provide services to our community
- $12.68 million to upgrade and maintain community assets
- $1.91 million for new capital infrastructure and service improvements.

2026–27 MAIN AREAS OF INVESTMENT

Debt Management

Council's Draft Long Term Financial Plan 2026–27 to 2035–36 sets our financial direction over the medium and long term and includes a debt management projection summary. This shows a commitment to reducing debt.

To monitor this, Council receives detailed monthly financial reports, including its current debt management position. These monthly financial statements are available in the Council agenda, which are publicly available at holdfast.sa.gov.au/council-meetings.

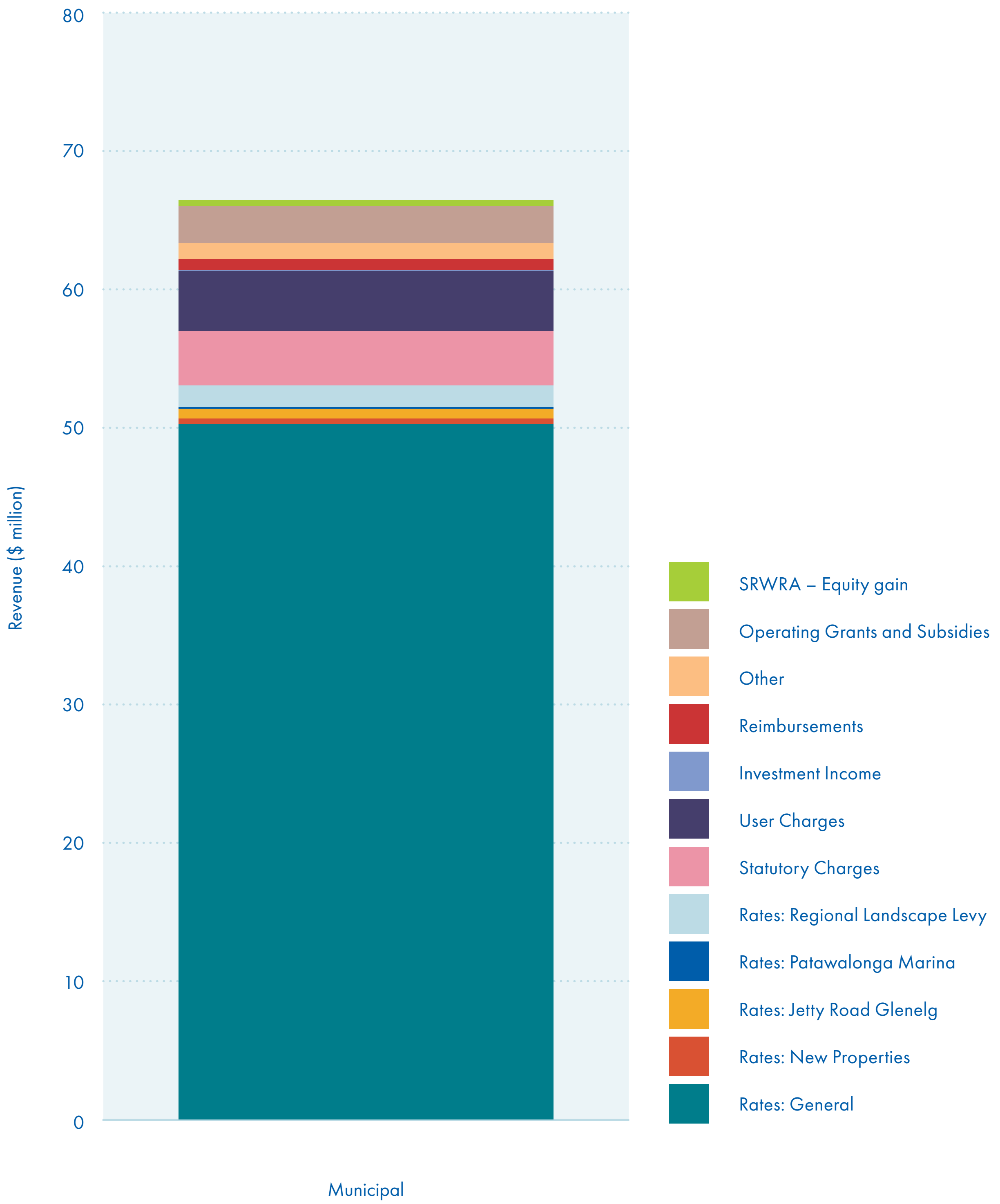
Municipal Financial Summary

2026–27 Municipal Operating Revenue: $66.56 million

Municipal Operational Revenue

Rates Revenue	Million
Rates: General	$50.38
Rates: New Properties	$0.38
Rates: Jetty Road Glenelg	$0.72
Rates: Patawalonga Marina	$0.09
Rates: Regional Landscape Levy	$1.58
Total Rate Revenue	**$53.15**
Operational Revenue	
Statutory Charges	$3.94
User Charges (including but not limited to revenue from commercial operations)	$4.34
Investment Income	$0.06
Reimbursements	$0.78
Other	$1.18
Total Operational Revenue	**$10.30**
External Revenue	
Operating Grants and Subsidies	$2.70
SRWRA – Equity gain	$0.40
Total External Revenue	**$3.10**
Total Municipal Revenue	**$66.56**

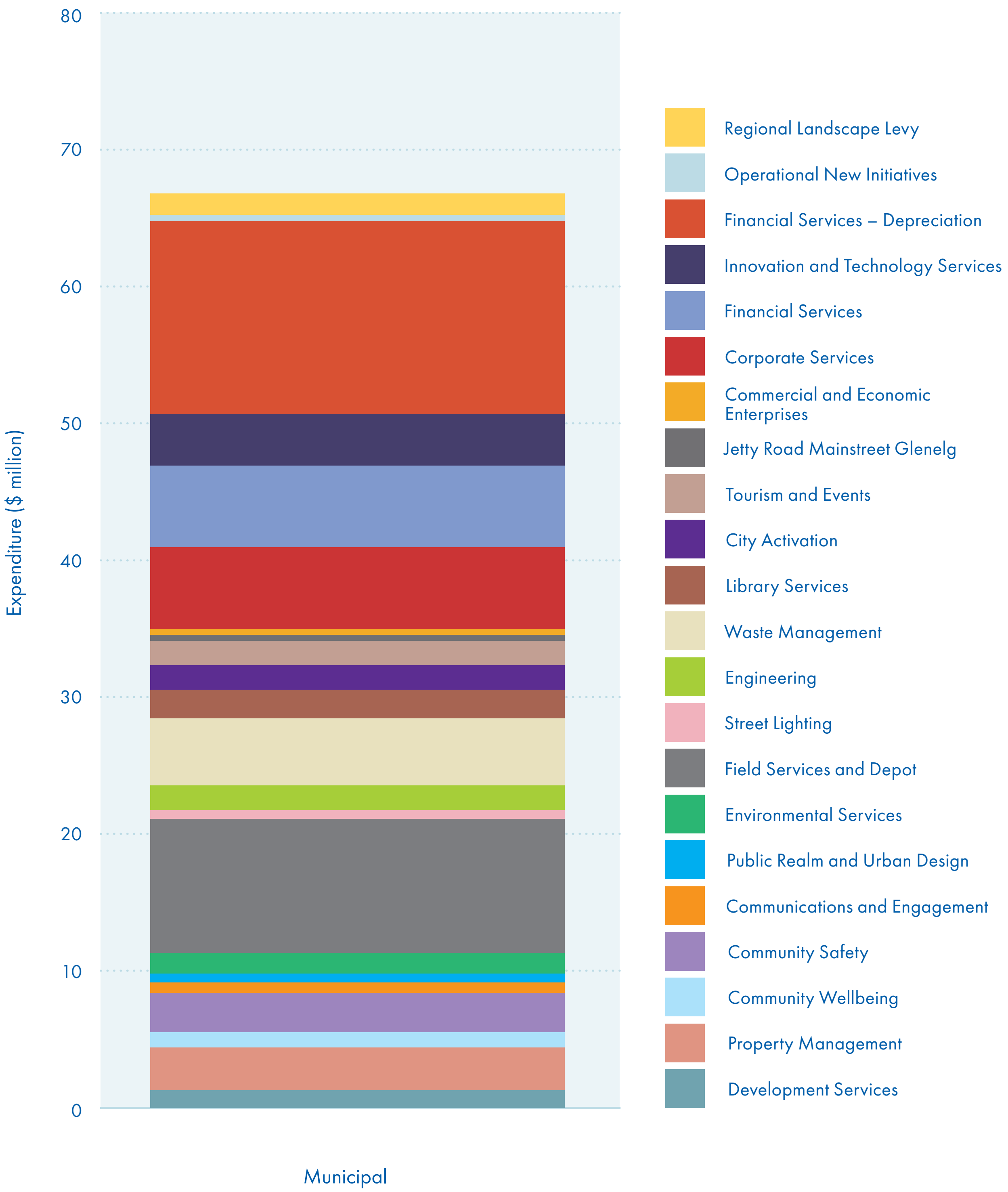
Municipal Operational Revenue



2026–27 Municipal Operating Expenditure: $65.69 million

Services	Million
Development Services	$1.27
Property Management	$3.15
Community Wellbeing	$1.11
Community Safety	$2.86
Communications and Engagement	$0.76
Public Realm and Urban Design	$0.76
Environmental Services	$1.48
Field Services and Depot	$9.82
Street Lighting	$0.64
Engineering	$1.82
Waste Management	$4.88
Library Services	$2.10
City Activation	$1.79
Tourism and Events	$1.77
Jetty Road Mainstreet Glenelg	$0.46
Commercial and Economic Enterprises	$0.44
Corporate Services	$5.96
Financial Services	$5.89
Innovation and Technology Services	$3.75
Total Expenditure on Services	**$50.71**
Other Operational Expenditure	
Financial Services – Depreciation	$14.10
Operational New Initiatives	$0.48
Regional Landscape Levy	$1.55
Project Management Costs Capitalised	-$1.15
Total Expenditure on Other Operational	**$14.98**
Total Municipal Operational Expenditure	**$65.69**

Municipal Operational Expenditure

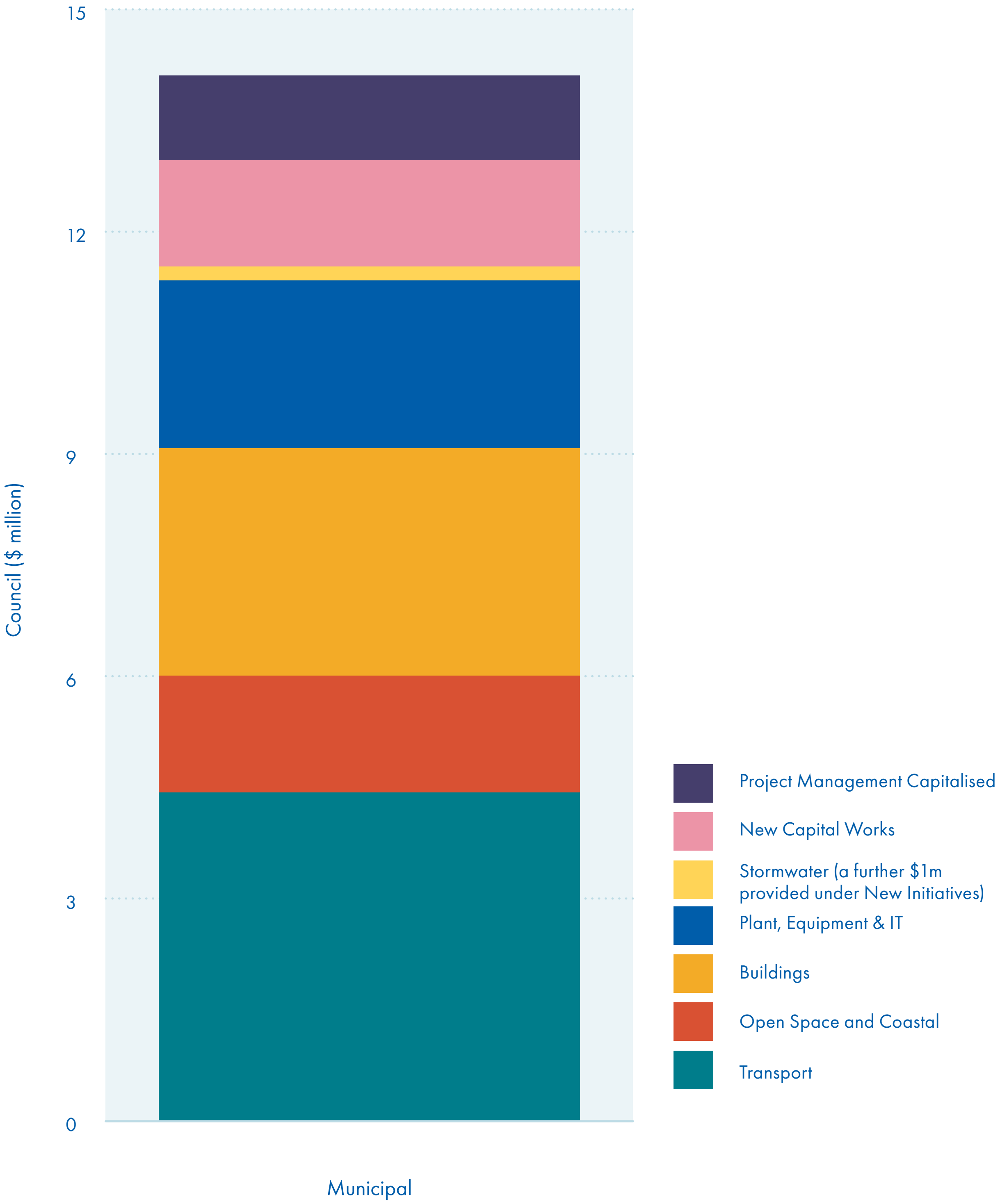


2026–27 Municipal Capital Program: $14.14 million

Council will spend $14.14 million on a capital program to update and maintain community assets in 2026–27.

Municipal Capital Program	Million
Transport	$4.43
Open Space and Coastal	$1.58
Buildings	$3.07
Plant, Equipment & IT	$2.26
Stormwater (plus an additional $1m for the Stormwater Management Plan)	$0.19
New Capital Works	$1.43
Project Management Capitalised	$1.15
Total Municipal Capital Expenditure	**$14.11**

Municipal Capital Program



Our Financial Governance

Council's long-term financial performance and position are sustainable where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services.

Ensuring Financial Sustainability

Policies and practices

As in previous years, Council adopts prudent financial governance policies and practices to enable the consistent delivery of cost-effective services to our community. Our policies and practices are based on three goals:

1. **Program sustainability**
   To ensure the maintenance of our high-priority programs, including the renewal and replacement of infrastructure.
2. **Rate stability**
   To ensure a reasonable degree of stability and predictability in the overall rates.
3. **Intergenerational equity**
   To ensure a fair sharing of the distribution of resources and their attendant financial burden between current and future users of services and infrastructure.

Financial Principles

The following key financial principles were adopted in the preparation of this Plan:

› **Presenting a balanced budget**

We aim to fully fund the cost of services, including the depreciation of infrastructure and assets (i.e., wear and tear), to share the costs of services fairly between current and future generations. Insufficient funding would shift the costs burden of today's assets and services on to future users in the form of higher rates or reduced services.

› **Maintaining infrastructure and managing assets**

We aim to maintain infrastructure (e.g., buildings and bridges) and assets (e.g., roads, kerbs, paving, machinery, trees, irrigation systems and playground equipment) to high standards. This involves developing and using long-term infrastructure and asset management plans to manage our asset portfolio efficiently and continuing to invest in renewing and replacing our assets as they wear out.

› **Providing predictable rates**

We aim to provide our community with a reasonable degree of predictability for rates. We will keep ratepayers informed about future rates and the corresponding services provided.

› **Prudent debt management**

We aim to keep our debt as low as practicable. We borrow funds to invest in new long-term assets or to replace and renew existing assets and thereby spread that cost over the longer term, consistent with the typical long lives of assets.

The current (and possible future) environment

This section summarises key trend insights from the 2025 review of Our Holdfast 2050+ and updates them to outline the context and likely impacts on the City of Holdfast Bay as it relates to this Annual Business Plan.

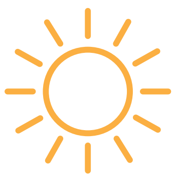
Global, National and Local Trends

Multiple organisations (CSIRO, PWC, WEF) identify similar major forces shaping future change. PWC summarises these as five megatrends: climate change, technological disruption, demographic shifts, a fracturing world, and social instability (PWC, 2024). The following section outlines these trends and their potential impacts on the City of Holdfast Bay.

Climate Change

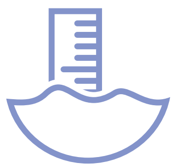
By 2090, Adelaide may face far more extreme weather—up to 121% more intense rainfall days, 79% more days over 35°C, 64% more severe fire danger days, and around 61 cm of sea-level rise (City of Holdfast Bay, 2023). Sea levels along South Australia's coast have already risen about 2 mm per year since 1966, accelerating to 3–5 mm per year since 1993, with further increases expected (Environment Protection Authority, 2023, p. 38).

CLIMATE CHANGE IMPACTS IN SOUTHERN ADELAIDE



More frequent, long-running and intense heat-waves

Less rain overall but more intense storms and flooding



Sea level rise, more coastal erosion and more extreme storm surges

Changes to the growing season

More frequent and extreme fire danger days

Taken from Resilient South, 2026

Climate Change, the Local Context – Impacts for City of Holdfast Bay

South Australia faces increasing climate challenges, including extreme weather, water scarcity and biodiversity loss. In response, local governments are accelerating sustainability efforts, with the City of Holdfast Bay leading through 100% renewable electricity use and 64% waste diversion.

Our City partners in the award-winning Resilient South program, which produced a Regional Climate Action Plan adopted in 2024 to advance adaptation and progress towards net-zero targets. Council's Environment Strategy continues to reduce fossil fuel reliance, including transitioning fleet vehicles to EVs.

State goals include cutting emissions by over 50% by 2030, achieving net zero by 2050 and reaching 100% renewable energy by 2030 – already supported by ~70% renewable generation and a 42% emissions reduction since 2005 (Environment Protection Authority, 2023, p. 32). The City of Holdfast Bay was the first council that declared a Climate Emergency in 2019, with the South Australian Government following in 2022.

Environmental Stewardship

The City of Holdfast Bay remains a leader in environmental stewardship, achieving 100% renewable electricity for Council operations and a 64% community landfill diversion rate.

Through the Resilient South partnership with neighbouring councils and the State Government, we are delivering the Regional Climate Action Plan. Council's Environment Strategy continues to guide key initiatives. We have already exceeded the target in Council's *Our Holdfast 2050+ Strategic Plan* of increasing our biodiversity score from 12.8 to 14 by 2025. Council has achieved a biodiversity score of 17.6 and will seek to determine a new target. We will also implement our Urban Forest Plan, which targets a 10% increase in tree canopy while responding to development-related tree loss.

Major environmental works are ongoing, including storm water quality improvement projects such as the installation of Gross Pollutant Traps (GPTs), gully remediation, and dune and beach maintenance. The Green Living Rebates program has expanded to include insulation, double glazing, cargo bikes and e-bikes to encourage low-carbon transport and energy efficiency.

Community connection with nature continues to grow through programs like Holdfast Habitat Heroes, plant giveaways, community plantings, beach clean-ups, sustainability workshops, and nature-based events.

Algal Bloom

The recent harmful algal bloom has impacted coastal communities, and in particular, the City of Holdfast Bay through reduced tourism and recreational fishing due to potential health risks. Every 10% decline in tourism during peak visitor period (the warmer months) equates to a $25 million impact on the local economy (Local Government Association SA, 2026, p. 6).

Council has had to assist with beach clean-up activities to remove dead marine life. Despite the State Government reimbursing the cost of this clean-up, the work has diverted Council resources away from other regular tasks. Council also played a lead role in raising awareness about the algal bloom and seeking State and Federal Government support.

The current (and possible future) environment

Technological Disruption – Pace of change

Rapid technological change is transforming how society functions, creating significant benefits but also creating new challenges. Accelerating innovation, especially in digital tools and artificial intelligence, is making planning for the future difficult. Automation, robotics, online shopping and better energy storage are already reshaping how we live and work. New technologies like quantum computing may bring even bigger changes, as they are expected to excel at solving very complex problems.

Technological Disruption, the Local Context – Impacts for City of Holdfast Bay

Council must continually adapt its business practices to guard against cyber incidents, protecting sensitive information and ensuring uninterrupted operations. Investment in information technology supports both the adoption of new tools and the management of cyber security risks.

Council has also adopted a Generative AI Use Policy to balance the benefits and risks of emerging technologies.

Demographic Shifts – Population Growth

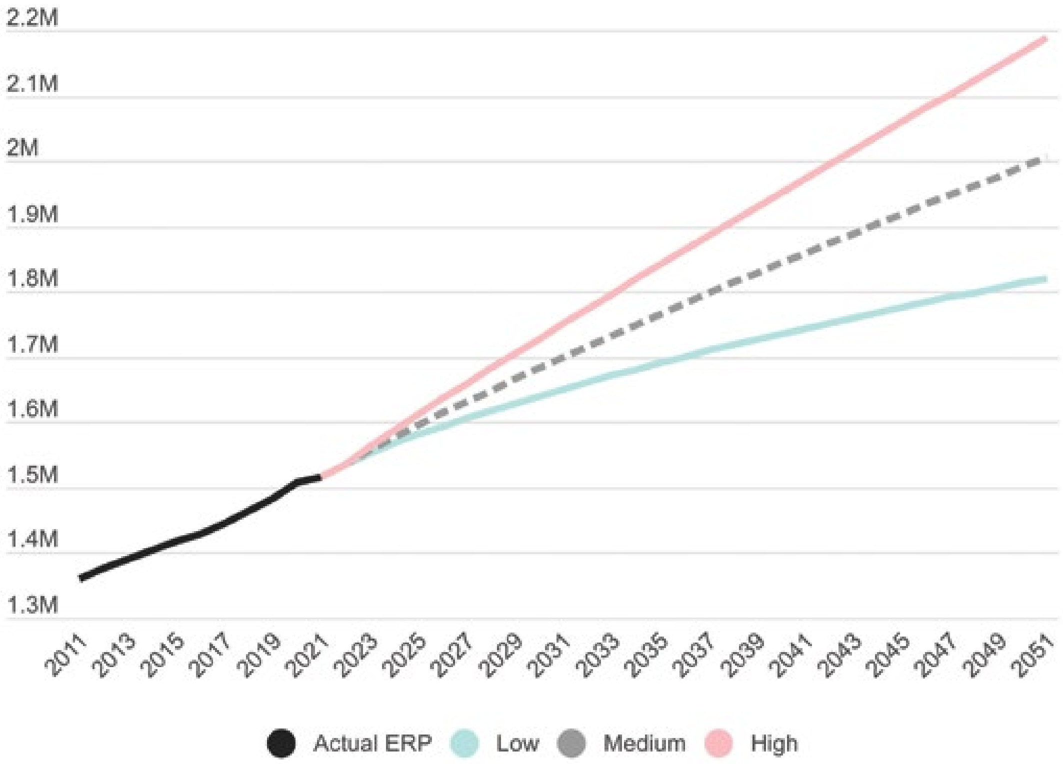
In Australia, the proportion of people aged 65 and over is projected to increase from 16% in 2019–20 to 23% by 2060–61. Over the same period, the ratio of working-age people to those not in the workforce is expected to fall from 4.0 to 2.7 (CSIRO, 2022, p. 21).

Metropolitan Adelaide's population growth is driven largely by housing supply and employment. The Department for Housing and Urban Development predicts:

- Metropolitan Adelaide had 1.52 million residents in 2021 (84% of SA's population), expected to increase to 86% by 2051.
- **Medium projection:** population is anticipated to reach 2.01 million by 2051, with growth peaking at 1.22% (2021–31) before declining to ~0.8% (2041–51).
- **High projection:** population expected to reach 2.19 million, with growth peaking at 1.55% (2021–31) and falling to ~1.1% (2041–51).
- **Low projection:** population expected to reach 1.82 million, with growth peaking at 0.89% (2021–31), then dropping to 0.44% (2041–51).

(Plan SA, 2026)

This is represented in the following graph.



Demographic Shifts, the Local Context – Impacts for City of Holdfast Bay

The City of Holdfast Bay has an older population compared with metropolitan Adelaide. The median age increased from 46 in 2016 to 48 in 2021. In 2021, the largest age group was 60–64 years, while the most significant growth since 2016 was among residents aged 70–74, which increased by 804 people.

The City of Holdfast Bay also experiences high population turnover. In 2021, 23,179 residents, around 64% of the population, had lived in the area for less than five years. This indicates that approximately 35% of residents had lived in a different council area in 2016.

The current (and possible future) environment

Greater Adelaide Regional Plan

In March 2025, the State Government released the *Greater Adelaide Regional Plan (GARP) Discussion Paper*, outlining a regional planning vision to 2051. The GARP identifies state-significant infill areas for state-led investigation, including the Brighton Road corridor as well as Jetty Road, Glenelg.

Council is required by the State Government to undertake local area investigations to identify opportunities for well-located medium-density housing ("the missing middle") and small employment land. These local areas include Glenelg North, the rail corridor, and Brighton Road south of the train line. Holdfast Bay's target, as determined by the State Government, is 3950 additional dwellings by 2051—an average annual increase of 2.8% (Plan SA, 2026).

The local area plans, supported by investigations into infrastructure, environmental and community impacts, must be developed and provided to the Minister by April 2028. This will involve engagement with Council and the community throughout its development.

Fracturing World – Economic Impacts

Business confidence has dropped in South Australia as we are now displaying the least confidence of all states in December 2025, despite being the highest rated mainland state in December 2024 (Roy Morgan, 2026). This is driven by industries impacted by the algal bloom, with retail, fishing, accommodation and food operators showing the lowest business confidence. This situation may have changed in recent months given global events.

The recent Middle East conflict has impacted the global supply of oil due to the closure of the Strait of Hormuz, as this area is responsible for the passage of almost a quarter of the world supply. This has resulted in the recent increase in cost of crude oil by over 34%, which has in turn been passed on to consumers. This will directly impact the cost of Council services, which operates a range of heavy equipment and contracts with companies that are reliant on fuel.

The additional costs being added to travel, along with the transport of goods, are adding extra pressure to the cost-of-living crisis already impacting the community. If the reduced supply of oil into Australia continues, this could add additional cost pressures, increase demand on our public transport systems, or require people to travel less. This reinforces the importance of the local area plans in promoting the theme of "living locally" so that people avoid the reliance on vehicles and can instead move easily with alternative transport options to meet their needs.

Fracturing World, the Local Context – Impacts for City of Holdfast Bay

Economic uncertainty may deepen global and domestic fragmentation, especially as Australia, as a small open economy, remains vulnerable to rising global trade restrictions. Even so, improving national conditions may ease concerns. GDP is projected to grow to 2.3% in 2026 and 2027, while unemployment is expected to stabilise just above current levels (OECD, 2026, p. 109).

In Adelaide, the annual CPI was 3.3% in December 2025 and 4.6% in April 2026. The national CPI was 3.8% in December 2025 and 4.2% in April 2026 (Australian Bureau of Statistics, 2026).

Rating

Rates are set and collected in accordance with the City of Holdfast Bay Rating Policy to provide a range of services to the community, based on Council's strategic directions and financial considerations. Rates are based on property values for various land use categories, and the annual variations will take into consideration:

1. An annual rate increase based on December CPI for Adelaide and increases in core operational costs – 4.1%.
2. A 2.3% allocation for the Transforming Jetty Road Project, Glenelg, marking the final year of this increase.
3. The cost of any new initiatives endorsed by Council, following community engagement on the Draft 2026–27 Annual Business Plan.

The final rate increase will be set upon endorsement of the Annual Business Plan.

Cost of Living and Inflation

Cost of living pressures and inflation directly affect Council operations, particularly as councils purchase specialised goods and services, such as fuel and construction trades, which experience higher-than-average inflation (South Australian Centre for Economic Studies, 2024).

The Reserve Bank of Australia increased interest rates in early 2026 due to higher than anticipated CPI, with economists expecting their return to levels of approximately 3.6% towards the end of 2026 (Australian Financial Review, 2026). Lower interest rates improve Council borrowing capacity, making major capital projects more financially viable.

To deliver the Transforming Jetty Road Glenelg redevelopment, we are restricting new capital projects and focusing on completing existing works and asset renewals. We remain committed to meeting legislative obligations and maintaining the high service standards our community expects.

The Essential Services Commission of SA (ESCOSA) in February 2026 found that Council remains in a financially sustainable position. Its report said this was due to "operating surpluses, moderate rate increases and responsible use of borrowed funds". This is despite bringing forward the Jetty Road Transformation project to align with the tramline closure that required a re-profiling of the long-term financial plan (The Essential Services Commission of South Australia, 2026).

Local Business Confidence

Council's 2025 business survey shows confidence has fallen since the previous year, with only 51% of businesses being confident, while 22% of businesses are 'worried'. This is primarily driven by the impact of the algal bloom on visitation, with reports of a 25–50% decline in foot traffic and revenue (Intuito Market Research, 2025). The tram line closure also reduced direct visitation by a significant amount.

Despite the tram closure, works to Jetty Road, the algal bloom and the relatively cool early summer period, shop vacancy rose only slightly to 5.8 per cent, while demand remained resilient with new developments currently being undertaken (JLL, 2026). Given that the tramline reopened in late January 2026 and access was reinstated, it is expected that confidence in the local area will return, particularly as the impacts of the algal bloom continue to dissipate.

Another indicator of economic activity, building approvals showed strong growth with a total value of approvals growing to $256.996 million in 2024–25, up from $164.649 million in 2023–24 (Remplan, 2026).

The current (and possible future) environment

Social Instability – Wellbeing in a Changing World

State/territory governments and local councils are more likely to be seen as reflecting community needs than the Federal Government (Williams & Hammerle, 2024, p. 12). These local institutions help strengthen neighbourhood connections and embrace diversity, supporting social cohesion (Williams & Hammerle, 2024, p. 7).

Social Instability, the Local Context – Impacts for City of Holdfast Bay

In our Strategic Plan, *Our Holdfast 2050+*, Council's Wellbeing focus area aims to promote good health and economic success in an environment and a community that supports wellbeing. Council has many programs and activities that seek to draw people together and improve social interactions and cohesiveness.

There will be Local Government elections held in November. These have the potential to impact what happens within the community due to the uncertainty these can bring, particularly relating to support and funding for future projects that may depend on the outcome.

Wellbeing

Green and open public spaces are crucial in enhancing urban areas and the community's health and wellbeing. Public spaces can catalyse physical activity, mental wellness, social interactions and community engagement when well-planned and maintained. Additionally, they contribute to reducing air pollution and overall improvement in urban quality of life, yielding economic advantages and promoting ecological sustainability (UN Habitat, 2025, p. 3).

This will be a focus of the local response to the GARP, with the 'living local' theme promoting equitable access to thriving natural environments and to the amenities people need for a healthy, prosperous life.

What this means for City Of Holdfast Bay

The role of local governments has expanded well beyond the traditional 'rates, roads and rubbish', with councils now delivering services and infrastructure previously handled by federal and state governments – often due to cost shifting (House of Representatives Standing Committee on Regional Development, Infrastructure and Transport, 2025).

In South Australia, councils are also responsible for maintaining state-owned assets such as foreshores, jetties and heritage buildings. These assets are costly to maintain but vital to tourism and local economies, and closures have significant community impacts (Local Government Association of South Australia, 2024).

Population growth, ageing assets and long project backlogs are creating mounting pressures. Many buildings and infrastructure assets are outdated or nearing end-of-life, and budgets are insufficient for required maintenance or replacement (House of Representatives Standing Committee on Regional Development, Infrastructure and Transport, 2025).

Coastal councils in particular lack the financial capacity to meet climate adaptation demands.

Extreme weather increasingly damages roads, coastal structures and public buildings, leading to costly repairs, service disruptions and further pressure on maintenance and capital programs (House of Representatives Standing Committee on Regional Development, Infrastructure and Transport, 2025). This has already been felt with costly repairs to sea wall in 2025–26. Future work in such areas is likely as further assessments are made.

Many factors affecting Council sustainability are outside local government control, including:

› natural disasters that divert resources from core services

› expanding responsibilities imposed by other levels of government without matching funding

› cost increases – especially in construction and asset maintenance – that exceed CPI (Local Government Association of South Australia, 2024).

Wellbeing

In 2026–27, Council will allocate $9.4 million to good health and economic success in an environment and a community that supports wellbeing.

Our Holdfast 2050+ Strategic Plan

Objectives: 2020–2030	Measures
Design, build and manage public places that actively facilitate positive interaction and provide access to all people.	All project plans and policies address universal design and social inclusion.
Support 'ageing in place' through direct service provision and partnerships with community organisations and businesses.	› Successful delivery of programs and collaborations with external organisations › Increase in number of older people supported to stay in their homes.
Promote active citizenship where all people are encouraged to be heard and contribute to decision-making in their community, especially those who are normally excluded.	The range of people of different ages and backgrounds having their voices heard in council and community organisation decision-making increases year after year.
Advocate for small businesses to be able to operate in mixed-use neighbourhoods to increase local employment opportunities, improve local access to goods and services, and reduce transport distances.	› The number of small businesses that operate in mixed-use areas increases › All residents live within a 10 to15 minute walk to shops and services.
Increase the range of people who take part in lifelong learning and benefit from council-run community hubs (Libraries and Community Centres) by targeting those who normally don't or can't access them.	The number and range of people of different ages, abilities and backgrounds who access Council facilities, programs and services increases.
Enhance the capacity and capability for community-run, openly accessible hubs (such as sport, recreation and community facilities) to promote healthy lifestyles, positive community connection and a sense of belonging for people of all backgrounds and abilities.	The number and range of people from different backgrounds and abilities who access community-run facilities increases.
Expand impacts through community partnerships to grow the number and variety of programs and services that improve general well-being and reduce preventable health issues.	› Increases in reported well-being and reductions in health issues as per State health data › The number of improvements made in private enterprises for better public health outcomes.
Local arts and culture are celebrated and supported, while barriers to participation (such as costs, infrastructure, access to audiences, etc.) are lowered, to encourage typically excluded people to participate.	The range and number of council and community-run arts and cultural activities and events that are assessed as being fully accessible increases year-on-year.

Wellbeing

2025–26 Achievements

In 2025–26, we delivered projects support wellbeing. Some of these include:

Bowker Oval disability access pathway

This project addressed an issue where some members of the community were excluded from using the space. There was no way for a person living with a disability or mobility issues to access the Community Garden, BBQ and picnic table or the play space.

The project created a Disability Discrimination Act (DDA)-compliant pathway, from both the North and South car park, so that the community, particularly people living with a disability or mobility issues, could access these community facilities.

Cemetery upgrades

The project involves improving paths, landscaping, and creating new and refreshed garden beds. It helps to preserve North Brighton and St Jude's cemeteries' historical importance while improving their usability and appearance for the broader community. Further work is proposed in the 2026-27 year.

2026–27 New Projects

Brighton Oval Irrigation – No Cost for 2026–27. A Forward Commitment of $195,000 for 2028–29

This project will deliver surface remediation works at Brighton Oval. This includes new turf cricket pitch squares, irrigation, drainage and surface water movement outcomes to meet immediate and future needs at the site. Future works are dependent on attracting external funding.

School Crossings Improvements – Design $30,000 in 2026–27. $150,000 in 2027–28

Council will undertake a comprehensive assessment of all school crossings to identify high-risk locations and prioritise infrastructure improvements.

This project will fund design work in 2026–27 for the highest priority upgrades, providing the first stage of a long-term program to systematically improve school crossing safety across the city.

St Jude's and North Brighton Cemetery Upgrades $258,000 in 2026–27

Continuing from works commenced in 2025–26, this project will enhance the cemeteries' aesthetics, accessibility, and historical significance, transforming them into well-maintained, inviting community spaces while respecting their heritage value.

2026–27 Service Delivery: $9.15 million (excluding Alwyndor)

Development Services – $1.27 million

Council's development assessment, development advice and building compliance services work to support development opportunities while protecting the character and amenity of our suburbs. In 2025-26 (up to 25 February 2025), we processed 612 development applications and approved 138 new dwellings, with a construction value of $86.4 million.

Council will continue with a grant scheme to support the conservation of our City's heritage premises and the character of our retail precincts. The grants aim to assist people who own heritage-listed and retail precinct properties to invest in maintaining, restoring and preserving them. The grants replaced a previous rates rebate for heritage-listed properties.

Property Management – $3.15 million

We will manage and maintain community assets and infrastructure in an environmentally and financially sustainable way. This includes maintaining and upgrading our buildings and public facilities that are used by a variety of community groups. Street light upgrades are also a part of the work of this area of Council.

Community Wellbeing – $1.11 million

In addition to the services delivered by Alwyndor's Community Connections team, Council provides activities that promote wellbeing and resilience and enable people to remain at home with an enhanced quality of life, including social support and a kerb-to-kerb community transport service.

Our community development programs, services and events aim to promote interaction and minimise social isolation and disadvantage. This includes providing places, infrastructure and funding for people of all ages and abilities to meet, mix and build constructive connections by participating in a wide range of sporting, recreational and cultural activities. This year, Council will continue to support:

› community development programs, including community gardens and community and youth sponsorship grants

› volunteer services

› community centres, including the Holdfast Bay Community Centre, Glenelg Community Centre, Glenelg North Community Centre, Brighton Community Centre and Partridge House

› Aboriginal reconciliation through consultation and engagement.

Wellbeing

Community Safety – $2.86 million

Council recognises that the community's health and safety are affected by many fields of regulatory activity. We will use contemporary approaches to respond to public health and safety threats to deal with a range of existing and emerging issues, including:

› supporting our community to minimise their environmental and local nuisance impacts

› encouraging responsible dog and cat ownership

› supporting food businesses to achieve high standards of food safety and hygiene

› working collaboratively with supported residential care facilities to ensure that they meet the required standards of care and accommodation, and that residents' rights are protected

› effective delivery of an immunisation program

› responding to and mitigating public health risks

› delivering education and compliance activities and responding to customer requests

› encouraging and supporting businesses to provide outdoor dining and display goods to support the economy and improve the ambience of our streetscapes

› monitoring public safety and security to ensure that our community can safely move around the city's public places and spaces

› improving road safety and access to adequate parking for residents and visitors.

Communications and Engagement – $0.76 million

We are committed to clear, accessible and transparent communication with our community. We provide multiple ways for people to contact us, including phone, mail, email, social media and via our website. Community members can also speak directly with Council staff at the Brighton Civic Centre and our libraries.

Information is made available on our website (holdfast.sa.gov.au) and through a range of Council publications, including our fortnightly e-newsletter, *Holdfast News*, which features the latest Council updates, project information and upcoming events. Our quarterly printed magazine, *Our Place*, is delivered to all ratepayers and provides updates on Council services, major projects and community achievements.

We also support meaningful community engagement to ensure local voices shape Council planning and decision-making. Throughout the year, we conduct consultations to seek community input on key projects and strategies. These engagements help us better understand community priorities and strengthen collaboration between Council and residents.

Sustainability

In 2026–27, Council will allocate $20 million to developing a city, economy and community that is resilient and sustainable.

Our Holdfast 2050+ Strategic Plan

Objectives: 2020–2030	Measures
Become a carbon-neutral organisation by 2030.	Council's direct emissions are reduced every year and emissions of suppliers are influenced to be reduced.
Increase walking and cycling across the city through better infrastructure (paths, lock-up areas etc) and incentives.	Establish a baseline of cycling use and walking to create a target.
Increase shady pathways and nature by reclaiming parts of road reserves through better design.	› Increase the percentage of tree canopy coverage of council roads › The number of street trees planted per year.
Reduce traffic by improving safe access to public and community transport.	› The percentage of car trips by residents decreases › The use of public and community transport increases.
Support walkability to parks and beaches by providing good open spaces.	› Residents live within a 10-15-minute walk to reserves, parks and/or beach › Improvement in Council's Walk Score walkability rating.
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.
Increase levels of biodiversity through initiatives including Water Sensitive Urban Design in public spaces and encouraging the use of Kaurna knowledge.	› Increase the average biodiversity score from 12.8 in 2018 to 14 in 2025 and 16 in 2030 › Areas of biodiversity and Water Sensitive Urban Design increase each year.
Decrease the level of household and business waste that goes to landfill.	› Increase the use of FOGO for residents › Increase in the percentage of kerbside waste that is recycled or composted to 75% by 2030 › Increase in the number of circular economy businesses.
Create vibrant precincts that contribute to economic success and social vitality and provide unique experiences for locals and visitors alike.	› Business confidence increases in these precincts › Positive community perception of precincts increases.
Maximise use of open space (including coastal areas) for all, while protecting environmental habitats and ensuring landscapes are adaptive to climate change.	› The number of people from different backgrounds who use open spaces increases › Measures for environmental protection and climate change adaptation are to be developed.

Sustainability

2025–26 Achievements

In 2025–26, council delivered projects and services that supported economic, environmental and community sustainability.

Activities included:

Transforming Jetty Road Glenelg

The Transforming Jetty Road Glenelg project is delivering a modern, safe and vibrant coastal shopping, dining and entertainment precinct. It will cater to the needs of local residents while offering visitors to the Bay a world-class tourism and events destination.

The transforming Jetty Road Glenelg project is nearing completion. This accelerated program is much quicker than originally proposed.

To minimise disruption in the precinct, the Transforming Jetty Road Glenelg project undertook an accelerated program of construction to coincide with the tramline's temporary closure. Construction has continued after completion of the State Government's Tram Grade Separation Project (TGSP).

The Transforming Jetty Road project is funded with $10 million secured from the Australian Government and $30 million from Council over three years.

Patawalonga Frontage Irrigation Upgrade

The current irrigation mainline that delivers A-Class water to the coastal reserves in Glenelg is an ageing infrastructure that is approximately 20–25 years old. This project creates an irrigation system that is fit-for-purpose, cost-effective and environmentally sustainable. The outcome is a new, resilient and sustainable irrigation system designed for the future, operating on recycled water with mains back-up in strategic locations.

Adelphi Terrace – Pedestrian Crossings

This project improvesdpedestrian safety when crossing the road and improved bus stop accessibility. It included the installation of two mid-road pedestrian refuges and an upgrade to Bus Stop 19 on Adelphi Terrace, Glenelg North. Pedestrian refuge islands typically provide a traffic-calming effect as vehicles must deviate around the islands, further enhancing community safety.

This project included two crossing locations:

- South Location – A pedestrian crossing with a refuge island between St Annes Terrace and King Street, ensuring western bus stop is compliant and remains within the parking lane; includes connection to Patawalonga shared-use path
- North Location – Patawilya Reserve pedestrian crossing with refuge island, path connection to Patawalonga shared-use path, and removal of the existing crossing point at MacFarlane Street.

Jetty Road Brighton Traffic Improvements – Design and Consultation

This project investigated and consulted the community on concepts to inform improvements aligned with the planned road surface renewal.

Jetty Road Brighton is due for road renewal and kerb repairs in the next two years. This project identified the extent of any improvements through investigation, design, and community consultation. Improvements may include safety, intersections, pedestrian crossings, disability access and parking to coordinate with renewal works.

This delivered a plan that can be used to attract grant funding and guide future Council budget allocations for the planned improvements. A new project for 2026–27, as part of this Annual Business Plan, will undertake detailed design to give the best opportunity for attracting grant funding for works to commence in 2027–28.

Paringa Primary Active Transport Stage

This project enabled children to travel safely to and from school. It included improvements to kerb-ramps to lift these to current standards. This project included the replacement of further existing kerb-ramp infrastructure to current standards, including relocation to promote safe access for path users.

Stormwater Upgrades - Harrow Road Gross Pollutant Traps

Two new Gross Pollutant Traps (GPTs) were installed at the Harrow Road stormwater outfall pipes, delivering a significant improvement to the quality of water entering the Gulf St Vincent. These GPTs are large filtration units that capture litter and other solid pollutants within the stormwater system. This prevents waste from reaching the ocean to help keep our coastline clean, reduce marine pollution, and contribute to healthier coastal water conditions. The units were installed within the existing seawall, which was reinstated following the works.

Sustainability

2026–27 New Projects

Brighton Road Trees – $427,000 in 2026–27. $925,000 in 2027–28

This two-year project will involve the removal of 68 trees identified as high-risk that need to be removed. They will be replaced with up to 106 new trees to increase canopy cover and enhance the visual character of the road corridor.

Jetty Road Brighton Traffic Improvement – Designs $120,000 in 2026–27. Approximately $500,000 in 2027–28

During 2025–26, Council prepared concept design options to improve Jetty Road Brighton road safety and accessibility.

The 2026–27 project will complete the detailed design for the preferred concept. Council will also pursue external grant funding to support future construction, and the final works will depend on the level of funding received.

Verge Incentive Program - $20,000 in 2026–27

A one-year trial Verge Incentive Program would help the community transform standard grass or hard surface verges into attractive, sustainable nature strips.

2025–26 Service Delivery: $19.4 million

Public Realm and Urban Design – $0.76 million

Council is committed to developing and maintaining high quality urban and open spaces through public realm and open space masterplanning, project management and delivery including:

- sports and recreation facility planning and activation
- playspace renewals and redevelopments encompassing planning and consultation
- urban design projects such as main street master planning and project delivery
- securing grant funding for major projects through State and Federal Government grant programs
- sport and recreation club development.

Environmental Services – $1.48 million

Council is pursuing an Environment Strategy – a detailed roadmap of initiatives, which will guide our decision-making. The strategy incorporates five themes:

- climate change resilience and working towards a carbon-neutral community
- managing our coastal ecosystem
- managing and improving biodiversity
- waste and resource management
- working together as a community.

Several projects and initiatives from the Environment Strategy are included in this Annual Business Plan.

Field Services and Depot – $9.82 million

Council will manage and maintain the community's assets in an environmentally and financially sustainable manner for the benefit of residents and the wider community.

We will achieve this by:

› maintaining our many high-profile and highly used open spaces and reserves

› planning and implementing environmental management programs

› planting and caring for trees in our streets and reserves

› cleaning our streets and foreshore

› maintaining the North Brighton and St Jude's cemeteries

› managing and maintaining our coastal zones and foreshore

› removing graffiti

› maintaining gross pollutant traps to ensure that pollutants do not enter our waterways

› maintaining our roads, kerbs and footpaths.

Street Lighting – $0.64 million

Council partners with SA Power Networks (SAPN) to deliver street lighting for our community. Council has replaced many streetlights with energy-efficient LED lights across the City of Holdfast Bay.

The LED lights are up to 82% more energy efficient than existing mercury vapour lamps, require less maintenance and generate a warm to white light (around 4000 Kelvin).

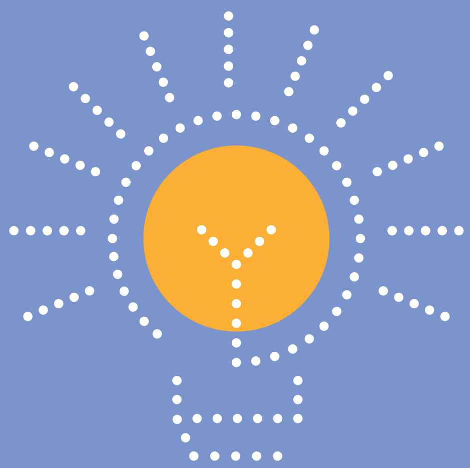
LED lighting is much-improved lighting than the old technology and the changeover has lowered Council's greenhouse gas emissions by approximately 500 tonnes a year.

Engineering and Traffic – $1.82 million

Council is committed to a high level of amenity and safety with our street, footpath and kerb renewal and maintenance program. We continue to work with the Stormwater Management Authority in the development and implementation of a stormwater management plan. Our team monitors, assesses and treats the evolving traffic management issues in our City.

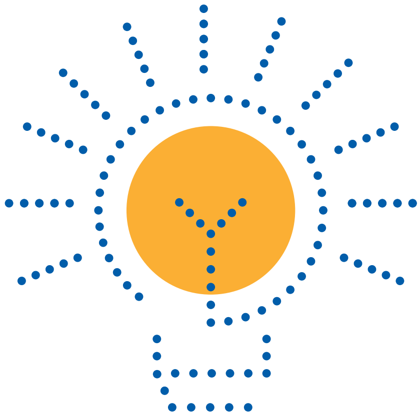
Waste management – $4.88 million

Council partners with the Cities of Marion and Onkaparinga to provide waste management recycling and disposal services through the Southern Region Waste Resource Authority. In addition to these services, Council supplies Food Organics and Garden Organics (FOGO) compostable bags, to residents. This supports food scraps being diverted for composting. Council supports this program through a range of workshops and initiatives.



Innovation

In 2026–27, Council will allocate $21.7 million to developing a thriving economy and community that values life-long education, research, creativity and entrepreneurialism.



Our Holdfast 2050+ Strategic Plan

Objectives	Measures
Create an environment (raise the profile of the city and precincts) that is attractive for startup, entrepreneurial and home-based businesses.	The number of startup and home-based businesses increases.
Improve the community's digital access and literacy through facilities and programs in Council's libraries and community centres.	The number of people who take part in digital programs increases year after year.
Partner with schools to build innovator/entrepreneur programs for young people.	Program participation rates trend upwards.
Maintain exemplary models of care at Alwyndor to ensure high quality residential and community end-of-life and 'dying well' experiences	The number of partnerships developed in pursuing exemplary models of end-of-life care.
Partner to facilitate the provision of technological infrastructure to support creative, innovative and entrepreneurial activity.	Number of start-ups, creative and technology-related businesses in the City increases.
Collaborate with others to assist local businesses to access resources, develop knowledge and improve capability in emerging digital and online technologies.	The number of local businesses that are supported in accessing avenues for emerging technologies.
Stimulate creative, arts and cultural talent, skills and opportunities in distinctive places and precincts for community connection, jobs, business and tourism.	› The number of local arts/creative businesses and jobs increases (Heritage, Creative and Performing Arts category) › Increase the number of people and organisations participating in Council's arts and culture programs.
Enhance online and digital methods for customer experience when utilising Council services.	Customer satisfaction with council interactions improves.

Innovation

2025–26 Achievements

In 2025–26, Council delivered projects and services that supported innovation at Council and in the community. Activities included:

Fairy Lights Jetty Road, Brighton

To beautify Jetty Road and attract visitors and residents, temporary fairy lights were on trial for several months. This project makes this more permanent through the installation of underground electrical infrastructure and the purchase of the street tree fairy lights. This project continues the beautification of the area, with lighting that can be themed to the times of the year. In this way, it is intended to promote tourism and visitor attraction. The project covers the installation of supporting electrical infrastructure and the purchase of commercial-grade fairy lights in street trees along parts of Jetty Road, Brighton.

2026–27 Service Delivery: $21.7 million

Library Services – $2.10 million

The City of Holdfast Bay provides accessible and progressive library services that meet our community's informational and recreational reading needs while fostering a love of lifelong learning. In 2026–27, we will continue to deliver events, programs, services and activities through our two branches at Brighton and Glenelg.

City Activation (including events budget) – $3.56 million

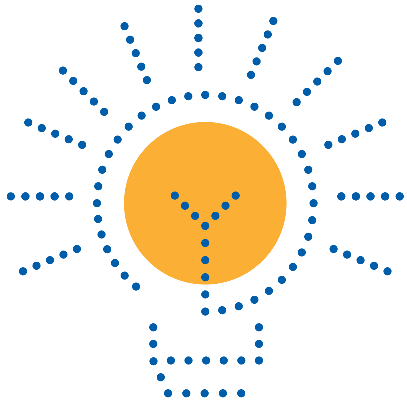
City Activation promotes Holdfast Bay as Adelaide's premier seaside tourism destination with the goal of increasing visitation and economic impact, enhancing social and community benefits and civic pride, and enhancing the reputation of the area as a great place to live, work and play.

This goal is underpinned by key directions within Council's Economic Action Plan, Tourism Plan, Arts and Culture Strategy, and Events Strategy.

Council will continue to cultivate a thriving, sustainable and resilient economy that supports community wellbeing by nurturing opportunities for learning, creativity, innovation and entrepreneurialism by:

› planning, implementing and supporting a sustainable program of events that increases economic activity, community pride and participation, and adds to the cultural fabric of Holdfast Bay

› preserving and stabilising the Holdfast Bay history collection while developing opportunities to make it more accessible to the community



- securing investment and regional and state collaboration that increases the desirability of Holdfast Bay as a destination for visitors, innovative industries, viable local businesses, and creative and innovative events
- building safer, stronger and more resilient communities through meaningful arts and culture encounters, activities and events for all people
- contributing to the development and promotion of the Glenelg precinct as a vibrant destination through the Jetty Road Mainstreet Committee.

Commercial and Economic Enterprises – $0.44 million

We ensure that our commercial activities and commercial leases, including Partridge House and the Brighton Beachfront Holiday Park, provide the best possible return on the community's investment.

Corporate Services – $5.96 million

Council delivers services to the community in a responsible, transparent way that meets legislative requirements and provides the best value for money. The broad business areas providing corporate services include:

- Customer experience
- Strategy and Governance
- People and Culture
- Risk Management
- Work Health and Safety
- Elected Member and CEO Support
- Records Management.

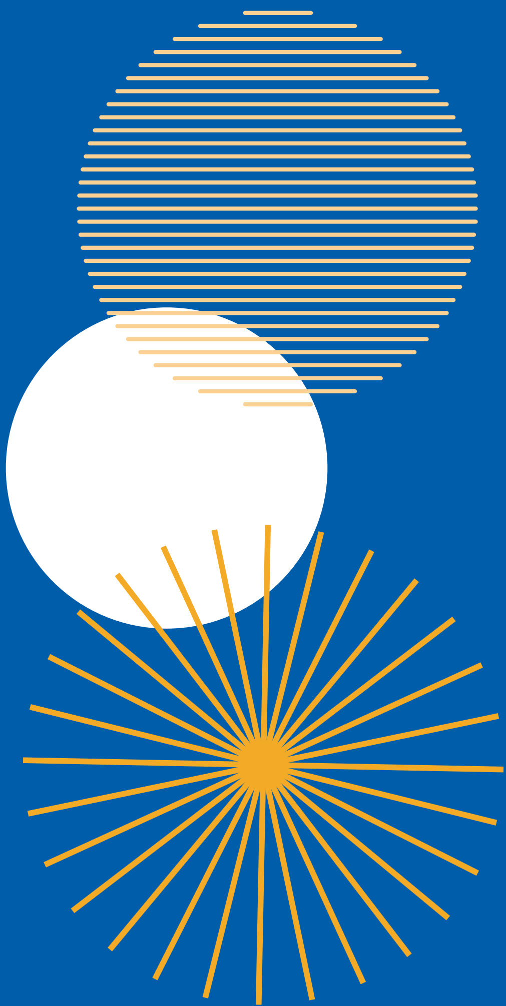
Financial Services – $5.89 million

We ensure Council remains financially sustainable and accountable by providing sound financial management, including through rating, investment and treasury management, grants administration, and auditing services.

Information and Technology Services – $3.75million

Up-to-date information and technology services enable the delivery of effective and efficient services to the community and provide a range of easy options for customers to contact and do business with Council.

Developing Our Organisation



We will serve the community through services and programs that meet and exceed its needs by doing things right the first time and doing them well; by having the right people with the right skills; and by managing our resources to meet the expectations of our community.

ARISE

We will serve the community through services and programs that meet and exceed its needs by doing things right the first time and doing them well; by having the right people with the right skills; and managing our resources to meet our community's expectations.

Council is committed to a set of core values (ARISE):

› **A**chievement
› **R**espect
› **I**nnovation
› **S**implicity
› **E**ngagement

The objectives for each area of our business aim to provide the best value to the community.

Finance

We will develop and maintain a long-term financial position that ensures our financial health and sustainability.

Assets

We will drive a systematic approach to the development, maintenance and replacement of our assets and ensure that these assets meet the needs of our community.

People

We will attract and maintain the right mix of people with the skills and experience to deliver our services and achieve our goals.

Systems and Processes

We will ensure that our organisation is appropriately governed, operates in a planned environment and continually works to improve services and programs.

Service Delivery

We will maintain and improve our service delivery, quality, efficiency and cost-effectiveness.

Funding Our City

Operating Result

In 2026–27, Council is proposing an extensive program of services and projects. To achieve this, we expect to raise $66.56 million in operating income and spend $65.70 million in operating expenditure. The funds come from a variety of sources. While our income is predominantly from rates, it also includes grants from the State and Commonwealth governments and income from statutory and user charges. In 2026–27, 80% of the revenue to fund municipal operations will come from rates.

The municipal operating surplus for 2026–27 is projected to be $861,147.

Our Financial Statements

We have included a summary of our projected financial statements for the 2026–27 financial year in this document.

A net sum of $52 million (excluding the Landscape Levy) will be raised from rates in 2026–27.

Council owns infrastructure and assets (such as roads, drains, footpaths and buildings), with a current value of approximately $462 million (excluding land). These assets deteriorate over time through wear and tear and must be replaced or renewed at appropriate intervals to prolong their useful lives and continue delivering services to the community. We are mindful of the impact on ratepayers and committed to developing options that ease the rate burden by increasing other revenue sources.

Financial Management

Council's financial principles include a commitment to prudent debt management. Our treasury policy recognises the use of borrowings to spread the investment in community assets over time, supporting the principle of intergenerational equity. Any funds that are not immediately required to meet approved expenditure or minimum liquidity are applied to reduce existing borrowings or defer the timing of new borrowings or are invested in interest-bearing deposits. We regularly consider the financial environment, prevailing interest rates and the life of community assets to ascertain a treasury position that provides an optimum balance of long and short-term loans and fixed and floating interest rates.

The Holdfast Bay community and the many visitors to the City have high service expectations due in part to its coastal proximity and tourism focus. The 2026–27 Annual Business Plan forecasts a projected borrowing requirement of $1.4 million to fund the proposed program of capital works and projects. We believe it is prudent to borrow to renew and replace infrastructure and assets for the community's benefit. As outlined in our Long-Term Financial Plan and Asset Management Plan, Council aims to deliver high service levels at low overall lifecycle cost. Running down the value of assets or not replacing them is short-sighted and can lead to a lack of community and business confidence and increased expenditure in future years.

Council's risk management framework and Audit and Risk Committee provide strategic and operational risk management guidance. This is done holistically, having regard for all aspects of financial and risk management.

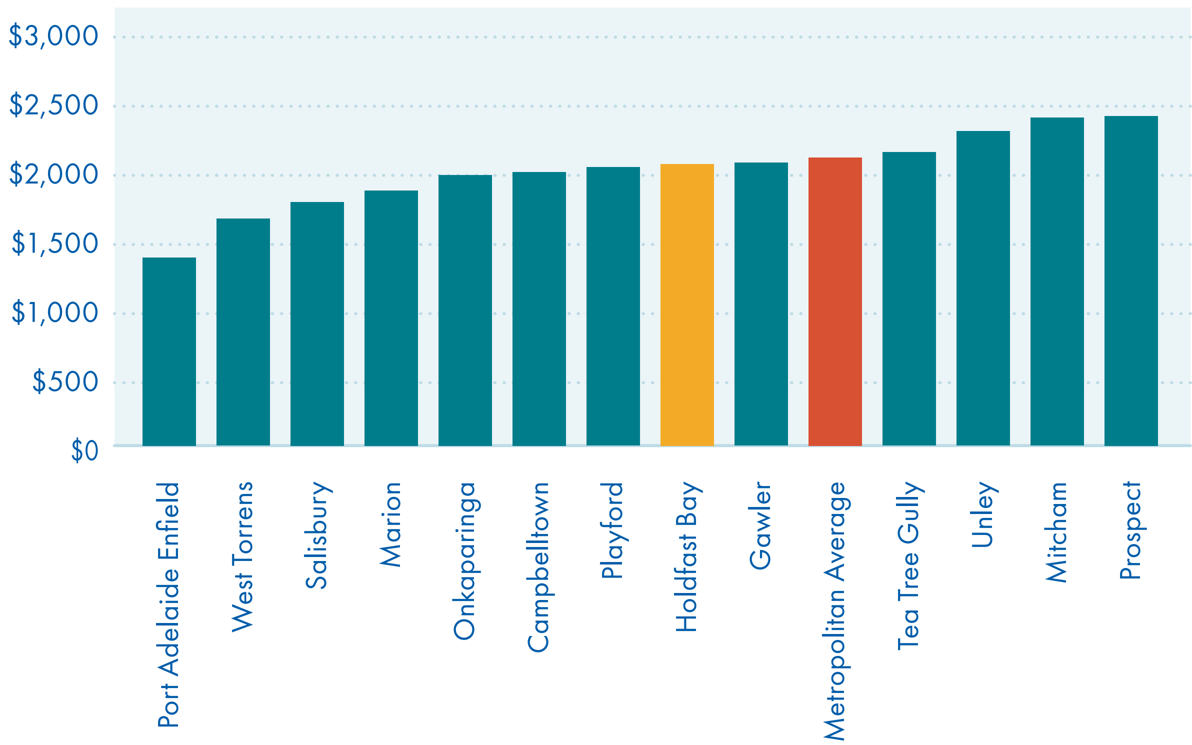
Guided by our Long-Term Financial Plan, our financial management takes a long-term view that ensures we maintain a sustainable financial and asset management position.

Rate Comparisons

Comparing our rates with those of other councils is a complex issue. Each council has different characteristics (such as size, demographics, residential base, and growth) and provides either different services or similar services at different standards. Councils provide a broad range and level of services to the community. Although some of these are statutory requirements, the majority are determined by the expectations of local ratepayers. The cost of providing and maintaining services is spread across the community in the form of rates. Council determines a rate in the dollar based on the amount of revenue required to meet the ongoing cost of providing services to the community for the coming year.

The charts on the following page show a comparison of the average residential rate for Adelaide metropolitan councils for 2025–26.

2025–26 AVERAGE (MEAN) RESIDENTIAL RATE COMPARISON ($)

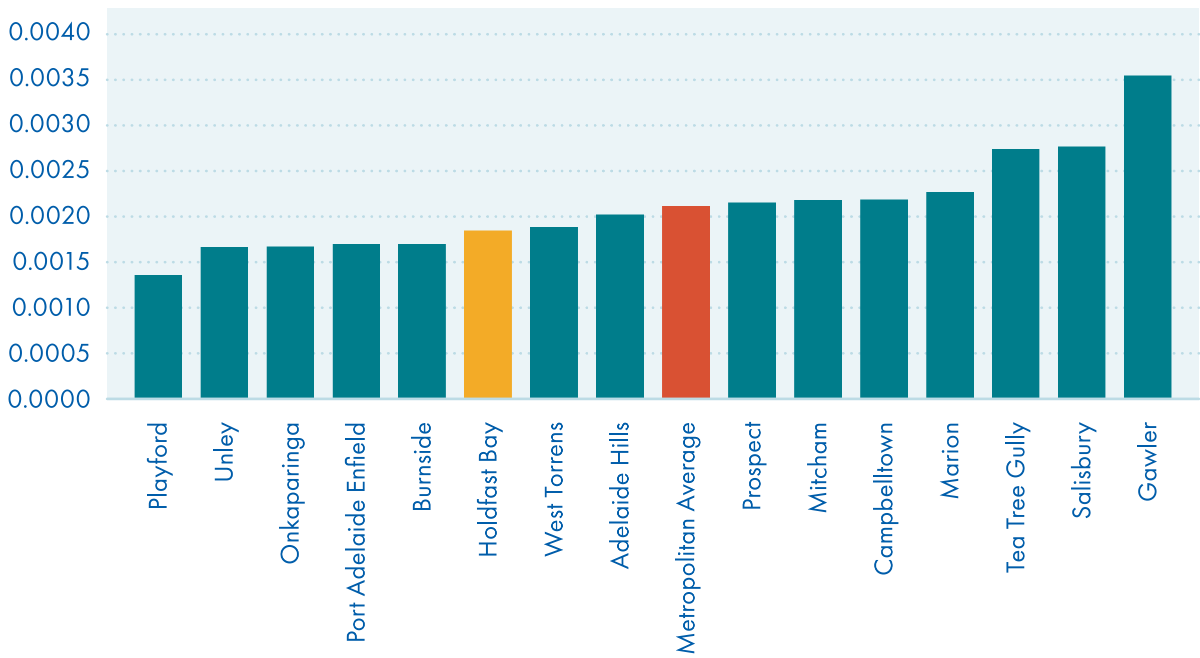


The average (mean) residential rate for the City of Holdfast Bay in 2025–26 was $2,035

Funding Our City

This represented a rate of 0.001830 cents in the dollar. This residential rate compares favourably to other South Australian councils.

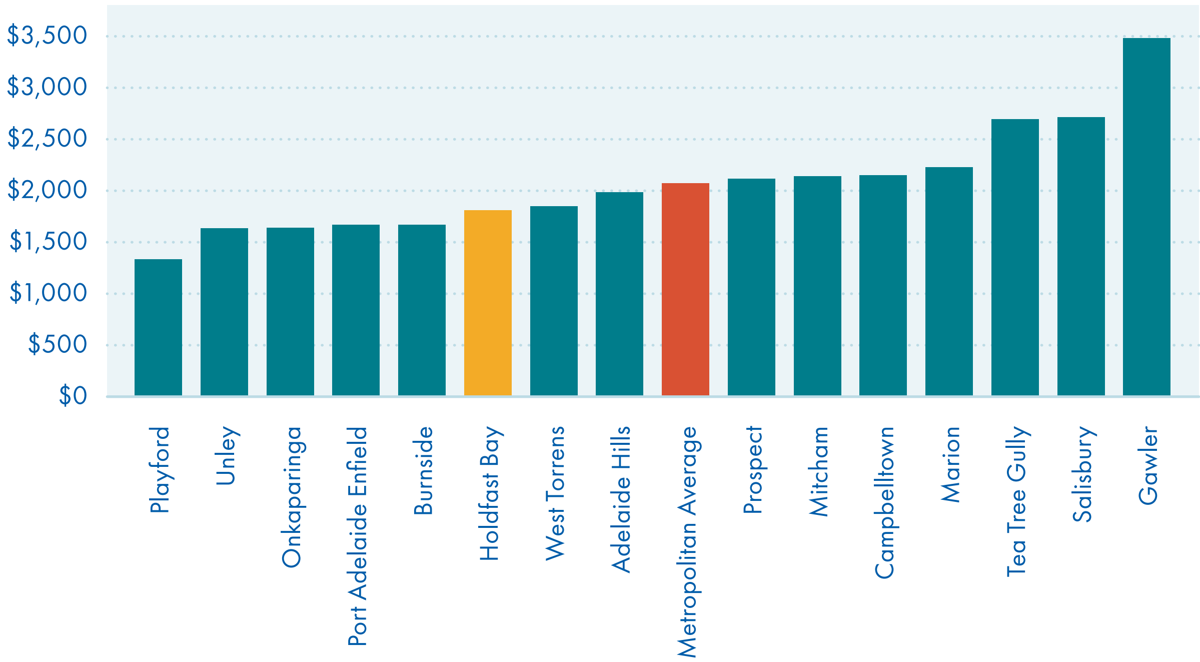
2025–26 RATE IN THE DOLLAR - RESIDENTIAL



The rate amount that property owners pay is determined by multiplying a property's value by the rate in the dollar. For example, if the property value is $1,000,000, and the rate in the dollar is 0.00183, the rates payable will be $1,830.00.

In 2025–26, the median residential property valuation in the City of Holdfast Bay was $990,000. The following table compares rates if a property in other council areas had this valuation.

2025–26 COMPARISON OF RATES ON HOLDFAST BAY MEDIAN RESIDENTIAL VALUATION ($990,000)



Funding Our City

What Will You Pay in Rates?

How your rates are calculated

Each year, we work out how much money Council needs to operate and then divide it by the total value of all properties in the council area. This gives us the amount we need to collect for every dollar of property value, known as the 'rate in the dollar'.

There are different rates for residential and commercial properties. Commercial and vacant land rates are 67% higher than residential rates.

The City of Holdfast Bay has rate levels below the Adelaide metropolitan average

Source: LGASA Rates Survey

First, Council calculates the 'rate in the dollar'

Council determines the Rates revenue required ÷ That is divided by the combined value of all rateable properties = This gives Council the 'rate in the dollar' amount

That is then used to calculate what you pay

The value of your property × Multiplied by the 'rate in the dollar' = Equals your rates for the year

The amount you pay is determined by your property's valuation and how we apportion rates across the community. We endeavour to apportion rates across the community in an equitable fashion. Property valuation modelling has yet to be provided. However, based on the average (mean) for 2025–26 residential property value, the rate increase for the average (mean) residential premises will be approximately $134 or $33.50 per quarter. This is $2.50 per week. This is only one illustrative example. To better understand how the proposed rate increase may affect your specific circumstances, further detail is provided in the Statement on Expected Rate Revenue (pages 71–72). This analysis distinguishes between different rate categories, incorporates minimum rate thresholds, and accounts for both mandatory and concessional rebates, while presenting average rate increases across all sectors. The actual increase experienced will vary depending on individual circumstances.

Rating Policy

Section 147 of the *Local Government Act 1999* provides Council with the power to rate all land within the City of Holdfast Bay – except for land specifically exempted, such as Crown land and land occupied by Council. We continually review our rating policy to ensure that it is fair and equitable. Our current rating policy, adopted in June 2025, is available at the Brighton Civic Centre and can be downloaded at holdfast.sa.gov.au.

Land Valuation Method

Council uses the capital value determined by the State Valuation Office as the basis for valuing land and calculating rates, as we feel this method provides the fairest and most efficient method of distributing the rate burden across all ratepayers. If you are dissatisfied with your valuation, you can object to the State Valuation Office in writing within 60 days of receiving the notice of valuation, explaining why you object. The Valuer General may extend the 60-day objection period where it is shown there is reasonable cause to do so.

Residential Rates

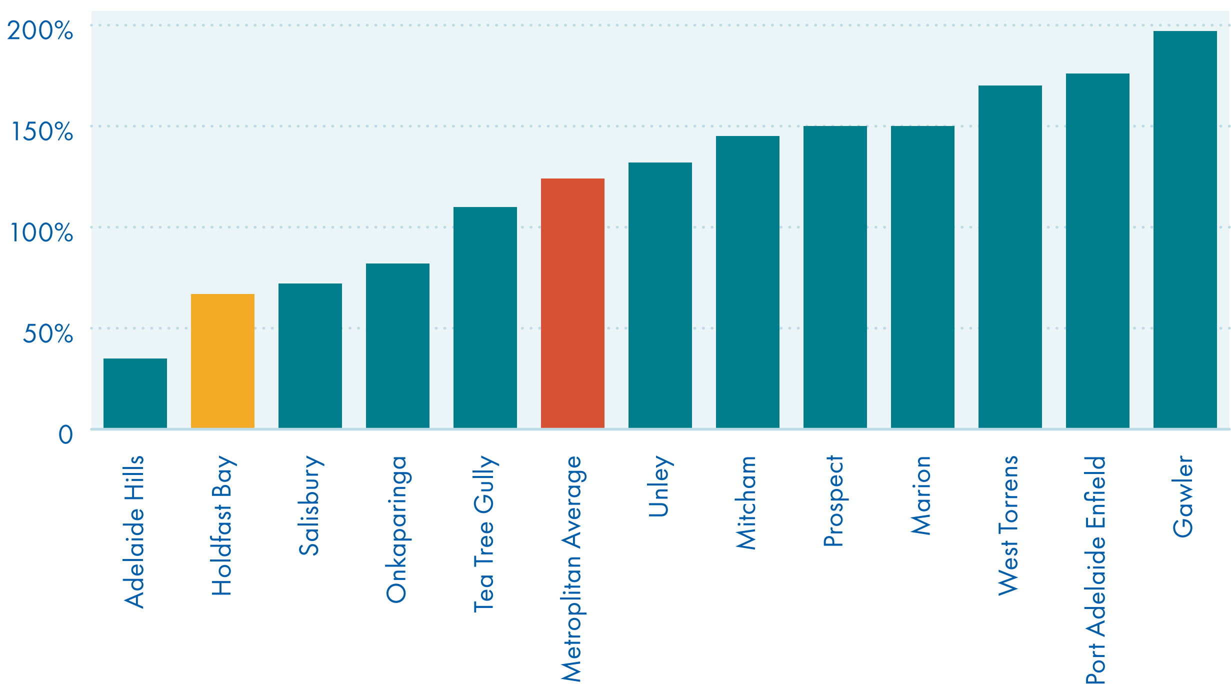
The residential rate for 2026-27 has yet to be determined. Our 2026-27 Annual Business Plan and financial statements are based on a rate revenue increase of 6.6%, excluding separate rates.

Industrial, Commercial Property and Vacant Land Rates

Council applies a differential rate to industrial and commercial properties and vacant land. This applies a premium based on the principle that industrial and commercial properties place a greater burden on infrastructure and achieve direct benefits from council parking and health regulations, events, tourism, etc. For vacant land, the differential rate provides an incentive to encourage property development.

In 2025-26, a differential premium of 67.3 per cent above the residential rate was applied, equating to 12% of total rate revenue ($5.8 million) being paid by this sector. This premium compares favourably with the 2025–26 metropolitan average of 112 %, as shown below.

2025–26 METROPOLITAN DIFFERENTIAL RATE PREMIUM COMPARISON



Separate Rate

Council levies two separate rates on specific ratepayers to provide funding for activities and services related to those ratepayers. They are as follows:

1. The Jetty Road Mainstreet Separate Rate is applied to properties within the Jetty Road Mainstreet precinct to promote and enhance business viability and trade. Revenue from this separate rate is expected to raise $724,790 in 2026-27, representing no increase from the rate levied in 2025-26.
2. The Patawalonga Marina Separate Rate is applied to properties within the basin of the Patawalonga, bounded by the high-water mark and comprised of marina berths. This separate rate provides funding for the ongoing maintenance of the Patawalonga lock. Because the lock is also widely used by the public, this rate is adjusted by 50%. The Patawalonga Marina Separate Rate for 2026-27 is expected to raise $91,570.

Landscape Levy

Formerly called the Natural Resource Management (NRM) Levy, councils are required under the *Landscape South Australia Act 2019* to collect the Landscape Levy on behalf of the State Government. For 2026-27, the Landscape Levy for properties in the City of Holdfast Bay will increase by $24,000 to $1.578 million.

Rebates

Council is required to provide mandatory rebates under sections 160 to 165 of the *Local Government Act 1999* for properties:

› predominantly used for service delivery or administration by a hospital or health centre (section 160)

› predominantly used for service delivery or administration by a community service organisation (section 161)

› containing a church or other building used for public worship or used solely for religious purposes (section 162)

› being used for the purpose of a public cemetery (section 163)

› occupied by a government school under a lease or licence or a non-government school being used for educational purposes (section 165).

In addition, Council may provide discretionary rebates under section 166 where:

› the rebate is desirable for the purpose of securing the proper development of the area or assisting or supporting a business

› the land is being used for educational purposes, agricultural, horticultural or floricultural exhibitions, a hospital or health centre, to provide facilities or services for children or young people, to provide accommodation for the aged or disabled, for a residential aged care facility or a day therapy centre, or by an organisation which, in the opinion of council, provides a benefit or service to the local community

› the rebate relates to common property or land vested in a community corporation over which the public has a free and unrestricted right of access and enjoyment

› the rebate is considered by Council to be appropriate to provide relief against what would otherwise amount to a substantial charge in rates payable due to a change in the basis of valuation.

Minimum rate

We impose a minimum amount payable by way of rates. In 2025–26 this rate was set at $1,295. The minimum rate for 2026–27 has been set at $1,380.

Rate relief

Support is available for people experiencing difficulty paying their rates. A residential rate cap may be applied to provide relief to ratepayers who own properties that have been subject to increases in valuations that are deemed excessive. In 2025–26, Council determined that residential ratepayers could apply for a reduction in their rates where they could demonstrate an increase in their annual rate bill above 10%. This will continue into 2026–27. Council offers a range of hardship provisions.
Visit holdfast.sa.gov.au or contact us on 8229 9999 to find out more.

Financial Targets

1. To achieve an operating ratio of 0–10% over a five-year period.
2. To achieve a net financial liabilities ratio of less than 100%.
3. To improve Council's asset sustainability ratio to be within the range of 90–110% over a five-year period.

1. To achieve an operating ratio of 0–10% over a five-year period

In 2026–27, Council will raise $67 million in revenue, and this will yield an operating surplus ratio of 1.3%. Currently, our operating ratio measured over the five years from 2020–21 to 2024–25 is 4.1%. The operating ratio is the operating result expressed as a percentage of total operating revenue. The operating result is the difference between recurrent income and recurrent operating expenditure.

Recurrent income is made up of revenue received each year in the ordinary course of activities, such as rate revenue, user and statutory charges, and operating grants, but excluding capital grants. Recurrent operating expenditure is incurred in the ordinary course of providing services, including a charge for depreciation of infrastructure and assets. Depreciation can be regarded as the cost of wear and tear. The operating result is expressed as a surplus (where income exceeds expenditure) or a deficit (where expenditure exceeds income).

While we strive to maintain a balanced budget or small surplus each year, we recognise that current cost movements, particularly in areas where we have little control, will increase the possibility of an operational deficit being forecast in future years. An operating deficit indicates that the cost of services provided is not being adequately funded, and current users are not paying enough for the use of services and infrastructure. Continued operational deficits would indicate that we were not able to maintain a financially sustainable outcome into the future. As a result, we continue to review our revenue and expenditure to supply services that are efficient and effective in meeting the needs of the community.

Council is committed to a balanced budget or modest operating surplus. To achieve this, we continuously review the services provided to the community and our business processes to provide the most cost-effective and efficient service delivery. In 2026–27, we will continue to monitor and review Council's operations to ensure that we can continue to meet the community's expectations in a financially sustainable way.

2. To achieve a net financial liabilities ratio of less than 100%

Council's current ceiling for the net financial liabilities ratio is 100%. The net liabilities ratio is a measure of the size of our net financial liabilities (which is what we owe others, minus what others owe us) as a percentage of total operating revenue.

However, it is acceptable to exceed this ceiling from time to time, particularly when low interest rates offer the opportunity to develop infrastructure and facilities that will provide long-term benefit to the community. In 2026-27, the net financial liabilities ratio is forecast to decrease

Measuring Our Performance

from the 2025-26 estimate of 111% to 97%. The ratio is expected to decline further in subsequent years as our fixed-term debt is reduced.

An additional, and arguably more relevant, indicator of Council's ability to manage and service debt is its interest cover ratio, which is measured by calculating our net financial interest as a percentage of the overall operating revenue. Council has set a ceiling of 5% for this ratio. A ratio of 5% indicates that, for every $100 of revenue, $5 is spent on net interest payments. In 2026-27, our interest cover ratio is forecast to be 4.18% (excluding Alwyndor). Our net financial liabilities and interest cover ratio indicate that Council remains in a strong and sustainable financial position to manage its debt levels.

3. To improve council's asset sustainability ratio to be within the range of 90–110% over a five-year period

The asset sustainability ratio measures the level of capital expenditure on the renewal and replacement of existing infrastructure and assets. It is measured against the level proposed in the Asset Management Plan. For 2026-27, this is forecast to be 100%.

Council has established and appointed an Audit and Risk Committee, which includes three independent members with relevant qualifications and experience, to provide advice and recommendations on financial and governance matters.

Performance is measured using:

› a range of financial reports, including monthly financial statements, budget updates, four annual comprehensive budget reviews, and the presentation of audited financial statements as required under the *Local Government Act 1999*

› strategic plan measures, which gauge how we are working towards achieving the strategic objectives outlined in *Our Holdfast 2050+*

› corporate measures, which track internal operations that aim to improve the way we deliver services.

To this end, every quarter Council receives reports that track the health of the organisation and its fitness and ability to deliver the objectives expressed in *Our Holdfast 2050+*. These include:

› capital and operating projects – progress on each project in the Annual Business Plan

› financial management – reviewing the budget position and Long-Term Financial PlanWorkplace health and safety – reviewing health and safety compliance and key performance indicators

› human resources – reviewing internal resources and training

› external grants – reviewing the position of current grants.

Financial Statements – Municipal – Rate Revenue – Essential Services Commission of South Australia (ESCOSA)

CITY OF HOLDFAST BAY
BUDGETED FUNDING STATEMENT - MUNICIPAL FUNDS

Municipal 2025/26 Original BUDGET $		Municipal 2026/27 BUDGET $
47,258,000	Rates - General	50,377,000
-	Rates - New Development	378,000
724,790	Rates - Jetty Road Glenelg	724,790
88,660	Rates - Patawalonga Marina	91,570
1,553,773	Rates - Regional Landscape Levy	1,578,025
3,577,759	Statutory Charges	3,936,597
4,161,636	User Charges	4,349,424
2,744,906	Operating Grants & Subsidies	2,699,342
72,000	Investment Income	56,000
775,484	Reimbursements	780,711
1,172,833	Other	1,184,894
181,800	Net Equity Gain - Joint Ventures	400,000
62,311,641	***Operating Revenue***	66,556,353
23,048,459	Employee Costs	24,798,501
23,554,422	Materials, contracts and other expenses	24,637,755
2,596,000	Finance Charges	2,837,000
12,897,000	Depreciation	14,095,000
(1,122,000)	Less full cost attribution - % admin costs capitalised	(1,150,050)
325,000	New Initiatives - Operating	477,000
61,298,881	***Less Operating Expenditure***	65,695,206
1,012,760	**= Operating Surplus/(Deficit)**	861,147
12,897,000	Depreciation	14,095,000
122,995	Other non-cash provisions	186,000
13,019,995	***Plus Non-Cash items in Operating Surplus/Deficit***	14,281,000
14,032,755	**= Funds Generated from Operating Activities**	15,142,147
10,000,000	Capital (External Contributions)	-
469,931	Proceeds from disposal of assets	673,426
10,469,931	***Plus funds sourced from Capital Activities***	673,426
(12,291,383)	Capital Expenditure-Asset Renewal and Replacement	(11,523,901)
(1,122,000)	Capital Expenditure-Full Cost Attribution	(1,150,050)
(31,609,280)	New Initiatives - Capital (Gross Expenditure)	(1,428,000)
(45,022,663)	***Less total capital expenditure***	(14,101,951)
20,621	Plus: Repayments of loan principal by sporting groups	20,026
20,621	***Plus/(less) funds provided (used) by Investing Activities***	20,026
(20,499,356)	**= FUNDING SURPLUS/(REQUIREMENT)**	1,733,648
	Funded by:	
(23,301,356)	Less: Proceeds from new borrowings	(1,434,352)
2,802,000	Plus: Principal repayments of borrowings	3,168,000
(20,499,356)		1,733,648

CITY OF HOLDFAST BAY
BUDGETED INCOME STATEMENT- MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET		Municipal 2026/27 BUDGET
$	**REVENUES**	$
46,812,000	Rates - General	50,377,000
446,000	Rates - New Development	378,000
724,790	Rates - Jetty Road Glenelg	724,790
88,660	Rates - Patawalonga Marina	91,570
1,553,773	Rates - Regional Landscape Levy	1,578,025
3,577,759	Statutory Charges	3,936,597
4,161,636	User Charges	4,349,424
2,744,906	Operating Grants & Subsidies	2,699,342
72,000	Investment Income	56,000
775,484	Reimbursements	780,711
1,172,833	Other	1,184,894
181,800	Net Equity Gain - Joint Ventures	400,000
62,311,641	**TOTAL REVENUES**	66,556,353
	EXPENSES	
23,048,459	Employee Costs	24,798,501
23,554,422	Materials, contracts and other expenses	24,637,755
2,596,000	Finance Charges	2,837,000
12,897,000	Depreciation	14,095,000
(1,122,000)	Less full cost attribution	(1,150,050)
325,000	New Initiatives - Operating	477,000
61,298,881	**TOTAL EXPENSES**	65,695,206
1,012,760	Operating Surplus/(Deficit) - Before Capital Revenue	861,147
10,000,000	Amounts specifically for new or upgraded assets	-
11,012,760	**NET SURPLUS/(DEFICIT)**	861,147

CITY OF HOLDFAST BAY
BUDGETED BALANCE SHEET - MUNICIPAL FUNDS
AS AT 30TH JUNE 2026

Municipal 2025/26 Original BUDGET		Municipal 2026/27 BUDGET
$		$
	CURRENT ASSETS	
-	Cash and cash equivalents	-
2,392,528	Trade and Other Receivables	3,346,615
2,392,528	**TOTAL CURRENT ASSETS**	3,346,615
	NON-CURRENT ASSETS	
634,272	Financial Assets	57,098
4,963,800	Equity accounted investments-Council businesses	6,039,800
993,157,335	Land, Infrastructure, Property, Plant & Equipment	1,009,110,334
998,755,407	**TOTAL NON-CURRENT ASSETS**	1,015,207,232
1,001,147,935	**TOTAL ASSETS**	1,018,553,847
	CURRENT LIABILITIES	
6,035,801	Trade and Other Payables	7,081,230
3,546,427	Borrowings	3,156,294
4,429,620	Short-term Provisions	4,840,955
14,011,848	**TOTAL CURRENT LIABILITIES**	15,078,479
	NON-CURRENT LIABILITIES	
57,811,135	Long-term Borrowings	52,362,421
362,846	Long-term Provisions	386,840
58,173,981	**TOTAL NON-CURRENT LIABILITIES**	52,749,261
72,185,829	**TOTAL LIABILITIES**	67,827,740
928,962,106	**NET ASSETS**	950,726,108
	EQUITY	
201,626,197	Accumulated Surplus	201,044,107
727,335,910	Asset Revaluation Reserve	749,682,000
928,962,107	**TOTAL EQUITY**	950,726,107

CITY OF HOLDFAST BAY
BUDGETED STATEMENT OF CHANGES IN EQUITY - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET		Municipal 2026/27 BUDGET
$	**ACCUMULATED SURPLUS**	$
190,613,437	Balance at beginning of period	200,182,960
11,012,760	Net Surplus/(Deficit)	861,147
201,626,197	Balance at end of period	201,044,107
727,335,910	**ASSET REVALUATION RESERVE**	749,682,000
727,335,910	**TOTAL RESERVES CLOSING BALANCE**	749,682,000
928,962,107	**TOTAL EQUITY**	950,726,107

CITY OF HOLDFAST BAY
BUDGETED STATEMENT OF CASH FLOWS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET $ (OUTFLOWS)		Municipal 2026/27 BUDGET $ (OUTFLOWS)
	CASH FLOWS FROM OPERATING ACTIVITIES	
	Receipts	
62,129,841	Operating Receipts	66,156,353
	Payments	
(45,501,086)	Operating payments to suppliers and employees	(48,177,206)
(2,596,000)	Finance Payments	(2,837,000)
14,032,755	**NET CASH PROVIDED BY OPERATING ACTIVITIES**	15,142,147
	CASH FLOWS FROM INVESTING ACTIVITIES	
	Receipts	
10,000,000	Grants specifically for new or upgraded assets	-
469,931	Sale of replaced assets	673,426
20,621	Repayments of loans (principal) by community groups	20,026
	Payments	
(12,852,383)	Expenditure on renewal/replacement of assets	(12,098,926)
(32,170,280)	Expenditure on new/upgraded assets	(2,003,025)
(34,532,111)	**NET CASH (USED IN) INVESTING ACTIVITIES**	(13,408,499)
	CASH FLOWS FROM FINANCING ACTIVITIES	
	Receipts	
23,301,356	Proceeds from Borrowings - External	1,434,352
	Payments	
(2,802,000)	Repayments of Borrowings - External	(3,168,000)
20,499,356	**NET CASH PROVIDED BY FINANCING ACTIVITIES**	(1,733,648)
-	**NET INCREASE (DECREASE) IN CASH HELD**	-
-	**CASH AND CASH EQUIVALENTS AT BEGINNING OF REPORTING PERIOD**	-
-	**CASH AND CASH EQUIVALENTS AT END OF REPORTING PERIOD**	-

RECONCILATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2026

11,012,760	**SURPLUS FROM INCOME STATEMENT**	861,147
	NON-CASH ITEMS IN INCOME STATEMENT	
12,897,000	Depreciation	14,095,000
122,995	Movements in provisions	186,000
13,019,995	**TOTAL NON-CASH ITEMS**	14,281,000
	CASH ITEMS NOT IN INCOME STATEMENT	
(45,022,663)	Capital Expenditure	(14,101,951)
(2,802,000)	Loan Repayments - External	(3,168,000)
23,301,356	Proceeds from Borrowings - External	1,434,352
20,621	Repayments of loans (principal) by community groups	20,026
469,931	Proceeds from Disposal of Assets	673,426
(24,032,755)	**TOTAL CASH ITEMS**	(15,142,147)
-	**NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS**	-

CITY OF HOLDFAST BAY
BUDGETED UNIFORM PRESENTATION OF FINANCES
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET $		Municipal 2026/27 BUDGET $
62,311,641	Operating Revenues	66,556,353
(61,298,881)	less Operating Expenses	(65,695,206)
1,012,760	Operating Surplus/(Deficit) before Capital Amounts	861,147
	Less net outlays on Existing Assets	
(12,852,383)	Capital Expenditure on renewal & replacement of existing assets	(12,098,926)
12,897,000	Less Depreciation	14,095,000
469,931	Less Proceeds from Sale of Replaced Assets	673,426
514,548		2,669,500
	Less outlays on New and Upgraded Assets	
(32,170,280)	Capital Expenditure on new & upgraded assets	(2,003,025)
10,000,000	Less amounts received for new & upgraded assets	-
(22,170,280)		(2,003,025)
(20,642,972)	**Net lending/(borrowing) for financial year**	1,527,622

BUDGETED FINANCIAL INDICATORS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET $		Municipal 2026/27 BUDGET $
$1,012,760	**OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS**	$861,147
1.6%	**OPERATING SURPLUS RATIO** (Operating surplus/(deficit) before capital amounts as % of total operating revenue)	1.3%
$69,159,029	**NET FINANCIAL LIABILITIES** - (Total liabilities less financial assets)	$64,424,027
111%	**NET FINANCIAL LIABILITIES RATIO** (Total liabilities less financial assets as % of total operating revenue)	97%
4.1%	**INTEREST COVER RATIO** (Net interest expense as % of total operating revenue less investment income)	4.2%
105%	**ASSET SUSTAINABILITY RATIO** (Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of asset management plan)	100%

Statement on Expected Rate Revenue

Expected Rates Revenue					
	2025/26 (as adopted)	**2026/27 (estimated)**		**Change**	**Comments**
General Rates Revenue	**2025/26**	**2026/27**			2026-27 General Rates have increased by 7.4%. This comprises the General Rate increase of 6.6%, growth of 0.1% (as defined in the Local Government (Financial Management) Regulations 2011) and additional rate revenue from other development activity of 0.7%.
General Rates (existing properties)		$51,216,552	*(a)*		
General Rates (new properties)		$378,000	*(b)*		
General Rates (GROSS)	**$48,046,054**	**$51,594,552**	*(c)*		
Less: Mandatory Rebates	($619,155)	($660,019)	*(d)*		
General Rates (NET)	**$47,426,899**	**$50,934,533**	*(e)*	**7.4%**	
	(e)=(c)+(d)				
Other Rates (inc. service charges)					
Regional Landscape Levy	$1,578,022	$1,578,022	*(f)*		The Regional Landscape Levy is a State tax, it is **not retained** by council.
JRMC Separate Rate	$724,790	$724,790	*(g)*		A special rate **only** applied to properties within the Jetty Rd, Glenelg precinct to promote business and trade.
Patawalonga Marina Rate	$88,660	$91,545	*(h)*		A special rate **only** applied to marina berths for the maintenance of the Patawalonga lock.
	$49,818,371	$53,328,890			
Less: Discretionary Rebates	($220,653)	($236,981)	*(i)*		
Expected Total Rates Revenue	**$48,019,696**	**$51,513,887**	*(j)*	**7.3%**	Excluding the Regional Landscape Levy and minus Mandatory & Discretionary Rebates.
	(j)=(e)+(g)+(h)+(i)				

Estimated growth in number of rateable properties					
Number of rateable properties	**21,315**	**21,327**	*(k)*	**0.1%**	The net increase in rateable properties compared to the previous year is 12. 'Growth' as defined under Regulation 6(2), accounts for 0.1% of the increase in General Rates to be collected.
	Actual	*Estimate*			

'Growth' is defined in the regulations as where new properties have been created which has added rateable properties to council's ratepayer base. Growth can also increase the need and expenditure related to infrastructure, services and programs which support these properties and residents.

Estimated average General Rates per rateable property					
Average per rateable property	**$2,254**	**$2,419**	*(l)*	**7.3%**	The estimated average is based on the **total of all rateable properties** and is therefore not necessarily indicative of either the rate or change in rates that individual ratepayers will experience.
	(l)=(c)/(k)				

Councils use property valuations to calculate each rateable property's contribution to the required rate revenue total. Councils do not automatically receive more money because property values increase but this may alter how rates are apportioned (or divided) across each ratepayer (ie. some people may pay more or less rates, this is dependent on the change in value of their property relative to the overall valuation changes across the council area).
The total General Rates paid by all rateable properties will equal the amount adopted in the budget.

Notes

(d) Councils are **required** under the Local Government Act to provide a rebate to qualifying properties under a number of categories:

Health Services - 100 per cent	Religious purposes - 100 per cent	Royal Zoological Society of SA - 100 per cent
Community Services - 75 per cent	Public Cemeteries - 100 per cent	Educational purposes - 75 per cent

The rates which are foregone via Mandatory Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).

(e) Presented as required by the *Local Government (Financial Management) Regulations 2011* reg 6(1)(ea)

Please Note: The percentage figure in *(e)* relates to the change in the total amount of General Rates revenue to be collected from all rateable properties, not from individual rateable properties (ie. individual rates will not necessarily change by this figure).

(f) Councils are required under the *Landscape South Australia Act 2019* to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of regional landscape boards who have responsibility for the management of the State's natural resources.

(i) A council **may** grant a rebate of rates or service charges in a number of circumstances. The rates which are foregone via Discretionary Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).

(j) Expected Total Rates Revenue excludes other charges such as penalties for late payment and legal and other costs recovered.

(k) 'Growth' as defined in the *Local Government (Financial Management) Regulations 2011* reg 6(2)

Statement on Expected Rate Revenue

Expected Rates Revenue

	Total expected revenue			No. of rateable properties		Average per rateable property				Cents in the $
	2025/26	**2026/27**	**Change**	2025/26	**2026/27**	2025/26	**2026/27**		**Change**	**2026/27**
Land Use (General Rates - GROSS)										
Residential	$41,450,750	**$44,687,751**	**8%**	19,471	**19,487**	$2,129	$2,293	*(p)*	**$164**	**0.00180703**
Commercial - Shop	$2,249,395	**$2,322,687**	**3%**	609	**609**	$3,694	$3,814	*(p)*	**$120**	**0.00302210**
Commercial - Office	$440,785	**$455,845**	**3%**	160	**158**	$2,755	$2,885	*(p)*	**$130**	**0.00302210**
Commercial - Other	$2,397,672	**$2,533,888**	**6%**	529	**527**	$4,532	$4,808	*(p)*	**$276**	**0.00302210**
Industry - Light	$140,802	**$150,717**	**7%**	55	**54**	$2,560	$2,791	*(p)*	**$231**	**0.00302210**
Industry - Other	$130,732	**$121,154**	**-7%**	35	**35**	$3,735	$3,462	*(p)*	**-$273**	**0.00302210**
Vacant Land	$406,151	**$453,445**	**12%**	137	**140**	$2,965	$3,239	*(p)*	**$274**	**0.00302210**
Other	$829,767	**$869,065**	**5%**	319	**317**	$2,601	$2,742	*(p)*	**$141**	**0.00180703**
Total Land Use	**$48,046,054**	**$51,594,552**	**7.4%**	**21,315**	**21,327**	**$2,254**	**$2,419**	*(p)*	**$165**	

Minimum Rate

	No. of properties to which rate will apply		Rate			
	2026/27	**% of total rateable properties**	2025/26	**2026/27**		**Change**
Minimum Rate	**5,592**	**26.2%**	$1,295	**$1,380**	*(r)*	**$85**

Council imposes a minimum rate in accordance with section 158 of the Act. Council considers it appropriate that all rateable properties make a base level contribution to the cost of general Council services and infrastructure maintenance, renewal and replacement.

Adopted valuation method

Capital Value/Site Value/Annual Value

Council has the option of adopting one of two valuation methodologies to assess the properties in its area for rating purposes:
Capital Value – the value of the land and all improvements on the land; or
Annual Value – a valuation of the rental potential of the property.

Council has decided to continue to use Capital Value as the basis for valuing land within the Council area. The Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers.

Notes

(p) Average per rateable property calculated as General Rates for category, including any fixed charge or minimum rate (if applicable) but excluding any separate rates, *divided* by number of rateable properties within that category in the relevant financial year.

(r) Where two or more adjoining properties have the same owner and are occupied by the same occupier, only one minimum rate is payable by the ratepayer.

Advice

Local Government Advice

City of Holdfast Bay

February 2026

Enquiries concerning this advice should be addressed to:

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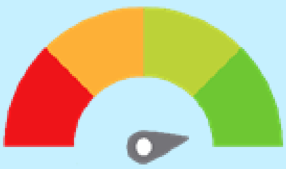
City of Holdfast Bay
AT A GLANCE

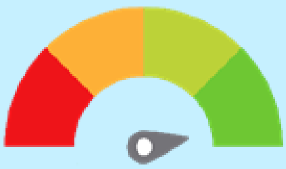
OVERVIEW

The Essential Services Commission finds the City of Holdfast Bay Council's historical, current and forecast financial performance to be **sustainable** due to operating surpluses, moderate rate increases and responsible use of borrowed funds. The Long-Term Financial Plan provides for adequate funding of asset renewals and replacement while meeting operating expenses without borrowing excessively.

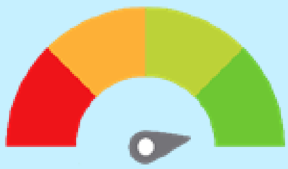
FINANCIAL PERFORMANCE



Past 10 years
Sustainable



Current
Sustainable



Projected
Sustainable

RISKS IMPACTING SUSTAINABILITY

- ⚠ Cost and time overruns of the Jetty Road Transformation project.
- ⚠ The Council plans to repay borrowings quickly which may place pressure on future rates and intergenerational equity.

KEY FACTS

- ▶ Population in 2024 was **39,308** residents
- ▶ The Council covers **13.8 square kilometres**
- ▶ **21,166** rateable properties in 2024-25
- ▶ **$62.6 million** of income in 2024-25
- ▶ Value of infrastructure, property, plant and equipment assets held in 2024-25 equals **$956.4 million**

Table of contents

1 Executive summary

1.1 Summary of observations

The Essential Services Commission finds the City of Holdfast Bay's historical, current and forecast financial positions to be sustainable. The City of Holdfast Bay is achieving operating surpluses and effectively managing its assets over the Forecast Period.

The City of Holdfast Bay has maintained moderate operating surpluses during the 10-year Historical Period and plans to continue that approach over the Forecast Period. The Council is also a trustee for the Alwyndor aged care centre which is financially self-supporting. The City of Holdfast Bay prepares its long-term financial plans on the basis of its municipal activities only, which excludes the impact of Alwyndor aged care centre operations.

Responding to the Department of Infrastructure and Transport's closure of the tramline, the Council brought forward work on its Jetty Road Transformation project. This has required a re-profiling of Council's long-term borrowings which is pushing its net financial liabilities upwards earlier in its Long-Term Financial Plan. The earlier work on this project might also lead to an earlier completion and repayment of long-term borrowings than initially planned by Council in its draft long-term financial plan.

The City of Holdfast Bay is taking a pro-active approach to managing its assets and has been transparent with the Commission and other stakeholders via its strategic asset management practices.

1.2 Summary of recommendations

The Council has a range of sound practices in its strategic planning and asset management, including:

- Separately reporting on its financial accounts on a consolidated basis and council-only basis (Note 24 in annual reports).
- Modelling long-run borrowing rates in its strategic planning for the purposes of forecasting future costs of borrowing in its long-term financial planning.
- Monitoring of asset conditions, regularly updating asset management plans and investing in cost intelligence with respect to improving reliability of cost estimates.

To further strengthen the Council's sustainability, the Commission recommends that the Council:

1. Publish a more detailed Note 24 in its audited financial statements where a cash flow statement is reported on a stand-alone basis (excluding Alwyndor Aged Care Centre) as well as consolidated basis (including Alwyndor Aged Care Centre) in addition to income and balance sheet statements.
2. Review its depreciation assumptions and the underlying valuations and useful life data to ensure that depreciation accurately reflects all depreciable assets and the rate of asset consumption.
3. Minimise rate increases above inflation, to help reduce any emerging affordability risk in the community.

2 About the advice

2.1 Background

The State Parliament has tasked the Commission, South Australia's independent economic regulator and advisory body, to provide advice on material changes proposed by local councils in relation to elements of their Strategic Management Plans (SMP), and on the proposed revenue sources, including rates, which underpin those plans.[1]

A primary purpose of the Local Government Advice Scheme (Advice or the Scheme) is to support councils to make financially sustainable strategic decisions in their annual business plans and budgets, in the context of their Long-Term Financial Plans (LTFP) and Infrastructure and Asset Management Plans (IAMP).[2] IAMPs are commonly referred to as Asset Management Plans (AMP). The LTFP and the IAMP are both required as part of a council's SMP.[3] Financial sustainability encompasses intergenerational equity,[4] program (service level) and rates stability in this context.[5] The other main purpose is for the Commission to consider ratepayer contributions in the context of all revenue sources, as outlined in the LTFP.[6] In addition, the Commission has discretion to provide advice on any other aspect of a council's LTFP or IAMP it considers appropriate, having regard to the circumstances of that council.[7]

The first cycle of the scheme extends over four years from 2022-23 to 2025-26. The Commission has selected 19 councils for advice in the fourth year (2025-26) of the Scheme, including the City of Holdfast Bay.

This report provides the Local Government Advice for the Council in 2025-26.

The Council is obliged under the *Local Government Act 1999* (LG Act) to publish this advice and its response, if applicable, in its 2026-27 Annual Business Plan (including any draft Annual Business Plan) and in subsequent plans until the next cycle of the Scheme.[8] Decision-making remains in the control of the Council.

The Commission thanks the Council for meeting with Commission staff and for providing information to assist the Commission in preparing this advice.

2.2 The Commission's approach

In providing its Advice for the Council, the Commission has followed the approach set out in the Framework and Approach – Final Report (F&A).[9]

1 Amendments to the LG Act (s122(1c) to (1k) and (9)) specify the responsibilities for the Commission and local councils for the Local Government Scheme Advice. The Commission must provide advice to each council in accordance with the matters outlined in s122(1e), (1f) and (1g).

2 Commonly referred to as Asset Management Plans (AMP).

3 The objectives of the advice with reference to a council's LTFP and IAMP are presented under LG Act, s122(1g). LG Act s122(1) specifies the requirements of a council's SMP, including the LTFP and IAMP.

4 'Intergenerational equity' relates to fairly sharing services and the revenue generated to fund the services between current and future ratepayers.

5 Commission, *Framework and Approach – Final Report*, August 2022, pp. 2-3, available at www.escosa.sa.gov.au/advice/advice-to-local-government.

6 LG Act s122(1f)(a) and (1g)(a)(ii).

7 LG Act s122(1f)(b) and (1g)(b).

8 LG Act s122(1h).

9 Commission, *Framework and Approach – Final Report*, August 2022, available at www.escosa.sa.gov.au/advice/advice-to-local-government.

The Commission has considered the Council's SMP documents and other documents (set out in the box below), with a particular focus on its performance and outlook against three financial indicators: the Operating Surplus Ratio (**OSR**), the Net Financial Liabilities Ratio (**NFLR**) and the Asset Renewal Funding Ratio (**ARFR**).[10] Analysis of these three indicators captures financial and service sustainability, cost control and affordability risk.[11]

The Commission reviews 10 years of historical data, being the years 2014-15 to 2023-24 (**Historical Period**) the "current year" 2024-25 and 10 forecast years, being 2025-26 to 2034-35 (**Forecast Period**).

Table 1: Strategic management documents referred to

- Strategic Plan Our Holdfast 2050+
- 2015-16 Annual Report
- 2016-17 Annual Report
- 2017-18 Annual Report
- 2018-19 Annual Report
- 2019-20 Annual Report
- 2020-21 Annual Report
- 2021-22 Annual Report
- 2022-23 Annual Report
- 2023-24 Annual Report
- Long-term financial plan 2025 - 2035

Given that the Commission must, in providing its advice, have regard to the objective of councils maintaining and implementing their IAMPs and LTFPs,[12] it has also considered the Council's performance in that context. Findings regarding the content of the Council's AMPs, and the alignment between its LTFP and AMPs,[13] are discussed in Section 5.

The Commission has also reviewed the financial template provided by the Council, including its 2025- 26 LTFP forecasts for 2025-26 to 2034-35, historical financial data, the number of rateable properties and Council staff (Full Time Equivalent or **FTE**) numbers from 2014-15 onwards.[14] The charts and tables in the Advice are primarily sourced from these datasets. In addition, the Commission has reviewed the Council's audit committee reports and other public information, as appropriate.

The Commission has reported estimates in nominal terms to identify 'real' rather than 'inflationary' effects. In the charts, the Consumer Price Index (**CPI**) line for the Historical Period is calculated as the compound annual growth rate in the CPI (Adelaide) series from 2014-15 to 2023-24, being

10 The three financial indicators are specified in the Local Government (Financial Management) Regulations 2011. Since 2011, each council has been required to include these three indicators in its plans, annual budget, mid-year budget review and annual financial statements. Councils can adopt their own target range for each ratio, but the Commission is guided by the Local Government Association (**LGA**) target ranges, which were established and agreed during the development of the LGA Financial Sustainability Papers (2006-2011).

11 The F&A listed 29 analytical questions that the Commission has considered in assessing the Council's performance against these indicators to determine affordability, cost control and other sustainability risks.

12 LG Act s122(1g)(a)(i).

13 As required under s122(1b) of the LG Act.

14 The Council's estimates for the 2024-25 financial year were unaudited at the time of preparing this advice.

2.9 percent[15]. Each financial year is the average of the four quarterly results. The CPI for the Forecast Period is calculated as the compound annual growth rate in the CPI (Australia) series from 2025-26 based on the Reserve Bank of Australia (RBA) (Australia-wide) inflation forecasts to the December 2027 quarter, and the midpoint of the RBA target range (2.5 percent) thereafter, yielding an average inflation rate for the Forecast Period of 2.5 percent. Similarly, for the current year 2024-25, we have observed a CPI (Adelaide) of 2.4 percent.

Finally, in formulating this Advice, the Commission has had regard to all discussions and engagement with the Council, including the face-to-face onsite meeting at the Council offices and the individual circumstances of the Council, including:

- its location as an 'Urban Development and Urban City Centre' Council
- its income level from municipal operations ($62.6 million in 2024-25[16]), and
- the size of its rates base (around 21,166 ratepayers in 2024-25[17]).

Throughout this Advice, the Commission has identified several key points and assigned the following risk category to those points:

Legend: Low-risk Moderate-risk High-risk

[15] The assumed CPI for the Historical Period is 2.9 percent, being the compound annual growth rate in the CPI (Adelaide) series from 2014-15 to 2023-24. Source: Consumer Price Index, Australia, June Quarter 2024 | Australian Bureau of Statistics

[16] Based on the Council's financial reporting template provided to the Commission.

[17] Based on the Council's financial reporting template provided to the Commission.

3 Council profile

The Council is classified by the Commission as an 'Urban Development and Urban City Centre' Council and is one of 16 in this category in South Australia.[18] It covers an area of 13.8 square kilometres, has an estimated resident population of 39,308 (at 30 June 2024),[19] and approximately 21,166 rateable properties (at 1 January 2025).[20]

The Council is in the western region of the Adelaide metropolitan area and is one of the oldest in the region.

Figure 1: Council Area

The Council region has the following attributes:

- rateable property growth of approximately 0.5 percent per annum over the Historical Period[21]
- population density of 2,858 persons per square kilometre[22]
- 179 kilometres of sealed roads and no unsealed roads[23]
- employment sectors mainly in health care and social assistance (17.1 percent), education and training (10.7 percent) and professional, scientific and technical services (8.7 percent),[24] and
- a median population age of 47.5 years.[25]

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18 Commission, *Fact Sheet - Local Government Advice Scheme – Schedule of Councils*, May 2023, available at https://www.escosa.sa.gov.au/ArticleDocuments/21947/20240731-Advice-ScheduleOfCouncils-FactSheet.pdf.aspx?Embed=Y.

19 Refer to Australian Bureau of Statistics, *Data by region*, available at https://dbr.abs.gov.au/region.html?lyr=lga&rgn=42600.

20 Based on the Council's Financial Reporting template provided to the Commission.

21 Based on the Council's Financial Reporting template provided to the Commission.

22 Refer to Australian Bureau of Statistics, *Data by region*, available at https://dbr.abs.gov.au/region.html?lyr=lga&rgn=42600.

23 Refer to the Department of Infrastructure and Transport - Local Government Grants Commission, *2023-24 Database Reports*, available at: https://www.dit.sa.gov.au/local-government/grants-commission/publications#database.

24 Refer to Australian Bureau of Statistics, *Data by region*, available at https://dbr.abs.gov.au/region.html?lyr=lga&rgn=42600.

25 Refer to Australian Bureau of Statistics, *Data by region*, available at https://dbr.abs.gov.au/region.html?lyr=lga&rgn=42600.

4 Material plan amendments in 2025-26

The material amendments to some of the Council's main financial forecasts are listed in the table below (in nominal terms).[26] To ensure a comparable analysis of estimates between the 2024-25 and 2025-26 LTFPs, the Commission has reviewed the nine overlapping years' statistics: 2025-26 to 2033 34 and identified material amendments accordingly.

4.1 Key points

Increased depreciation, amortisation and impairment expenditures by 15.9 percent (or $19.1 million) in its 2025-26 LTFP estimates.

Table 2: Historical and forecast financial items

Selected Financial Item	Sum of 2025-26 to 2033-34 estimates in 2024-25 LTFP ($ million)	Sum of 2025-26 to 2033-34 estimates in 2025-26 LTFP ($ million)	Change in 2025-26 estimates ($ million)	Change in 2025-26 estimates (percent)
Depreciation, amortisation and impairment*	119.9	139.0	+19.1	+15.9
Trade and other payables	102.4	61.6	-40.8	-39.8

4.2 Changes to operating performance

There is very little difference between the two LTFPs, with only the 'depreciation, amortisation and impairment' and 'trade and other payables' showing any material difference.

The increase in depreciation charges is largely driven by an increase in the current replacement costs of the Council's assets. The material reduction in trade and other payables reflects an improved approach by Council to how it is paying its bills.

The Council's historical and forecast operating performance are discussed further in Section 5.1.

4.3 Indexation adjustments

The Commission observes that the Council regularly reviews its AMPs and annually indexes asset values and depreciation charges. The Council bases its inflation assumptions on forecasts made by Deloitte Access Economics and internal modelling for growth in the number of rateable properties based on observed progress of developer applications and historical experience.

The Commission considers the documentation of these assumptions to be appropriate and useful in assisting interested parties and stakeholders in tracking growth.

[26] Table 2 shows only selected financial items to demonstrate the material amendments made by the Council in its 2024-25 estimates. It excludes various financial items, and individual items do not sum to totals.

The Commission recommends that the Council:

1. Publish a more detailed Note 24 in its audited financial statements where a cash flow statement is reported on a stand-alone basis (excluding Alwyndor Aged Care Centre) as well as consolidated basis (including Alwyndor Aged Care Centre) in addition to income and balance sheet statements.

4.4 Capital expenditure estimates

Notably, there has been no material change in the total planned capital spend on either asset renewals or new and upgraded assets between the two LTFPs, indicating no change to the Council's plans.

Assets, the AMPs, and the Council's capital expenditure outlook are discussed further in Section 5.3.

5 Financial sustainability

5.1 Operating performance

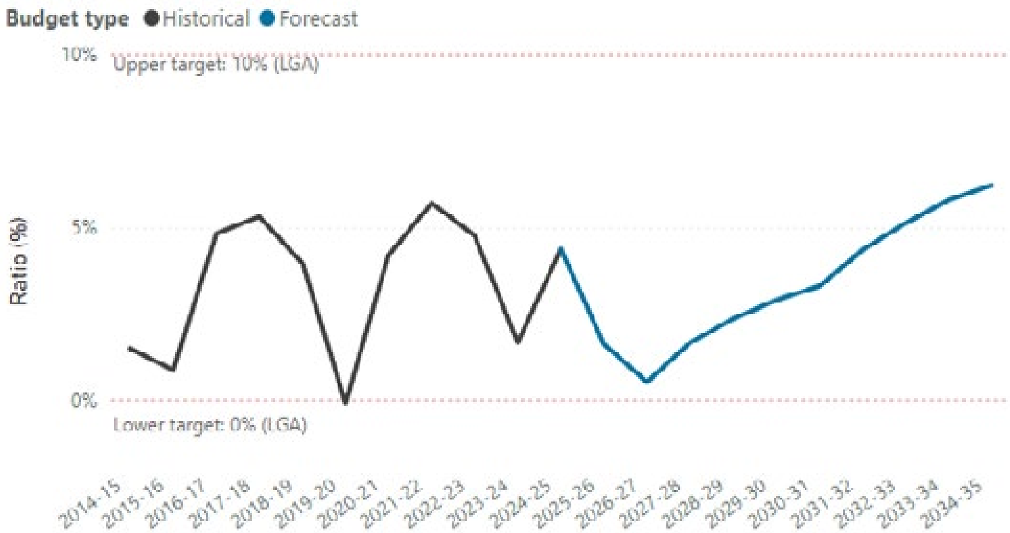
5.1.1 Key points

✅	The Council historically has achieved operating surpluses and forecasts continued surpluses.
⚠	Depreciation charges grew by an annual average (CAGR) of 4.3 percent over the Historical Period.

5.1.2 Operating performance

This section relates to the operating performance of the Council's municipal operations and does not consider the operations of the Alwyndor aged-care centre. The LTFP only includes the municipal operations.

Figure 2: Operating surplus ratio – historical and forecast



The Council's OSR shows modest positive results over the entire Historical Period and Forecast Period. Historically, this was achieved with slight under-funding of asset renewal and replacement, which is remedied in the Forecast Period (see section 5.3 for detail on asset renewals).

5.1.2.1 Over the Historical Period:

- the Council's OSR averaged 3.3 percent annually (or an accumulated operating surplus of $16.0 million), within the Local Government Association of South Australia (**LGA**) target range of zero to 10 percent.
- The Council's total income and total expenses both grew by an average (CAGR) of 3.2 percent, slightly higher than average CPI of 2.9 percent.
- Depreciation expense grew by an annual average (CAGR) of 4.3 percent.

5.1.2.2 Over the Forecast Period:

- the Council's OSR is projected to average 3.5 percent per annum, accumulating an operating surplus of $25.9 million.
- The Council forecasts average annual growth (CAGR) in operating income of 3.3 percent.
- The forecast CAGR for expenses is 2.8 percent, with employee costs increasing at 2.5 percent and 'materials contracts and other' expenses increasing at 2.8 percent. The forecast growth in 'depreciation, amortisation and impairment' costs is 3.9 percent while finance costs are forecast to decline at the rate of 3.4 percent, achieved by accelerating debt repayments.

5.2 Net financial liabilities

5.2.1 Key points

⚠ The Net Financial Liabilities Ratio averaged 40.5 percent over the Historical Period, then began to climb in 2024-25 and is forecast to peak at 111.0 percent in 2025-26, before declining to 49.9 percent by 2034-35, and averaging 82.0 percent over the Forecast Period.

⚠ Net financial liabilities are forecast to exceed 100 percent over the first three years of the long-term financial plan.

The Council has taken advantage of the temporary closure of the tramline to commence the Jetty Road Transformation project earlier than initially planned. This requires an increase in long-term borrowings earlier in the Forecast Period as reflected in the final LTFP. Commencing work on this project earlier than initially planned in the draft LTFP means that the borrowing will be repaid earlier than initially planned. This re-profiling of borrowings over the Forecast Period leads to a build-up of cash and cash equivalents, provided no unexpected infrastructure spend arises in the meantime.

Figure 3: Net financial liabilities ratio – historical and forecast

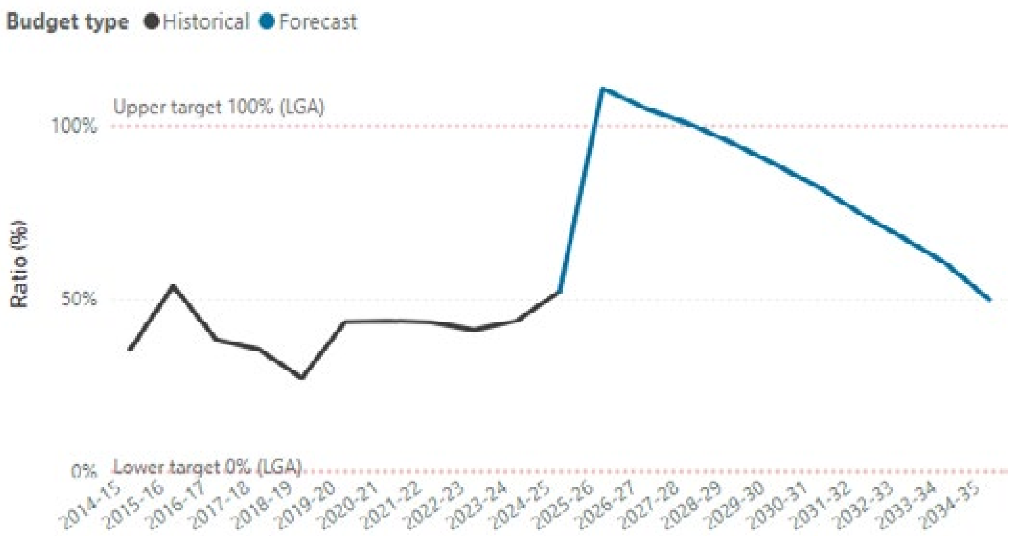


Figure 4: Total borrowings and total liabilities – historical and forecast

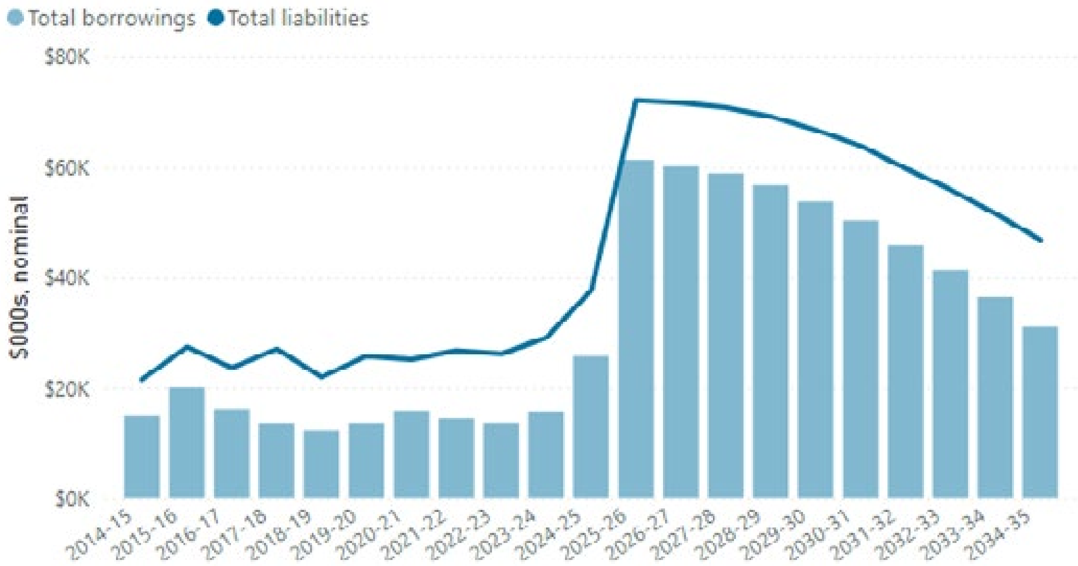
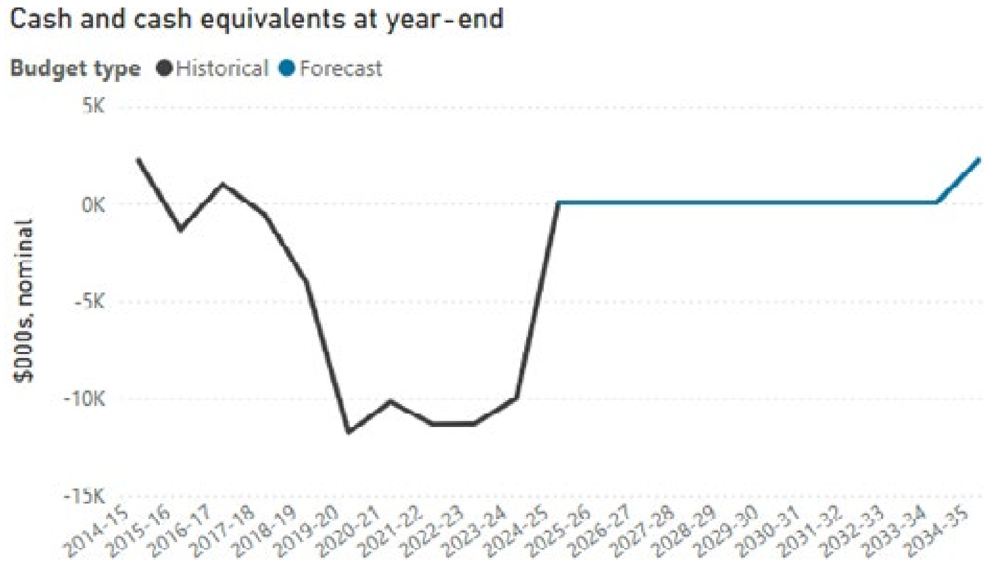


Figure 5: Cash and cash equivalents at year end – historical and forecast



5.3 Asset renewals expenditure

5.3.1 Key points

- AMPs are comprehensive and regularly updated.
- The ARFR (gross) averaged 91.6 percent over the Historical Period and is forecast to average 109.7 percent over the Forecast Period, indicating that it is funding asset renewal and replacement generally in line with its AMPs.

Over the Historical Period, 43.6 percent of capital expenditure was on asset renewal and replacement, while over the Forecast Period, 77.3 percent of capital expenditure is planned to be for asset renewal and replacement.

Over the Historical Period, the Council slightly under-funded its asset renewal and replacement program relative to its AMPs: average ARFR (gross) of 91.6 percent. The depreciation-based ARFR averaged 69.6 percent, potentially indicating a misalignment of asset values and depreciation. Over the same period, the Council also invested significantly in new and upgraded assets, averaging $8.7 million per annum or 56.4 percent of total capital expenditure.

Over the Forecast Period, after a significant investment ($32.2 million) in new and upgraded assets in 2025-26, principally for the Jetty Road Transformation project, the investments in new and upgraded infrastructure are significantly reduced, averaging 22.7 percent, while fully funding asset renewal and replacement, with ARFR (gross) averaging 109.7 percent. The depreciation-based ARFR averages 89.9 percent, again indicating potential misalignment of asset values and depreciation.

Based on these results, it appears to the Commission that the Council plans to fully fund its asset renewal and replacement in line with its AMPs.

Figure 6: Asset renewal funding ratio (renewal expenditure gross) – historical and forecast

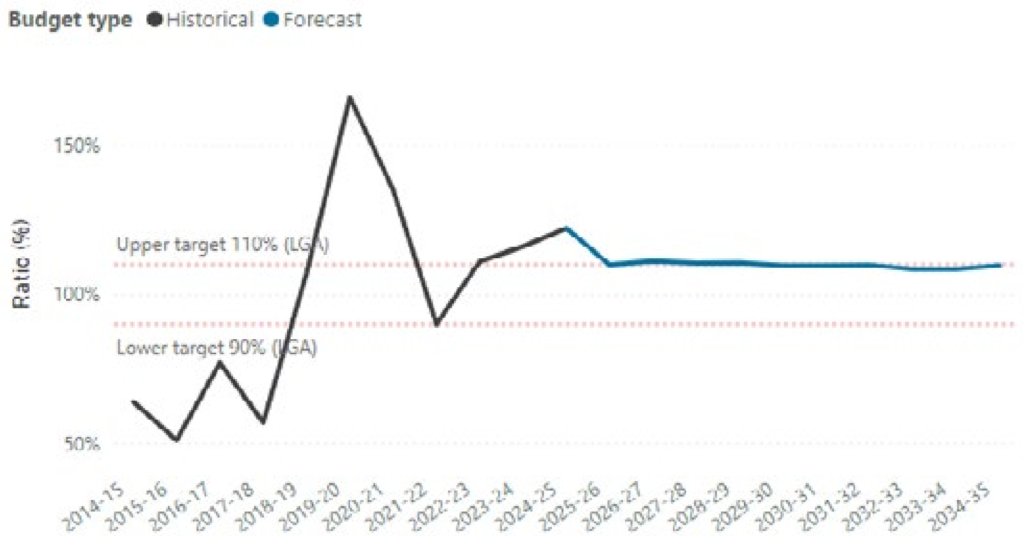


Figure 7: Asset renewal funding ratio (depreciation based) – historical and forecast

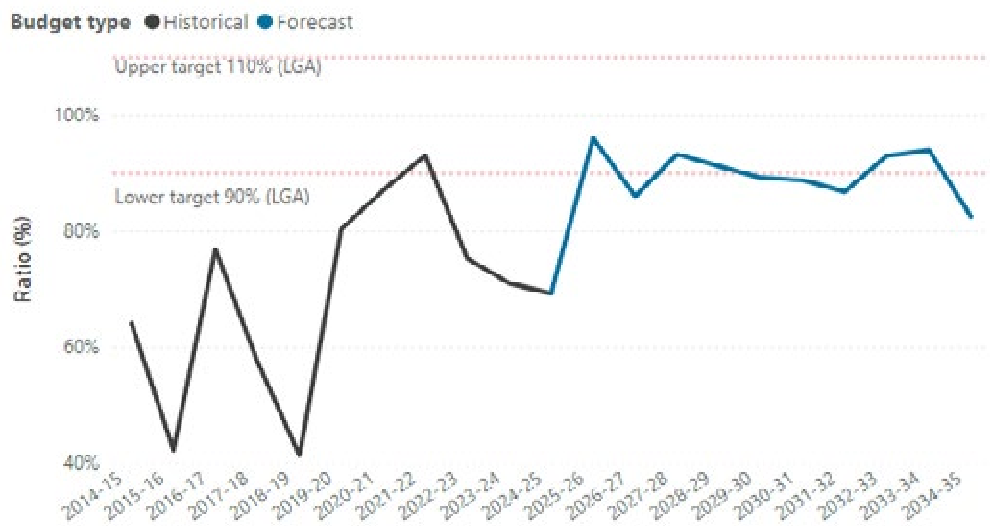
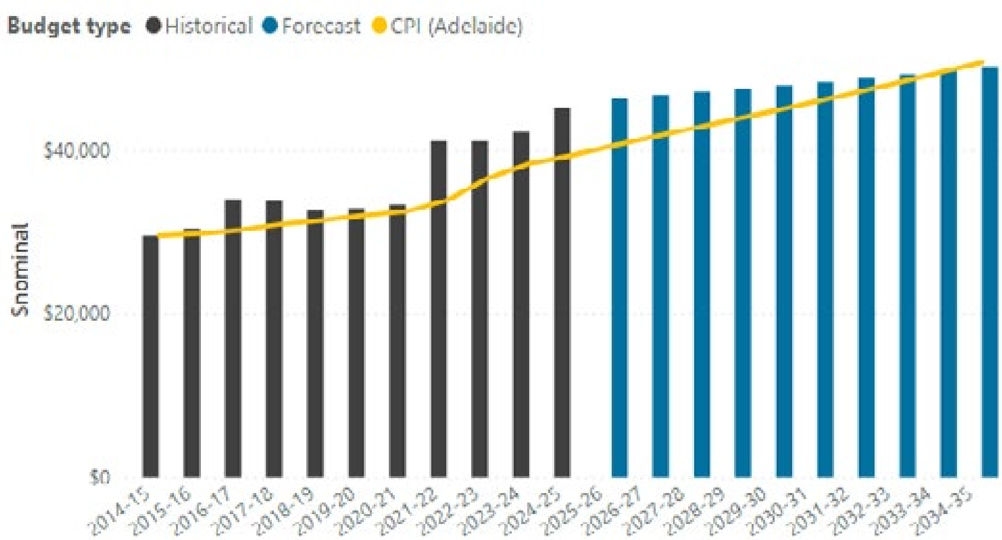


Figure 8 shows that over the Historical Period, the value of asset stock per rateable property grew at a rate greater than CPI, at a CAGR of 4.0 percent. However, during the Forecast Period, it grows at a CAGR of only 0.9 percent. The investment in new and upgraded assets along with the Jetty Road Transformation project will create an additional future asset renewal requirement for the community to fund.

Figure 8: Value of asset stock per rateable property – historical and forecast



5.3.2 The Commission's recommendations on asset renewals expenditure

The Commission acknowledges the Council's work on frequently and extensively consulting with its community on service levels, asset upgrades and renewals, as well as preferences and priorities via the Quality of Life Survey. The Council is taking advantage of funding and operational opportunities in reprioritising capital spend on asset renewals and upgrades.

The Commission recommends that the Council:

2. **Review** its depreciation assumptions and the underlying valuations and useful life data to ensure that depreciation accurately reflects all depreciable assets and the rate of asset consumption.

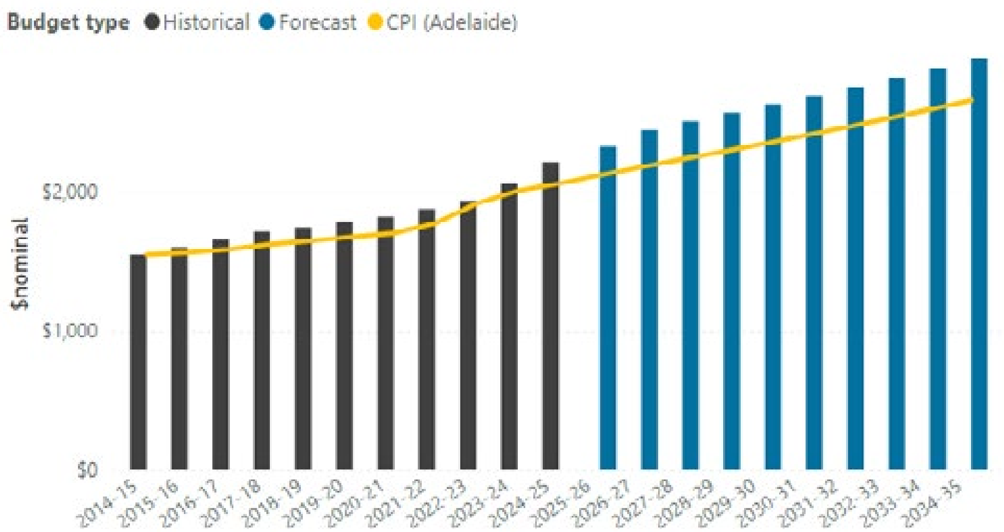
6 Advice on current and projected rate levels

6.1 Key points

- ✅ Community is extensively consulted by the Council on planned future rate increases.
- ✅ Growth rate of total expenses per rateable property was below inflation over the Historical Period.
- ⚠ Growth of rates per rateable property was above inflation over the Historical Period.
- ⚠ Rate revenue per property is forecast to grow at 2.7 percent over the Forecast Period, which is slightly above forecast inflation of 2.5 percent per annum over the same period.

6.2 Rates per rateable property

Figure 9: Average rates revenue per property – historical and forecast



As shown in Figure 9, rates charges per property are growing at a rate higher than CPI, with the gap increasing over the Forecast Period.

6.2.1.1 Over the Historical Period:

- Rates per rateable property grew at an average (CAGR) of 3.2 percent, compared with average CPI of 2.9 percent.
- Expenses per rateable property grew at an average (CAGR) of 2.7 percent.

6.2.1.2 Over the Forecast Period

- Rates per rateable property are planned to grow at an average (CAGR) of 2.7 percent, compared with forecast average CPI of 2.5 percent.
- The growth in rates income exceeds the growth in rates per rateable property due to forecast growth in the number of rateable properties of 0.8 percent.

- The forecast rates growth is driven largely by the additional 2.3 percent rate increase[27] dedicated to the Jetty Road Transformation project, which is scheduled to be completed in 2026-27.
- The average proposed rate per rateable property compares favourably with other comparable metropolitan councils in the greater Adelaide area.[28]
- Expenses per rateable property are forecast to grow at an average (CAGR) of 1.9 percent, compared with forecast average CPI of 2.5 percent. This reflects an expectation of economies of scale as well as forecast growth in the number of rateable properties.

6.3 Proposed rate increases for 2025-26

The Council is proposing to increase rate revenue in 2025-26 by 4.9 percent of which 2.3 percentage points is needed to fund the Jetty Road Transformation project, 0.1 percent to deliver six community projects and the remaining 2.5 percentage points to cover general CPI increase.[29]

6.4 Projected further rate increases

The Council forecasts a 5.4 percent increase in rate revenue for 2026-27 consisting of 2.3 percent going towards the Jetty Road Transformation project and the remaining 3.1 percent to cover general CPI increase. The Council expects to complete the Jetty Road Transformation project in 2026-27 and all subsequent planned rate increases are between 2.3 percent and 2.5 percent for the remaining eight years of the Forecast Period. These subsequent rate increases are at or below the expected inflation rate.

6.5 Affordability risk

Affordability risk in the community for these planned rate increases appears to be moderate, in light of the relatively high SEIFA ranking of the City of Holdfast Bay.

- The City of Holdfast Bay had a SEIFA Economic Resources rank of 52 out of 71 in the most recent census conducted in 2021, which is indicative of the economic capacity of ratepayers to support the Council's planned projects and programs.[30]

6.5.1 The Commission's advice on affordability risk

The Commission recommends that the Council:

3. Minimise rate increases above inflation, to help reduce any emerging affordability risk in the community.

[27] City of Holdfast Bay, 2025-26 Annual Business Plan, p. 7, available at https://www.holdfast.sa.gov.au/council/annual-plan-budgets-reports#annual-business-plan-2025-2026.

[28] Available at https://councilsinfocus.sa.gov.au/.

[29] City of Holdfast Bay, Final Long-term Financial Plan 2025-26 to 2034-35, p. 16, available at https://www.holdfast.sa.gov.au/council/management-plans#the-long-term-financial-plan.

[30] Australian Bureau of Statistics, 2021, Socio-Economic Indexes for Areas (SEIFA), Australia, 2021 available at Socio-Economic Indexes for Areas (SEIFA), Australia, 2021 | Australian Bureau of Statistics.

7 The Commission's next advice and focus areas

In the next cycle of the scheme, the Commission will review and report upon the Council's:

- ongoing performance against LTFP estimates, including how the Council is updating these estimates in response to changes in priorities, service levels and community preferences
- the financial outcomes of the Jetty Road Transformation project
- reporting of cash flow statements on a municipal basis only in future annual reports (extended Note 24)
- management of long-term debt and cash and cash equivalents.

8 Appendix: Glossary of terms

Term	Explanation
ABS	Australian Bureau of Statistics
AMP	Asset management plan (also called an IAMP)
ARFR	Asset Renewal Funding Ratio: renewal expenditure based (gross): Asset Renewal Expenditure / IAMP Renewal Expenditure (where IAMP expenditure includes sale of replaced assets) Asset Renewal Funding Ratio - renewal expenditure based (net) - if IAMP excludes sale of replaced assets: Asset Renewal Expenditure / IAMP Renewal Expenditure (where IAMP expenditure excludes sale of replaced assets) Asset Renewal Funding Ratio (depreciation based): Asset Renewal Expenditure / Depreciation (IAMP Renewal Expenditure is that required according to the IAMP.)
CAGR	Compound Annual Growth Rate: CAGR = $(V_{final} / V_{begin})^{1/t} - 1$ CAGR represents the mean annualized growth rate for compounding values over a given time period. CAGR smoothes the effect of volatility of periodic values that can render arithmetic means less meaningful. (Source: Wikipedia)
Commission	Essential Services Commission, established under the *Essential Services Commission Act 2002*
CPI	Consumer Price Index (Adelaide, All Groups)
Council	City of Holdfast Bay
ESC Act	*Essential Services Commission Act 2002*
F&A	Local Government Advice: Framework and Approach – Final Report
FA Grants	Financial Assistance Grants (Commonwealth Government)
Forecast Period	10 years from 2025-26 to 2034-35
FTE	Full Time Equivalent
Historical Period	10 years 2014-15 to 2023-24
IAMP	Infrastructure and asset management plan (also called an AMP)
LG Act	*Local Government Act 1999*

OFFICIAL

Term	Explanation
LGA SA Financial Indicators Paper	Local Government Association of South Australia, Financial Sustainability Information Paper 9 - Financial Indicators Revised May 2019
LTFP	Long-term financial plan
NFLR	Net Financial Liabilities Ratio Net Financial Liabilities are defined as: Total Liabilities LESS Current Assets (Cash and Cash Equivalents) LESS Current Assets (Trade and Other Receivables) LESS Current Assets (Other Financial Assets) LESS Non-Current Assets (Financial Assets - excluding equity accounted investments in council businesses) The net financial liabilities ratio is: Net financial liabilities ÷ Total Operating Income
OSR	Operating Surplus Ratio The Operating Surplus (Deficit) is defined as: Total Operating Income LESS Total Operating Expenses The Operating Surplus Ratio is defined as: Operating Surplus (Deficit) ÷ Total Operating Income
Regulations	*Local Government (Financial Management) Regulations 2011*
RBA	Reserve Bank of Australia
SEIFA	Socio-Economic Indexes for Areas
The scheme or advice	Local Government Advice Scheme

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Attachment 2

CITY OF
HOLDFAST BAY

Long Term Financial Plan

2026–27 to 2035–36

CITY OF HOLDFAST BAY

A Day in the Life

Did you know that on a normal day in the City of Holdfast Bay:

Nearly
1,508
items are borrowed from our libraries at Glenelg and Brighton

More than
322
people attend our four Community Centres

511
people visit the libraries

30 trips on the Community Wellbeing bus

60
separate cleaning services are conducted at council buildings

Each of our
31 public toilet facilities are cleaned – with some cleaned 5 times per day

Our two Jetty Roads at Glenelg and Brighton are serviced by street sweepers

174 phone calls and
95 emails
are responded to by our Customer Experience team

4
Development Applications processed

3,242
page views on our website

Maintenance and other works are carried out at Glenelg Oval and other reserves by our Open Spaces team

7,200
bins lifts for residential and business waste collection

25 linear metres
of roads resealed

18 linear metres
of kerb replaced

3
trees planted

24sq metres
of footpaths repaired

33 requests completed by our Field Services team

Contents

The Long Term Financial Plan and its purpose

The *City of Holdfast Bay Long Term Financial Plan* is a planning tool developed to map the financial sustainability of the city into the future, while meeting the needs and expectations of our community.

By applying key principles and underlying assumptions to each year of the plan, financial projections have been determined for a 10-year period between 2026–27 to 2035–36. These projections help inform day-to-day and longer-term decision making about the affordability, timing and combination of future outlays on Council's operations, renewal of existing assets and construction of new assets. They also allow early identification of potential financial issues and their longer-term impacts.

Long-term financial estimates are an integral part of Council's strategic planning process. It provides the ability to plan how it can deliver short, medium and long-term community priorities, based on its resourcing capabilities. These priorities are identified in Council's Strategic Plan, *Our Holdfast 2050+*, which through the Long Term Financial Plan informs the Annual Business Plan and Budget each year.

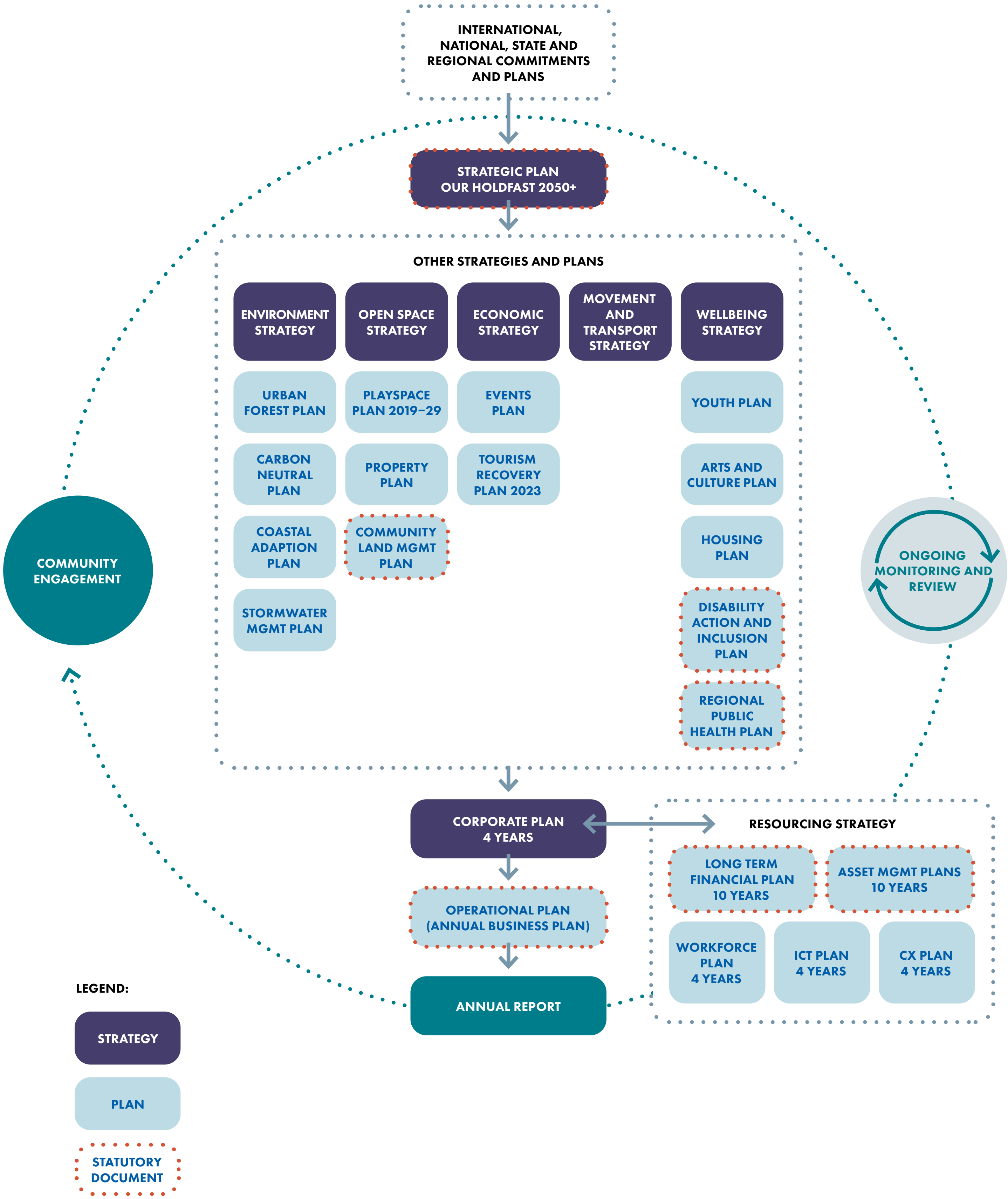
We look forward to delivering on this plan for our community.

Within *Our Holdfast 2050+*, three key strategies of **Wellbeing**, **Sustainability**, and **Innovation** have been identified to support Council in achieving its vision over the next 10 years. The objectives and aspirations which underpin these strategies have informed this plan.

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

Another important suite of documents which inform this plan are Council's Asset Management Plans. These provide financial projections for the future cost of maintaining, renewing and replacing Council's assets and infrastructure. With an asset portfolio valued in 2025 at $956 million, it is critical to have the ability to forecast when future funding is required to maintain these community assets.

Due to the nature of the estimates and assumptions made, and the uncertainty of changes within the economy, the Long Term Financial Plan requires regular review and updating. If key assumptions such as inflation, interest rates or scale of capital investment vary, then this may drive changes in the annual budget.



INTERNATIONAL, NATIONAL, STATE AND REGIONAL COMMITMENTS AND PLANS
STRATEGIC PLAN OUR HOLDFAST 2050+
OTHER STRATEGIES AND PLANS
ENVIRONMENT STRATEGY
OPEN SPACE STRATEGY
ECONOMIC STRATEGY
MOVEMENT AND TRANSPORT STRATEGY
WELLBEING STRATEGY
URBAN FOREST PLAN
PLAYSPACE PLAN 2019–29
EVENTS PLAN
YOUTH PLAN
CARBON NEUTRAL PLAN
PROPERTY PLAN
TOURISM RECOVERY PLAN 2023
ARTS AND CULTURE PLAN
COASTAL ADAPTION PLAN
COMMUNITY LAND MGMT PLAN
HOUSING PLAN
STORMWATER MGMT PLAN
DISABILITY ACTION AND INCLUSION PLAN
REGIONAL PUBLIC HEALTH PLAN
COMMUNITY ENGAGEMENT
ONGOING MONITORING AND REVIEW
CORPORATE PLAN 4 YEARS
RESOURCING STRATEGY
LONG TERM FINANCIAL PLAN 10 YEARS
ASSET MGMT PLANS 10 YEARS
WORKFORCE PLAN 4 YEARS
ICT PLAN 4 YEARS
CX PLAN 4 YEARS
OPERATIONAL PLAN (ANNUAL BUSINESS PLAN)
ANNUAL REPORT
LEGEND:
STRATEGY
PLAN
STATUTORY DOCUMENT

CEO Statement on Financial Sustainability

I am pleased to present the Long Term Financial Plan 2026–27 to 2035–36, which demonstrates how the City of Holdfast Bay will remain financially sustainable in the medium to long term.

Financial sustainability is essential to the success of any local government organisation when planning future activities, services and major projects. And this can only be achieved when services and infrastructure standards are maintained, without the need to significantly increase rates or substantially reduce public services.

The Essential Services Commission of South Australia (ESCOSA) recently assessed the City of Holdfast Bay's financial performance as part of a mandated scheme designed to support councils in making informed long-term financial and investment decisions. ESCOSA found the City of Holdfast Bay's historical, current and forecast financial performance to be sustainable, due to:

- Consistent operating surpluses
- Moderate rate increases
- The responsible use of borrowed funds

ESCOSA also noted that the Long Term Financial Plan provides for adequate funding of asset renewals and replacements, while meeting operating expenses without reliance on excessive borrowing.

This independent confirmation reinforces Council's prudent approach to financial management. A copy of the full report is included in the 2026–27 Draft Annual Business Plan.

The following principles have guided the current plan to ensure we continue to have the financial capacity to provide service levels that meet the needs of our community, in a financially sustainable way:

- An operating surplus over the 10-year plan
- Meet key financial indicators
- Renew obsolete infrastructure assets with funding sourced from operational revenue
- Maintain existing operations while keeping rate increases in line with Adelaide CPI.

Another key component of the plan is the use of debt to achieve intergenerational equity. This means the cost of creating a new community asset is shared by both current and future ratepayers.

A measure of the sustainability of our debt level is the Net Financial Liabilities Ratio. This indicator measures the significance of what is owed compared to the annual revenue generated. This proposed plan shows the Net Financial Liabilities Ratio peaks in 2026–27 at 97%, reducing to 42% by 2035–36. With an average ratio of 74% over the life of the plan this is within the Local Government Association's recommended range of 0% to 100%.

Given the high level of planned borrowings, it is crucial that, alongside the existing debt reduction plan, debt levels are closely monitored. To support this oversight, Council now includes debt reporting as part of its monthly, publicly available finance reports. Additionally, this plan provides detail on how total borrowings will reduce over the next 10 years (page 21).

The current Long Term Financial Plan does not assume any major new future projects beyond those already committed. However, significant work is underway to assess the condition and capability of Council's existing asset base. This review will help identify future requirements and ensure we continue to plan proactively for the long term. Once this assessment is complete, Council will consider how any new needs may be incorporated into future financial planning cycles.

We also need to understand the risks and external factors which may affect our forecast financial position, including:

› The unpredictability of current inflation rates and price pressures

› Unplanned expenditure arising from unforeseen events or reactive maintenance needed to preserve Council assets.

Due to these risks, Council's long-term financial planning, and the assumptions applied, is continually updated to reflect the ever-changing environment we operate in. This is to ensure that we remain focused on maintaining long-term financial sustainability for the City of Holdfast Bay. Additionally, this plan includes a dedicated section outlining Council's ongoing funding plan for existing and new expenditure (page 12).

In addition to Council's internal mechanisms for monitoring ongoing financial sustainability, several external bodies also review our financial position. In addition to ESCOSA, these include an Audit & Risk Committee with independent members, the external auditing firm Bentleys, and Galpins, which conducts audits of our internal controls.

In conclusion, across the life of this plan, we are forecast to maintain a strong financial position and meet all key financial targets. The City of Holdfast Bay remains committed to prudent, transparent and future focused financial management to ensure the continued wellbeing and prosperity of our community.

Pamela Jackson
Chief Executive Officer

Financial Principles

The Long Term Financial Plan has been prepared to support the strategic planning process for the City of Holdfast Bay while ensuring future financial sustainability. To that end, the key principles of the plan are fundamental to providing direction for future financial decisions including the development of the annual budget.

Balanced Budget

Council aims to fully fund the cost of its services, including depreciation of its infrastructure and assets, to ensure an equitable sharing between current and future users. Insufficient funding shifts the cost burden of today's services on to future users in the form of higher rates or reduced services.

Adopted Council Commitment:
"Council's long-term financial performance and position is sustainable where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services."

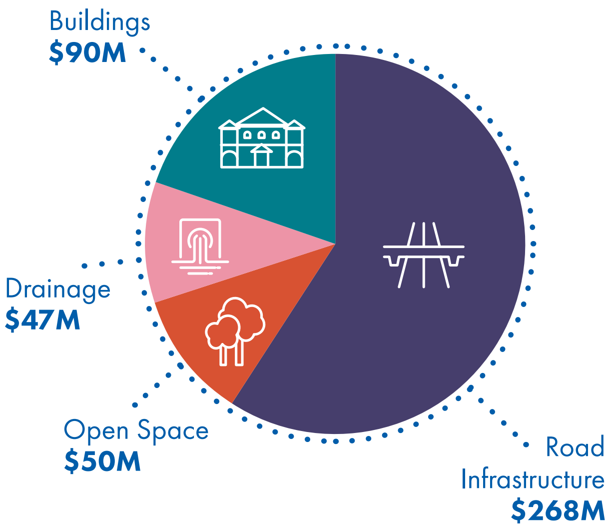
Rate Predictability

As specified in its Annual Business Plan, Council aims to minimise rate increase spikes to provide a degree of predictability for ratepayers.

Annual Business Plan Commitment:
"We aim to provide our community with a reasonable degree of predictability for rates. We will keep ratepayers fully informed about future rates and the corresponding services provided."

Efficient Infrastructure and Asset Management

Council aims to maintain its infrastructure and assets to the requisite standard to ensure continued delivery of services to agreed levels. This involves developing and using long term infrastructure and asset management plans to manage Council's asset portfolio efficiently along with continued investment in its renewal and replacement as our asset stock ages.



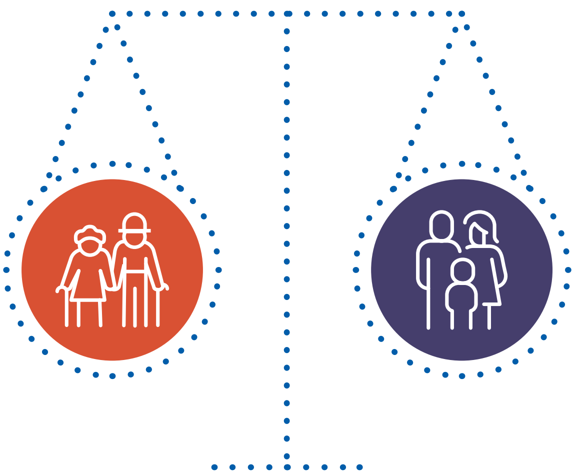
Asset Management Plans:
"The objective of asset management is to ensure the City of Holdfast Bay's assets are managed in the most cost-effective and sustainable way, so we can continue to deliver valuable services for our community now and into the future"

Financial Principles

Intergenerational Equity and Debt

Borrowing money to pay for things over time means that current and future ratepayers are contributing to the costs of the services and facilities they are using and benefiting from.

Borrowing money also means that Council can deliver some projects that might otherwise be unaffordable. However, as debt is repaid through rates revenue, the amount Council borrows must be considered. A long-term view of debt has been taken, but with a limit on the borrowings required to fund the plan.



Intergenerational equity occurs when the costs of an asset are spread over the lifetime of that asset and paid for by the generations that benefit from, or consume, that asset.

Council debt can:

- **be crucial to the timely delivery of key community infrastructure projects**
- **enable Council to deliver infrastructure earlier than otherwise would have been possible**
- **spread the costs among future generations who will enjoy the benefit of the investments**
- **avoid asking today's generation to pay the full cost of building assets that last for 50 to 100 years.**

Debt should only be used when there is a clear and viable plan for repayment. However, even when the repayment of planned borrowings is secured, it remains crucial to closely monitor that debt.

Effective debt management is a cornerstone of future financial sustainability and a key element of the Long-Term Financial Plan. Therefore, the Council is committed to a debt management strategy that aims to cap current debt levels, which are projected to peak at $57.9 million in 2025–26, before gradually reducing over the following decade.

Financial Levers

When considering the funding of new projects, whether the creation of new community assets or the provision of additional services, several financial levers are available to Council. All levers should be considered as each opportunity to generate additional funding can also have potential negative effects.

	Lever	Factors to Consider
Rates (increase)	Increase amount of rates revenue raised	› Community expectation on acceptable rate increases
Grants (increase)	Secure additional grant funding	› Council commit to co-funding projects they would not have otherwise undertaken › Additional ongoing costs that are not covered by funding
Capital	Minimise new capital expenditure or reschedule asset renewal program	› Community expectations on delivery of key initiatives › Reduction in asset renewal will delay the delivery of the Asset Management Plans
Services (decrease)	Decrease operational expenditure by reducing services or level of service	› Community expectation on the services Council should deliver and the level provided › Potential long-term impact on community wellbeing

Financial Principles

Funding Plan

Council is committed to ensuring financial sustainability and intergenerational equity in funding its services and infrastructure. However, debt should only be used when there is a clear and viable plan for repayment. To maintain financial sustainability, it is crucial that ongoing income covers the cost of services and commitments.

The financial principles outlined previously emphasise that to achieve one objective often requires making trade-offs, where achieving one goal may require making compromises in other areas. So, to ensure the Council is well-positioned to meet future demands, it is prudent to establish clear and sustainable funding strategies for all types of expenditure.

In this regard, the Council commits to funding its expenditures through the following approaches:

Recurrent Operating Services

Recurrent operating services are funded solely through recurrent operating income, ensuring that borrowing does not create future liabilities without delivering corresponding benefits to ratepayers. The Council funds these services primarily through rates and is responsible for managing expenditures and moderating growth in service costs, recognising that increases may reflect movements in CPI as well as changes in core operational costs. Any new services or increases in service levels are decisions made by the Council in response to community needs or feedback, and these are costed and funded through recurrent revenue at the time of implementation.

Operating Projects

One-off or short-term operating projects are funded through operating income sources. Borrowing is typically not used for these projects to avoid placing a financial burden on future generations without providing them direct benefits from the projects delivered.

Capital Expenditure – New

New infrastructure and upgrades to existing infrastructure are initially funded through borrowings for the capital investment costs, while ongoing operating income sources cover recurrent service costs such as maintenance, operations, interest, and depreciation. Alternatively, proceeds from the sale of surplus assets may be used to fund initial capital investment. For each new or upgraded infrastructure project, a recurrent operating income source is required to cover ongoing operational costs throughout the asset's lifespan. This approach ensures intergenerational equity, avoiding the burden of funding future-benefitting projects on today's ratepayers.

Capital Expenditure – Renewal

The funding of infrastructure and asset renewal requirements is managed through recurrent operating income sources, ensuring that services provided by assets are maintained over time and intergenerational equity is upheld. As capital needs can fluctuate year to year, temporary borrowings may be used and repaid to manage these fluctuations in cash flow.

Assumptions

The Long Term Financial Plan includes a number of inputs and assumptions over which Council has varying levels of control. It reflects the most recent economic data and forecasts available, and includes allowances for known pressures, opportunities and risks.

It is important that the plan reflects the most recent economic data and forecasts available as the information generated is used to guide decisions on Council's operations into the future. To minimise the inherent risks of long-term planning, Council reviews and updates its Long Term Financial Plan on a regular basis, to ensure that the underlying parameters and assumptions are reasonable given the current economic conditions and expectations.

Key Assumptions

Inflation: To estimate the future rate at which prices for goods and services will rise, various economic forecasts have been sourced:

- The December 2025 Consumer Price Index (CPI) for Adelaide formed the basis of the 2026–27 forecast as this index specifically measures price changes within South Australia where most Council's expenditure occurs.
- From 2027–28 onwards, CPI forecasting sourced from Deloitte Access Economics, which is an independent economic advisory service, has been applied.

These forecasts of future inflationary pressures were used to estimate Council's required expenditure in future years for all external outlays, including waste disposal, energy consumption and construction costs.

Another annual indicator for the increase in revenue required to fund Council's operations is the Local Government Price Index (LGPI), which measures price changes in the South Australian local government sector. However, LGPI is mostly an historical measure with long-term forecast data not available. Furthermore, in recent years LGPI has, on average, been close to CPI so the above forecasts have also been applied to future rate revenue, grant funding and other sources of income.

Employment costs: Employment costs have been updated to reflect projected wage growth aligned with forecast inflation over future years. It is assumed that Council's superannuation contribution rate will remain at 12% from 2026 onwards, consistent with current federal legislation.

Funding and borrowings: In line with Council's Treasury Management Policy, borrowings are a combination of short-term and long-term loans designed to manage liquidity and interest rate risk. Borrowings are only undertaken when cash is required.

All existing loans are held with the Local Government Finance Authority (LGFA) which is guaranteed by the South Australian Government and is Council's preferred financial institution. New borrowings have been forecast on a 15-year repayment term at the current LGFA interest rate of 6.27%, while short-term interest-only funding is presently available at a rate of 5.6%.

Asset renewal and replacement: Forecast capital renewal expenditure has been taken directly from Council's Asset Management Plans which detail the scheduled replacement of assets due over the years 2025 to 2035.

Asset valuations: There is a requirement for Council assets to be valued at least every five years to ensure accurate financial reporting. These values inevitably rise over time, which has a direct and proportional effect on the annual depreciation charge. Within the plan, an annual allowance of 3.3% has been made for this impact based on average valuation rises in preceding years.

New assets and strategic projects: To enable Council, in consultation with the community, to fund new strategic projects it might identify, an annual amount of $500,000 for new operational projects and over $500,000 for new capital projects has been provided for. Operational projects have been increased annually in line with forecast inflation.

Other projects: An annual allocation of $1 million has been included to support ongoing improvements to Council's stormwater infrastructure over the duration of the plan. In addition, $20,000 per year has been provided to fund the acquisition of new artworks for installation within community spaces.

Alwyndor Aged Care: Though Council owns and operates this facility, it is excluded from the plan as it is managed as a self-operating business with all revenue sourced from its residents, government funding and investments. Alwyndor does not rely on funding from Council's rate revenue.

Assumptions

Key Economic Drivers

	Main Driver	2027	2028	2029	2030
Rate revenue – existing properties	Inflation	4.1%	Deloitte 3.0%	Deloitte 2.6%	Deloitte 2.4%
Rate Revenue – Transformation of Jetty Rd funding	Cost of borrowing	2.3%	-	-	-
Rate Revenue – delivery of new capital projects	Cost of borrowing	0.2%	-	-	-
Rate revenue - new properties (growth)	Historic growth data	VG 0.8%	VG 0.8%	VG 0.8%	VG 0.8%
Other revenue	Inflation	CPI 3.3%	Deloitte 3.0%	Deloitte 2.6%	Deloitte 2.4%
Employee costs	EA / Inflation	CPI 3.3%	Deloitte 3.0%	Deloitte 2.6%	Deloitte 2.4%
Depreciation	Prior revaluations	Actual 10.4%	Average 3.4%	Average 3.4%	Average 3.4%
Loan Interest Rate (15 year – fixed rate)	Fixed Rate	LGFA 6.27%	LGFA 6.27%	LGFA 6.27%	LGFA 6.27%
Other expenditure	Inflation	CPI 3.3%	Deloitte 3.0%	Deloitte 2.6%	Deloitte 2.4%

GLOSSARY

CPI: Consumer Price Index Adelaide (December 2025)
Deloitte: Deloitte Access Economics (forecast)
LGFA: Local Government Finance Authority
VG: Office of the Valuer General (SA)

2031	2032	2033	2034	2035	2036
Deloitte 2.4%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%
-	-	-	-	-	-
-	-	-	-	-	-
VG 0.8%	VG 0.8%	VG 0.8%	VG 0.8%	VG 0.8%	VG 0.8%
Deloitte 2.4%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%
Deloitte 2.4%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%
Average 3.4%	Average 3.4%	Average 3.4%	Average 3.4%	Average 3.4%	Average 3.4%
LGFA 6.27%	LGFA 6.27%	LGFA 6.27%	LGFA 6.27%	LGFA 6.27%	LGFA 6.27%
Deloitte 2.4%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%	Deloitte 2.5%

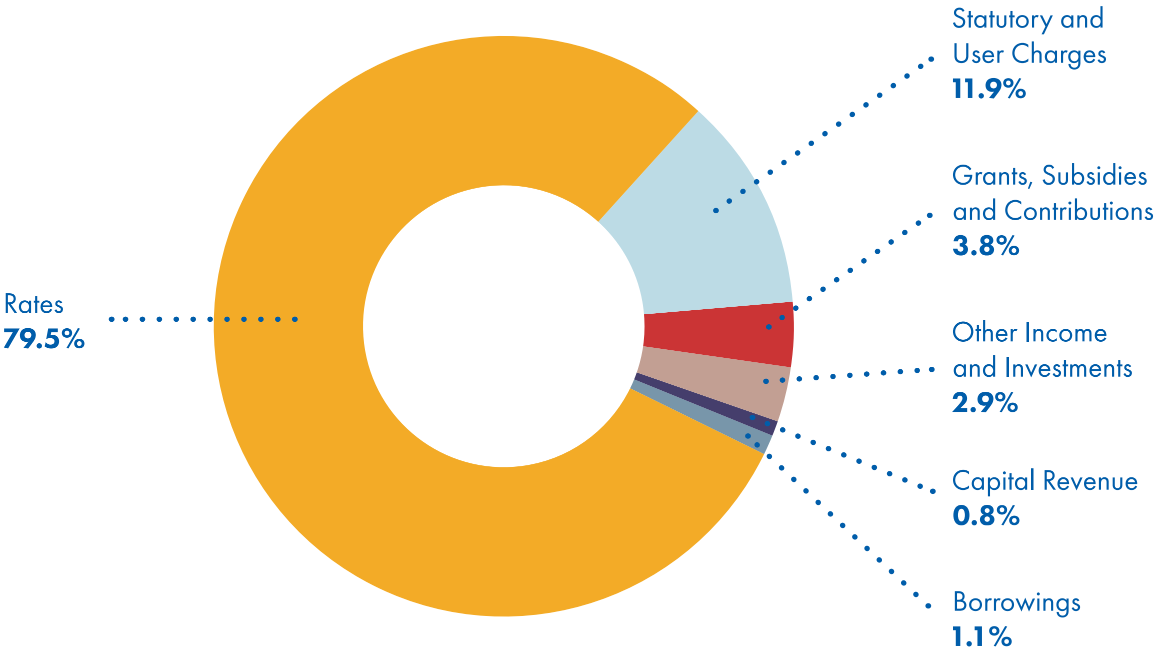
Long-Term Financial Position

The current 10-year projection indicates a degree of financial capacity to respond to unexpected events, and undertake major new initiatives, without adversely affecting the continued provision of services to the community. The plan has been set against economic uncertainty but will be reviewed every 12 months to reflect the prevailing economic conditions and changing community demands placed on the City of Holdfast Bay.

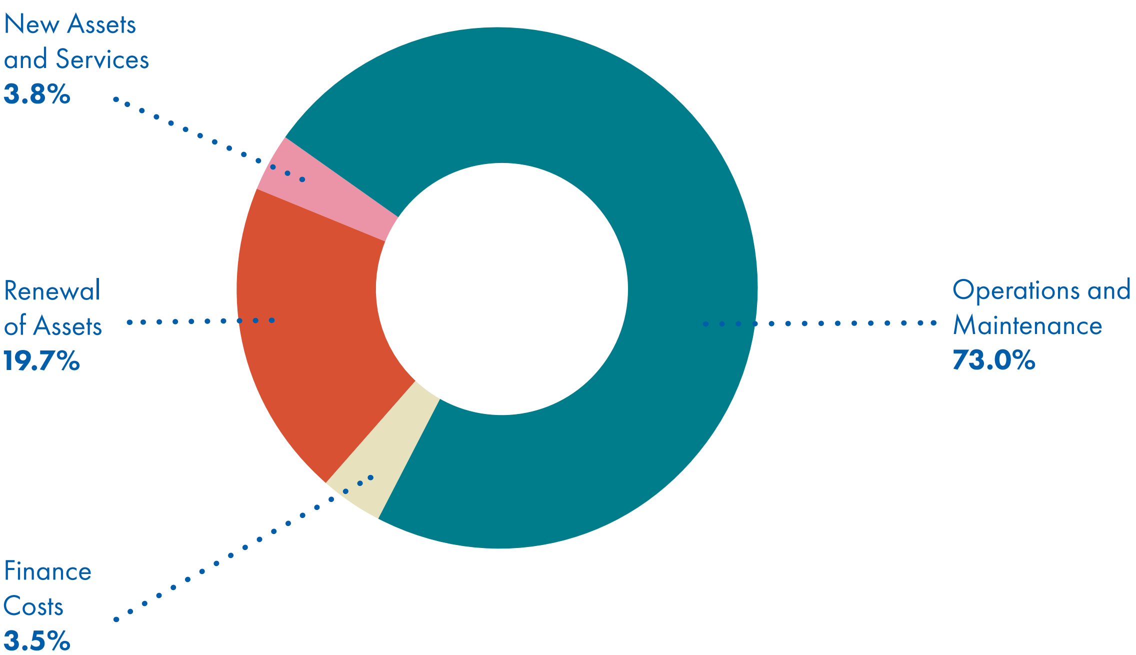
There are different ways in which Council can achieve its objectives. This plan balances the funding needs of asset renewal, new infrastructure and existing services against rating expectations, reasonable fees and debt leverage.

Consideration has also been given to the economic drivers that will influence the future cost of providing the infrastructure, facilities and services for the period 2025–26 to 2034–35. The values disclosed in this plan represent estimated future prices and costs.

OVER THE 10-YEAR PLAN, TOTAL REVENUE OF $777 MILLION WILL BE SOURCED FROM:



OVER THE 10-YEAR PLAN, TOTAL EXPENDITURE OF $735 MILLION WILL FUND:



Long-Term Financial Position

Operational Result

Operating surpluses are forecast in every year, ranging from $420,000 to $4.9 million. The additional revenue raised is used to repay existing debt obligations, with any surplus amounts then allocated to fund approved capital projects, thus reducing the need to borrow further.

However, there is still a high reliance on rate revenue (80%) to fund operational expenditure despite increased revenue streams from the development of the Brighton Beachfront Holiday Park and car parking.

Capital Projects

This plan provides for a total capital investment of $167 million over the 10-year period, split between asset renewal of $145 million and new capital projects of $22 million. New and upgraded assets will also result in additional maintenance and depreciation costs that increase Council's existing operational expenditure. Additional amounts to allow for these new charges have been included in the Long Term Financial Plan.

Major projects relating to the creation of new, or upgraded assets include

Stormwater Upgrades

Stormwater infrastructure upgrades will reduce the likelihood of flooding in identified high-risk areas. To expand the scope of works outlined in the *Stormwater Management Plan*, Council will seek Federal Government funding to support and enhance project delivery.

New Capital Projects

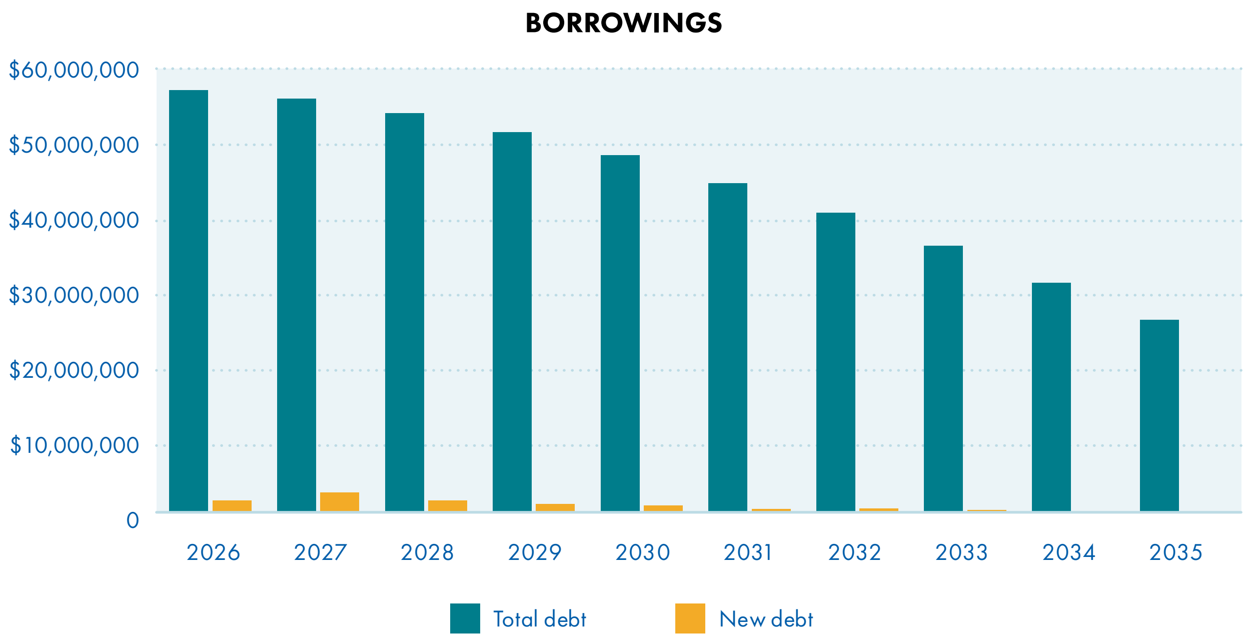
Other new capital works have been kept to a minimum, with resources focussed on Council's asset renewal program ($145 million), the recent transformation of Jetty Road, Glenelg ($40 million), and stormwater upgrades ($10 million).

Six new projects have been proposed for inclusion in the 2026–27 budget. These projects will be open for community consultation and feedback as part of the Council's Draft Annual Business Plan. The Draft Long-Term Financial Plan includes the financial costs for each project, but these figures may be adjusted following the consultation process and once Council determines which projects to prioritise.

New Borrowings

The lifespan of many of these new assets will range between 20 and 60 years. Certain assets, like stormwater infrastructure, may even last more than 100 years. Debt helps to spread the cost between those using the assets now and those using them in the future.

It is anticipated that new borrowings totalling $8.4 million will be required to fund much of the $22 million new and upgraded construction program. However, over the life of the plan, debt remains contained and within Council's set limits.

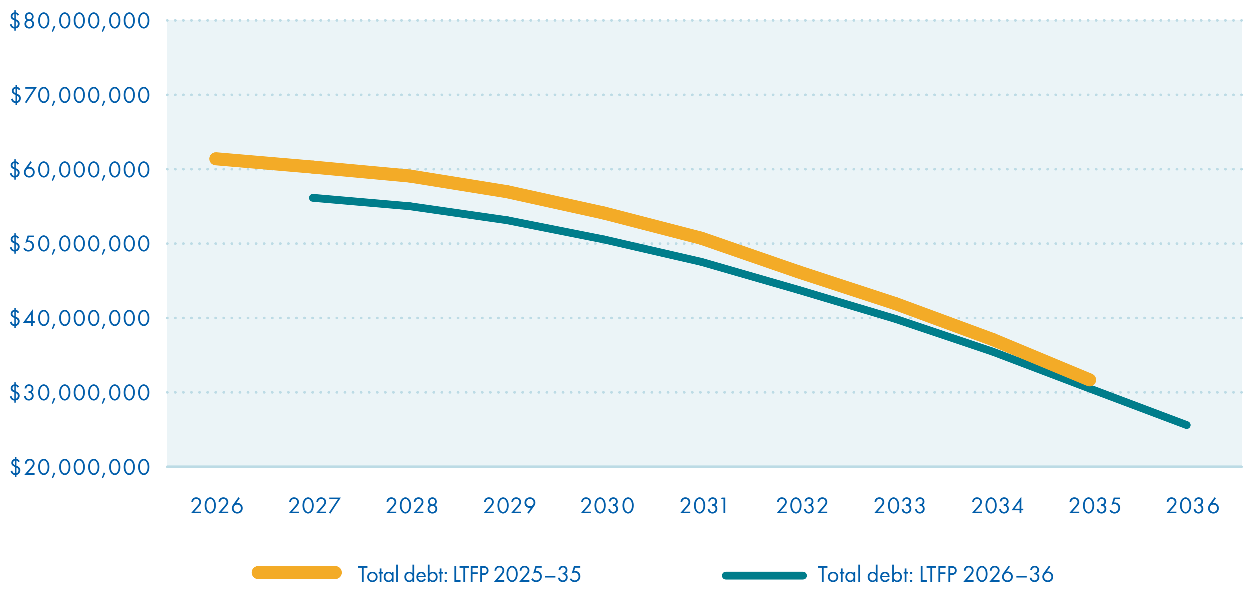


Long-Term Financial Position

Council achieved a higher-than-expected surplus in 2024–25, supported by additional non-rate revenue and expenditure savings across several areas. As a result, projected borrowing requirements are now lower than those outlined in last year's Long Term Financial Plan (2025–2035).

The graph below shows the cumulative effect of these reduced borrowings on Council's forecast total debt levels across the two plans.

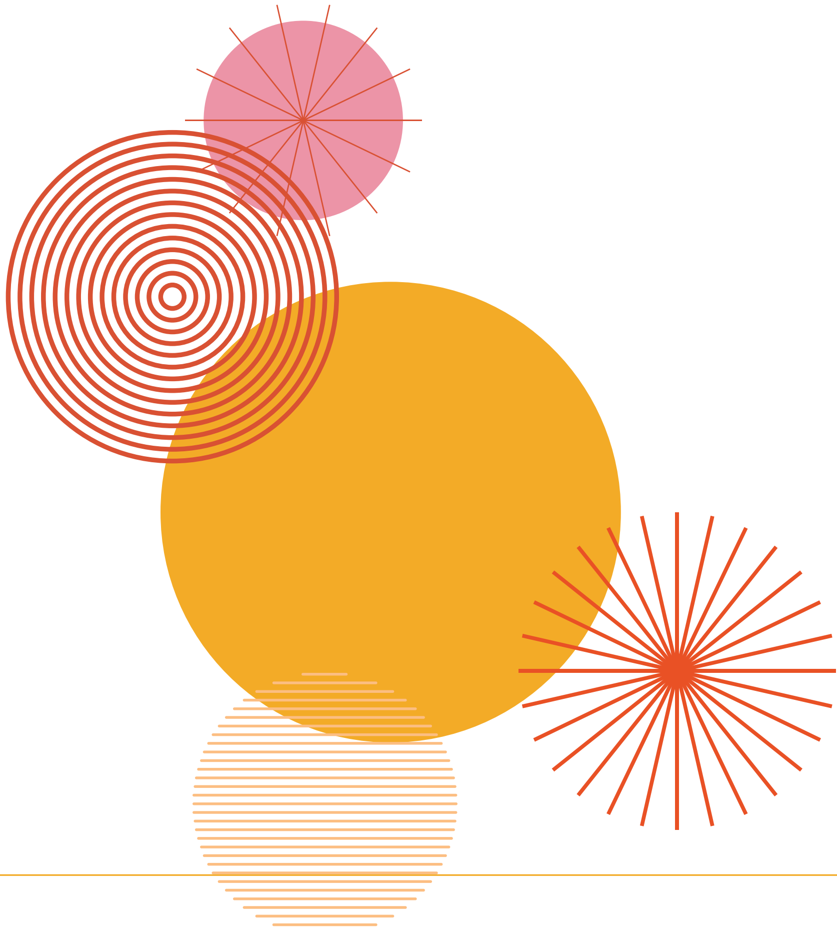
COMPARISON OF BORROWINGS BETWEEN LONG TERM FINANCIAL PLANS



Key Financial Indicators

Key Financial Indicators specifically designed for the local government sector enable Council to measure its financial sustainability in any one year, or over a period of time.

The following graphs and commentary provide an analysis of the City of Holdfast Bay's projected financial performance over the period of the plan. These are measured against targets set and endorsed by Council, which when viewed over multiple years, provide a valuable health-check on its long-term sustainability.



Operating Surplus Ratio

What it measures

This indicator measures the difference between day-to-day income and expenditure.

A positive ratio denotes a council's income is greater than its expenditure (sustainable) and indicates the percentage of rates available to fund current and future capital expenditure. If the ratio is negative, then a council is spending more than the income it receives (unsustainable in the long-term) and could indicate the community is not being rated appropriately to cover the services provided.

How it's calculated

Operating surplus, or deficit, as a percentage of total operating revenue.

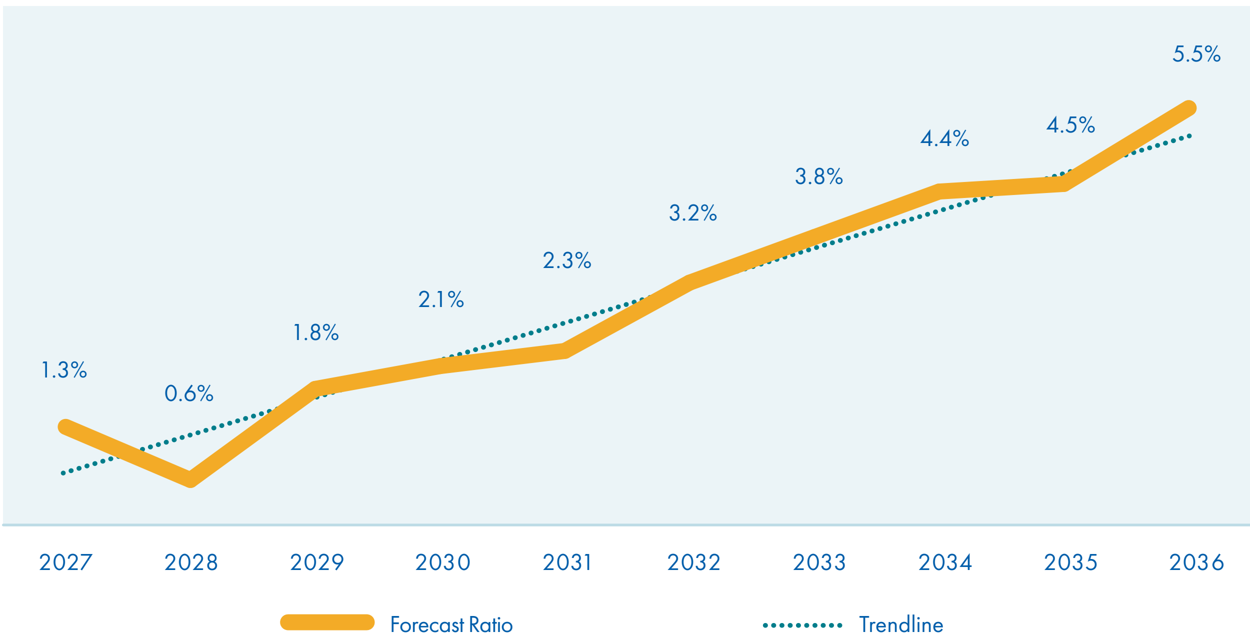
Council target

0% to 10% over a rolling five-year period.

Current projection

Council forecasts operational surpluses for all years, thus meeting its target. These surpluses can be used to repay existing debt, or fund new initiatives, identified through community consultation.

OPERATING SURPLUS RATIO



Key Financial Indicators

Net Financial Liabilities Ratio

What it measures

This indicator represents what is owed to others less money held, invested or owed to Council, expressed as a percentage of total revenue. Liabilities include borrowings, employee leave entitlements and other amounts payable.

If used appropriately, debt can be a beneficial source of financing the construction of infrastructure that has a long life, as it spreads the cost across the generations that will benefit from it. This is called intergenerational equity.

If total debt is too low, it can indicate that current ratepayers are contributing a higher share compared to future generations. Conversely if debt is too high, it could indicate the burden is being left for future ratepayers. Debt incurred to pay for day-to-day expenditure, over a period of time, is unsustainable.

How it's calculated

Net financial liabilities as a percentage of total operating revenue.

Council target

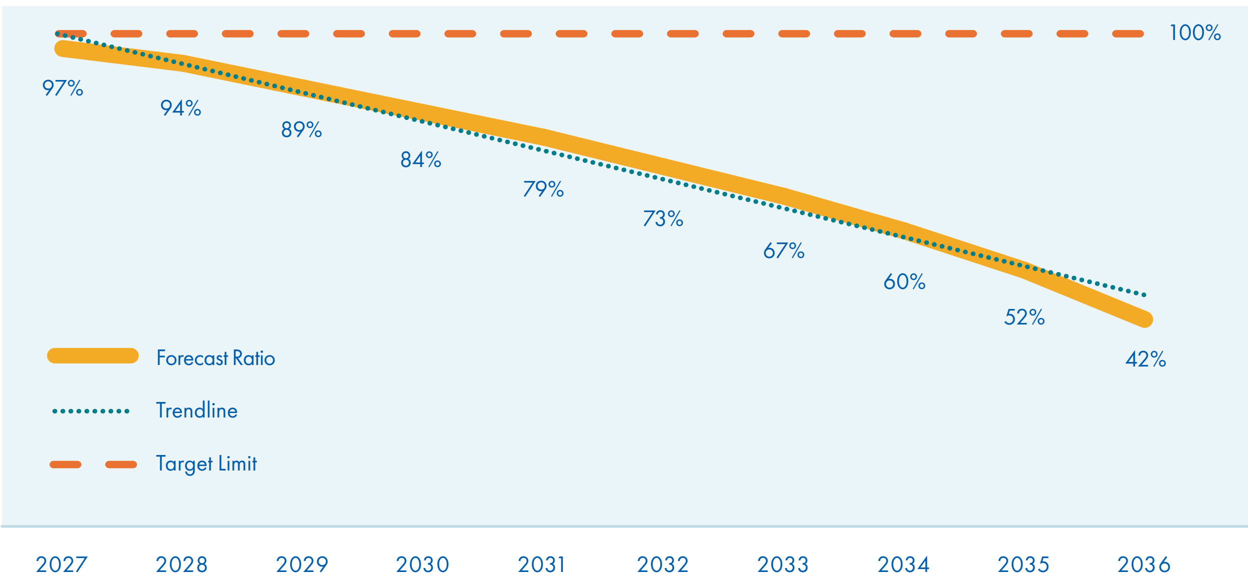
No greater than 100%.

Current projection

A Net Financial Liabilities Ratio limit of 100% is comparable to a household with an annual income of $100,000 having a mortgage of only $100,000, illustrating that Council has the capacity to borrow when necessary.

Over the life of the plan, the ratio averages 74%. The higher ratio in the early years reflects the borrowing required to deliver the Transformation of Jetty Road project. As the repayment of this debt has been incorporated into a planned increase in rate revenue, Council remains financially sustainable. The declining ratio in later years confirms this sustainability and demonstrates Council's increasing capacity to fund future initiatives.

NET FINANCIAL LIABILITIES RATIO



Interest Cover Ratio

What it measures

This indicator measures the percentage of income used to pay interest on loans.

When considered in conjunction with the Net Financial Liabilities Ratio, it provides an understanding of the level and affordability of Council's debt. An increasing ratio does not in itself imply unsustainability if the increased cost of debt is a consequence of a planned intergenerational infrastructure program. However, an increasing ratio due to the funding of day-to-day expenditure through borrowings is not financially sustainable.

How it's calculated

Finance charges as a percentage of total operating revenue.

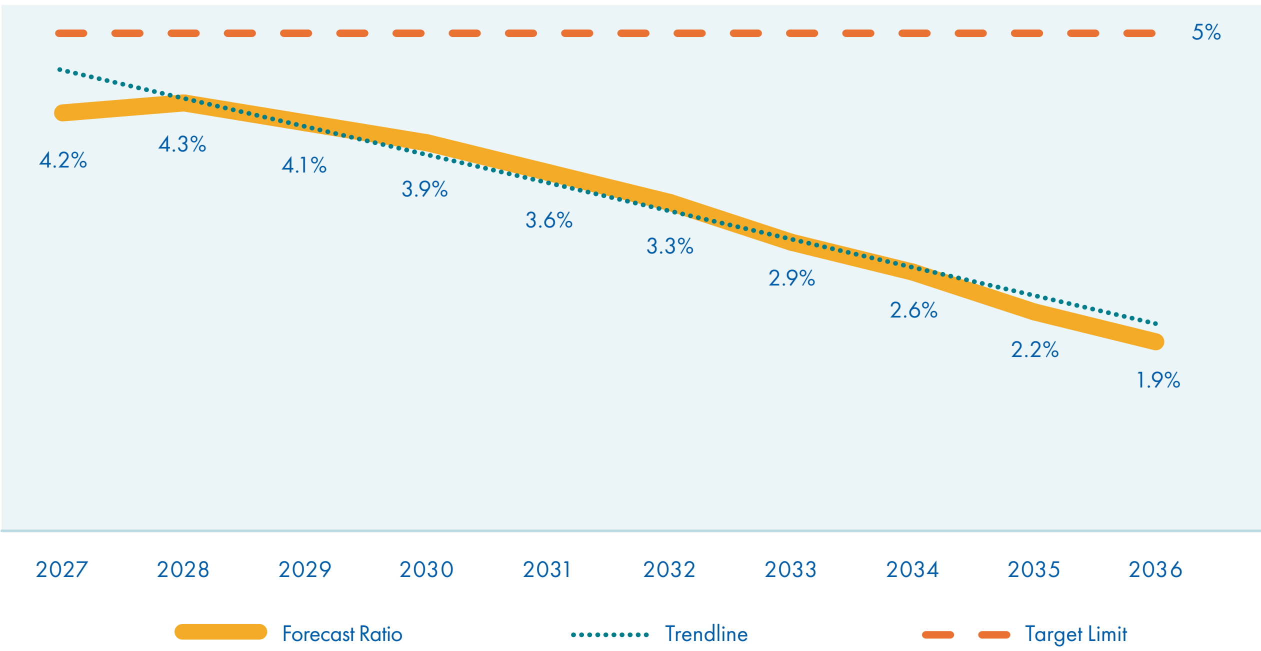
Council target

No greater than 5%.

Current projection

Council forecasts a ratio under 5% in all years, thus meeting its target. As with the Net Financial Liabilities Ratio, the declining Interest Cover Ratio over the timeframe of the plan indicates that Council will have a corresponding increase in its capacity to fund future initiatives.

INTEREST COVER RATIO



Key Financial Indicators

Asset Renewal Funding Ratio

What it measures

This indicator measures whether Council is appropriately maintaining its assets.

Council's Asset Management Plans outline the optimum time to replace each of its assets to ensure consistent service delivery to the community. It is important that funding is available each year to enable the delivery of the schedules contained within these plans. This ratio measures whether Council is achieving this. A ratio significantly higher than 100% could imply assets are being replaced too frequently, while a lower ratio might indicate infrastructure is becoming unfit for purpose.

How it's calculated

Total planned capital renewal expenditure in the Long Term Financial Plan as a percentage of expenditure identified in the Asset Management Plans.

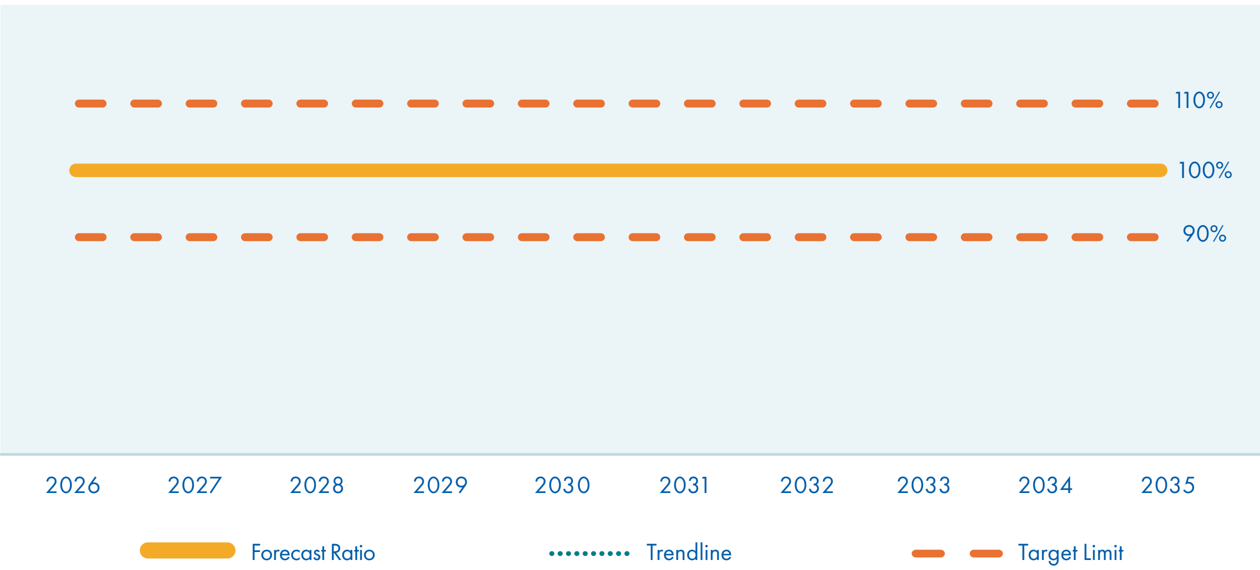
Council target

Between 90% and 110%.

Current projection

Forecast capital renewal expenditure has been taken directly from Council's Asset Management Plans (2025–35) thus ensuring sufficient funding for a 100% renewal ratio in all years. This illustrates Council's intention to replace assets at the optimum time, ensuring that sustainability is maintained. Until the Asset Management Plans are updated beyond 2035, a provision has been made for 2036, based on average expenditure in previous years.

ASSET RENEWAL FUNDING RATIO



Financial Statements

Financial Statements

City of Holdfast Bay (excluding Alwyndor Aged Care)
10 Year Financial Plan for the Years ending 30 June 2036
STATEMENT OF COMPREHENSIVE INCOME - GENERAL FUND

	Actuals 2024/25 $	Current Year 2025/26 $	2026/27 $
Income			
Rates	46,977,000	49,625,223	53,149,385
Statutory Charges	4,477,000	3,792,758	3,936,597
User Charges	4,373,000	3,978,826	4,349,424
Grants, Subsidies and Contributions - operating	3,000,000	2,486,840	1,990,920
Grants, Subsidies and Contributions - capital	1,068,000	844,476	708,422
Investment Income	72,000	72,000	56,000
Reimbursements	776,000	775,484	780,711
Other Income	1,329,000	1,144,878	1,184,894
Net gain - equity accounted Council businesses	548,000	181,800	400,000
Total Income	**62,620,000**	**62,902,285**	**66,556,353**
Expenses			
Employee Costs	20,820,000	22,020,238	23,648,451
Materials, Contracts & Other Expenses	25,552,000	25,055,094	25,114,755
Depreciation, Amortisation & Impairment	12,843,000	12,937,000	14,095,000
Finance Costs	718,000	2,446,000	2,837,000
Total Expenses	**59,933,000**	**62,458,332**	**65,695,206**
Operating Surplus / (Deficit)	**2,687,000**	**443,953**	**861,147**
Asset Disposal & Fair Value Adjustments	(2,377,000)	-	-
Amounts Received Specifically for New or Upgraded Assets	3,619,000	10,716,006	-
Net Surplus / (Deficit)	**3,929,000**	**11,159,959**	**861,147**
Other Comprehensive Income			
Amounts which will not be reclassified subsequently to operating result			
Changes in Revaluation Surplus - I,PP&E	61,132,000	-	-
Share of Other Comprehensive Income - Equity Accounted Businesses	275,000	-	-
Total Other Comprehensive Income	**61,407,000**	**-**	**-**
Total Comprehensive Income	**65,336,000**	**11,159,959**	**861,147**

Projected Years								
2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
$	$	$	$	$	$	$	$	$
55,140,330	56,995,448	58,799,138	60,660,062	62,640,701	64,686,172	66,798,602	68,980,186	71,233,193
4,038,949	4,143,962	4,243,417	4,345,259	4,453,890	4,565,237	4,679,368	4,796,352	4,916,261
4,462,509	4,578,534	4,688,419	4,800,941	4,920,965	5,043,989	5,170,089	5,299,341	5,431,825
2,042,684	2,095,794	2,146,093	2,197,599	2,252,539	2,308,853	2,366,574	2,425,739	2,486,383
745,708	745,708	656,222	656,222	656,222	656,222	656,222	656,222	656,222
58,184	60,453	62,811	65,261	67,806	70,450	73,198	76,053	79,019
801,009	821,835	841,559	861,756	883,300	905,383	928,018	951,218	974,998
1,215,701	1,247,309	1,277,244	1,307,898	1,340,595	1,374,110	1,408,463	1,443,675	1,479,767
395,000	425,000	467,000	488,000	447,000	482,000	525,000	493,000	516,000
68,900,074	**71,114,043**	**73,181,903**	**75,382,998**	**77,663,018**	**80,092,416**	**82,605,534**	**85,121,786**	**87,773,668**
24,263,311	24,894,157	25,491,617	26,103,416	26,756,002	27,424,902	28,110,524	28,813,287	29,533,619
26,313,752	26,534,681	27,222,768	28,185,553	28,554,265	29,279,828	30,063,692	31,161,319	31,568,184
14,890,517	15,437,786	16,007,087	16,606,723	17,237,844	17,901,621	18,599,528	19,333,888	20,106,445
3,011,491	3,003,548	2,915,322	2,784,154	2,628,570	2,427,015	2,218,140	1,980,127	1,712,235
68,479,071	**69,870,172**	**71,636,795**	**73,679,846**	**75,176,681**	**77,033,366**	**78,991,884**	**81,288,621**	**82,920,483**
421,003	**1,243,871**	**1,545,108**	**1,703,152**	**2,486,337**	**3,059,050**	**3,613,650**	**3,833,165**	**4,853,185**
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
421,003	**1,243,871**	**1,545,108**	**1,703,152**	**2,486,337**	**3,059,050**	**3,613,650**	**3,833,165**	**4,853,185**
17,967,212	18,594,020	19,231,798	19,868,111	20,502,147	21,138,122	21,799,967	22,465,223	23,107,563
-	-	-	-	-	-	-	-	-
17,967,212	**18,594,020**	**19,231,798**	**19,868,111**	**20,502,147**	**21,138,122**	**21,799,967**	**22,465,223**	**23,107,563**
18,388,215	**19,837,891**	**20,776,906**	**21,571,263**	**22,988,483**	**24,197,172**	**25,413,617**	**26,298,388**	**27,960,747**

Financial Statements

City of Holdfast Bay (excluding Alwyndor Aged Care)
10 Year Financial Plan for the Years ending 30 June 2036
STATEMENT OF FINANCIAL POSITION - GENERAL FUND

	Actuals 2024/25 $	Current Year 2025/26 $	2026/27 $
ASSETS			
Current Assets			
Cash & Cash Equivalents	48,000	-	-
Trade & Other Receivables	4,865,000	3,882,682	3,346,615
Total Current Assets	4,913,000	3,882,682	3,346,615
Non-Current Assets			
Financial Assets	97,000	76,353	57,098
Equity Accounted Investments in Council Businesses	5,458,000	5,639,800	6,039,800
Infrastructure, Property, Plant & Equipment	956,412,000	1,009,776,809	1,009,110,334
Other Non-Current Assets	9,580,000	-	-
Total Non-Current Assets	971,547,000	1,015,492,962	1,015,207,232
TOTAL ASSETS	**976,460,000**	**1,019,375,644**	**1,018,553,847**
LIABILITIES			
Current Liabilities			
Trade & Other Payables	7,619,000	6,982,863	7,081,230
Borrowings	6,158,000	3,279,658	3,156,294
Provisions	3,971,000	4,298,317	4,840,955
Total Current Liabilities	17,748,000	14,560,838	15,078,480
Non-Current Liabilities			
Borrowings	19,641,000	54,606,370	52,362,421
Provisions	366,000	343,478	386,840
Total Non-Current Liabilities	20,007,000	54,949,848	52,749,261
TOTAL LIABILITIES	**37,755,000**	**69,510,685**	**67,827,741**
Net Assets	**938,705,000**	**949,864,959**	**950,726,107**
EQUITY			
Accumulated Surplus	189,023,000	200,182,959	201,044,107
Asset Revaluation Reserves	749,682,000	749,682,000	749,682,000
Total Equity	**938,705,000**	**949,864,959**	**950,726,107**

Projected Years								
2027/28	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**
$	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**
-	-	-	-	-	-	-	1,990,345	4,746,101
3,425,136	3,486,282	3,550,359	3,626,924	3,682,211	3,749,807	3,827,335	3,914,175	3,989,144
3,425,136	3,486,282	3,550,359	3,626,924	3,682,211	3,749,807	3,827,335	5,904,520	8,735,245
44,844	31,824	17,991	3,294	-	-	-	-	-
6,434,800	6,859,800	7,326,800	7,814,800	8,261,800	8,743,800	9,268,800	9,761,800	10,277,800
1,027,455,146	1,045,657,720	1,064,158,463	1,083,086,427	1,102,608,331	1,123,246,799	1,144,588,708	1,164,374,810	1,184,952,371
-	-	-	-	-	-	-	-	-
1,033,934,790	1,052,549,344	1,071,503,254	1,090,904,521	1,110,870,131	1,131,990,599	1,153,857,508	1,174,136,610	1,195,230,171
1,037,359,926	**1,056,035,626**	**1,075,053,612**	**1,094,531,445**	**1,114,552,342**	**1,135,740,406**	**1,157,684,843**	**1,180,041,130**	**1,203,965,416**
7,396,281	7,494,577	7,695,610	7,959,411	8,093,777	8,309,442	8,539,821	8,841,988	8,991,791
3,435,617	3,685,351	3,930,080	4,181,808	4,426,646	4,689,754	4,958,251	4,918,096	4,273,353
5,397,702	5,968,924	6,553,855	7,152,824	7,766,768	8,396,061	9,041,085	9,702,235	10,379,913
16,229,600	17,148,851	18,179,545	19,294,043	20,287,191	21,395,256	22,539,157	23,462,319	23,645,057
51,584,676	49,457,587	46,621,232	43,365,440	39,355,646	35,188,187	30,523,563	25,605,466	21,332,113
431,329	476,975	523,717	571,581	620,641	670,927	722,471	775,303	829,457
52,016,005	49,934,563	47,144,949	43,937,021	39,976,286	35,859,114	31,246,034	26,380,770	22,161,570
68,245,605	**67,083,414**	**65,324,494**	**63,231,064**	**60,263,478**	**57,254,370**	**53,785,190**	**49,843,089**	**45,806,627**
969,114,321	**988,952,212**	**1,009,729,118**	**1,031,300,381**	**1,054,288,864**	**1,078,486,036**	**1,103,899,653**	**1,130,198,041**	**1,158,158,789**
201,465,109	202,708,981	204,254,089	205,957,241	208,443,578	211,502,628	215,116,278	218,949,443	223,802,628
767,649,212	786,243,232	805,475,029	825,343,140	845,845,287	866,983,408	888,783,375	911,248,598	934,356,161
969,114,321	**988,952,212**	**1,009,729,118**	**1,031,300,381**	**1,054,288,864**	**1,078,486,036**	**1,103,899,653**	**1,130,198,041**	**1,158,158,789**

Financial Statements

City of Holdfast Bay (excluding Alwyndor Aged Care)
10 Year Financial Plan for the Years ending 30 June 2036
STATEMENT OF CASH FLOWS - GENERAL FUND

	Actuals 2024/25 $	Current Year 2025/26 $	2026/27 $
Cash Flows from Operating Activities			
Receipts:			
Rates Receipts	46,792,000	49,788,768	53,147,288
Statutory Charges	4,517,000	4,183,391	3,785,134
User Charges	4,780,000	4,333,438	4,161,273
Grants, Subsidies and Contributions (operating purpose)	3,019,000	2,753,971	1,970,207
Investment Receipts	72,000	76,792	55,351
Reimbursements	838,000	827,178	753,050
Other	1,199,000	1,258,971	1,139,627
Payments:			
Payments to Employees	(20,129,000)	(22,247,374)	(23,046,672)
Payments for Materials, Contracts & Other Expenses	(28,887,000)	(25,186,479)	(25,102,705)
Finance Payments	(718,000)	(2,446,000)	(2,837,000)
Net Cash provided (or used in) Operating Activities	11,483,000	13,342,657	14,025,553
Cash Flows from Investing Activities			
Receipts:			
Amounts Received Specifically for New/Upgraded Assets	3,619,000	10,279,916	1,053,178
Grants utilised for capital purposes	1,068,000	943,588	697,080
Sale of Replaced Assets	160,000	469,931	673,426
Repayments of Loans by Community Groups	548,000	20,621	20,026
Payments:			
Expenditure on Renewal/Replacement of Assets	(9,058,000)	(18,386,734)	(12,098,926)
Expenditure on New/Upgraded Assets	(17,959,000)	(38,805,006)	(2,003,025)
Net Cash provided (or used in) Investing Activities	(21,622,000)	(45,477,684)	(11,658,241)
Cash Flows from Financing Activities			
Receipts:			
Proceeds from Borrowings	11,098,000	38,244,736	912,345
Proceeds from Bonds & Deposits	6,000	-	-
Payments:			
Repayments of Borrowings	(1,064,000)	(6,157,708)	(3,279,658)
Repayment of Principal Portion of Lease Liabilities	(12,000)	-	-
Net Cash Flow provided (used in) Financing Activities	10,028,000	32,087,028	(2,367,312)
Net Increase/(Decrease) in Cash & Cash Equivalents	(111,000)	(48,000)	-
plus: Cash & Cash Equivalents - beginning of year	159,000	48,000	-
Cash & Cash Equivalents - end of the year	**48,000**	**-**	**-**
Cash & Cash Equivalents - end of the year	48,000	-	-
Investments - end of the year	-	-	-
Cash, Cash Equivalents & Investments - end of the year	**48,000**	**-**	**-**

Projected Years								
2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
$	$	$	$	$	$	$	$	$
55,140,223	56,999,452	58,803,044	60,664,096	62,644,993	64,690,609	66,803,189	68,984,927	71,238,094
4,033,632	4,137,640	4,235,504	4,339,210	4,447,451	4,558,654	4,672,636	4,789,467	4,909,219
4,456,634	4,571,549	4,679,676	4,794,257	4,913,851	5,036,715	5,162,651	5,291,734	5,424,044
2,039,995	2,092,597	2,142,091	2,194,540	2,249,283	2,305,523	2,363,169	2,422,257	2,482,821
58,049	60,302	62,619	65,093	67,638	70,277	73,020	75,870	78,831
800,294	820,929	840,319	860,894	882,383	904,446	927,061	950,240	973,999
1,214,101	1,245,406	1,274,862	1,306,077	1,338,657	1,372,128	1,406,437	1,441,603	1,477,647
(23,654,851)	(24,269,877)	(24,852,924)	(25,449,395)	(26,085,331)	(26,737,464)	(27,405,901)	(28,091,048)	(28,793,324)
(26,071,579)	(26,490,058)	(27,083,789)	(27,991,090)	(28,479,792)	(29,133,279)	(29,905,368)	(30,939,621)	(31,486,006)
(3,011,491)	(3,003,548)	(2,915,322)	(2,784,154)	(2,628,570)	(2,427,015)	(2,218,140)	(1,980,127)	(1,712,235)
15,005,007	16,164,393	17,186,079	17,999,528	19,350,563	20,640,595	21,878,754	22,945,301	24,593,091
-	-	-	-	-	-	-	-	-
742,278	747,048	668,559	657,279	657,299	657,275	657,251	657,228	657,206
638,091	559,248	710,594	603,821	248	1,165,595	779,625	389,070	731,195
19,255	12,254	13,020	13,833	14,697	8,449	1,592	833	-
(13,451,233)	(13,480,274)	(13,846,784)	(14,115,680)	(14,087,264)	(16,380,711)	(16,717,573)	(14,823,227)	(16,069,514)
(2,454,975)	(2,125,314)	(2,139,842)	(2,154,718)	(2,170,586)	(2,186,851)	(2,203,522)	(2,220,610)	(2,238,125)
(14,506,584)	(14,287,038)	(14,594,453)	(14,995,465)	(15,585,606)	(16,736,243)	(17,482,627)	(15,996,706)	(16,919,238)
2,657,872	1,558,263	1,093,725	926,017	416,852	522,295	293,627	-	-
-	-	-	-	-	-	-	-	-
(3,156,294)	(3,435,617)	(3,685,351)	(3,930,080)	(4,181,808)	(4,426,646)	(4,689,754)	(4,958,251)	(4,918,096)
-	-	-	-	-	-	-	-	-
(498,422)	(1,877,355)	(2,591,626)	(3,004,064)	(3,764,957)	(3,904,351)	(4,396,127)	(4,958,251)	(4,918,096)
-	-	-	-	-	-	-	1,990,345	2,755,756
-	-	-	-	-	-	-	-	1,990,345
-	**-**	**-**	**-**	**-**	**-**	**-**	**1,990,345**	**4,746,101**
-	-	-	-	-	-	-	1,990,345	4,746,101
-	-	-	-	-	-	-	-	-
-	**-**	**-**	**-**	**-**	**-**	**-**	**1,990,345**	**4,746,101**

Financial Statements

City of Holdfast Bay (excluding Alwyndor Aged Care) 10 Year Financial Plan for the Years ending 30 June 2036 STATEMENT OF CHANGES IN EQUITY - GENERAL FUND	Actuals 2024/25 $	Current Year 2025/26 $	2026/27 $
Opening Balance	873,369,000	938,705,000	949,864,959
Net Surplus / (Deficit) for Year	3,929,000	11,159,959	861,147
Other Comprehensive Income			
- Gain (Loss) on Revaluation of I,PP&E	61,132,000	-	-
- Share of OCI - Equity Accounted Council Businesses	275,000	-	-
Other Comprehensive Income	61,407,000	-	-
Total Comprehensive Income	65,336,000	11,159,959	861,147
Equity - Balance at end of the reporting period	**938,705,000**	**949,864,959**	**950,726,107**

	Projected Years								
	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
	$	$	$	$	$	$	$	$	$
	950,726,107	969,114,321	988,952,212	1,009,729,118	1,031,300,381	1,054,288,864	1,078,486,036	1,103,899,653	1,130,198,041
	421,003	1,243,871	1,545,108	1,703,152	2,486,337	3,059,050	3,613,650	3,833,165	4,853,185
	17,967,212	18,594,020	19,231,798	19,868,111	20,502,147	21,138,122	21,799,967	22,465,223	23,107,563
	-	-	-	-	-	-	-	-	-
	17,967,212	18,594,020	19,231,798	19,868,111	20,502,147	21,138,122	21,799,967	22,465,223	23,107,563
	18,388,215	19,837,891	20,776,906	21,571,263	22,988,483	24,197,172	25,413,617	26,298,388	27,960,747
	969,114,321	**988,952,212**	**1,009,729,118**	**1,031,300,381**	**1,054,288,864**	**1,078,486,036**	**1,103,899,653**	**1,130,198,041**	**1,158,158,789**

Financial Statements

City of Holdfast Bay (excluding Alwyndor Aged Care)
10 Year Financial Plan for the Years ending 30 June 2036
UNIFORM PRESENTATION OF FINANCES - GENERAL FUND

	Actuals 2024/25 $	Current Year 2025/26 $	2026/27 $
Income			
Rates	46,977,000	49,625,223	53,149,385
Statutory Charges	4,477,000	3,792,758	3,936,597
User Charges	4,373,000	3,978,826	4,349,424
Grants, Subsidies and Contributions - operating	3,000,000	2,486,840	1,990,920
Grants, Subsidies and Contributions - capital	1,068,000	844,476	708,422
Investment Income	72,000	72,000	56,000
Reimbursements	776,000	775,484	780,711
Other Income	1,329,000	1,144,878	1,184,894
Net gain - equity accounted Council businesses	548,000	181,800	400,000
Total Income	**62,620,000**	**62,902,285**	**66,556,353**
Expenses			
Employee Costs	20,820,000	22,020,238	23,648,451
Materials, Contracts & Other Expenses	25,552,000	25,055,094	25,114,755
Depreciation, Amortisation & Impairment	12,843,000	12,937,000	14,095,000
Finance Costs	718,000	2,446,000	2,837,000
Total Expenses	**59,933,000**	**62,458,332**	**65,695,206**
Operating Surplus / (Deficit)	**2,687,000**	**443,953**	**861,147**
Less: Grants, subsidies and contributions – Capital	(1,068,000)	(844,476)	(708,422)
Adjusted Operating Surplus / (Deficit)	**1,619,000**	**(400,523)**	**152,725**
Net Outlays on Existing Assets			
Capital Expenditure on Renewal and Replacement of Existing Assets	(9,058,000)	(18,386,734)	(12,098,926)
add back Depreciation, Amortisation and Impairment	12,843,000	12,937,000	14,095,000
add back Grants, subsidies and contributions – Capital Renewal	570,000	844,476	708,422
add back Proceeds from Sale of Replaced Assets	160,000	469,931	673,426
Total Net Outlays on Existing Assets	**4,515,000**	**(4,135,327)**	**3,377,922**
Net Outlays on New and Upgraded Assets			
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(17,959,000)	(38,805,006)	(2,003,025)
add back Grants, subsidies and contributions – Capital New/Upgraded	498,000	-	-
add back Amounts Received Specifically for New and Upgraded Assets	3,619,000	10,279,916	1,053,178
Total Net Outlays on New and Upgraded Assets	**(13,842,000)**	**(28,525,090)**	**(949,847)**
Annual Net Impact to Financing Activities (surplus / (deficit))	**(7,708,000)**	**(33,060,940)**	**2,580,800**

Projected Years								
2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
$	$	$	$	$	$	$	$	$
55,140,330	56,995,448	58,799,138	60,660,062	62,640,701	64,686,172	66,798,602	68,980,186	71,233,193
4,038,949	4,143,962	4,243,417	4,345,259	4,453,890	4,565,237	4,679,368	4,796,352	4,916,261
4,462,509	4,578,534	4,688,419	4,800,941	4,920,965	5,043,989	5,170,089	5,299,341	5,431,825
2,042,684	2,095,794	2,146,093	2,197,599	2,252,539	2,308,853	2,366,574	2,425,739	2,486,383
745,708	745,708	656,222	656,222	656,222	656,222	656,222	656,222	656,222
58,184	60,453	62,811	65,261	67,806	70,450	73,198	76,053	79,019
801,009	821,835	841,559	861,756	883,300	905,383	928,018	951,218	974,998
1,215,701	1,247,309	1,277,244	1,307,898	1,340,595	1,374,110	1,408,463	1,443,675	1,479,767
395,000	425,000	467,000	488,000	447,000	482,000	525,000	493,000	516,000
68,900,074	**71,114,043**	**73,181,903**	**75,382,998**	**77,663,018**	**80,092,416**	**82,605,534**	**85,121,786**	**87,773,668**
24,263,311	24,894,157	25,491,617	26,103,416	26,756,002	27,424,902	28,110,524	28,813,287	29,533,619
26,313,752	26,534,681	27,222,768	28,185,553	28,554,265	29,279,828	30,063,692	31,161,319	31,568,184
14,890,517	15,437,786	16,007,087	16,606,723	17,237,844	17,901,621	18,599,528	19,333,888	20,106,445
3,011,491	3,003,548	2,915,322	2,784,154	2,628,570	2,427,015	2,218,140	1,980,127	1,712,235
68,479,071	**69,870,172**	**71,636,795**	**73,679,846**	**75,176,681**	**77,033,366**	**78,991,884**	**81,288,621**	**82,920,483**
421,003	**1,243,871**	**1,545,108**	**1,703,152**	**2,486,337**	**3,059,050**	**3,613,650**	**3,833,165**	**4,853,185**
(745,708)	(745,708)	(656,222)	(656,222)	(656,222)	(656,222)	(656,222)	(656,222)	(656,222)
(324,705)	**498,163**	**888,886**	**1,046,930**	**1,830,115**	**2,402,828**	**2,957,428**	**3,176,943**	**4,196,963**
(13,451,233)	(13,480,274)	(13,846,784)	(14,115,680)	(14,087,264)	(16,380,711)	(16,717,573)	(14,823,227)	(16,069,514)
14,890,517	15,437,786	16,007,087	16,606,723	17,237,844	17,901,621	18,599,528	19,333,888	20,106,445
745,708	745,708	656,222	656,222	656,222	656,222	656,222	656,222	656,222
638,091	559,248	710,594	603,821	248	1,165,595	779,625	389,070	731,195
2,823,083	**3,262,468**	**3,527,119**	**3,751,086**	**3,807,050**	**3,342,727**	**3,317,802**	**5,555,953**	**5,424,348**
(2,454,975)	(2,125,314)	(2,139,842)	(2,154,718)	(2,170,586)	(2,186,851)	(2,203,522)	(2,220,610)	(2,238,125)
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
(2,454,975)	**(2,125,314)**	**(2,139,842)**	**(2,154,718)**	**(2,170,586)**	**(2,186,851)**	**(2,203,522)**	**(2,220,610)**	**(2,238,125)**
43,403	**1,635,317**	**2,276,163**	**2,643,299**	**3,466,579**	**3,558,704**	**4,071,708**	**6,512,286**	**7,383,186**

CITY OF
HOLDFAST BAY

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24 Jetty Road
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mail@holdfast.sa.gov.au

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Item No: 15.4

Subject: **2026-27 BUDGET ADOPTION**

Summary

The 2026-27 Budget is presented for adoption following the adoption of the 2026-27 Annual Business Plan.

Recommendation

That in respect of the financial year ended 30 June 2027:

1. The 2026-27 Budget which consists of:

(a) the Budgeted Income Statement;

(b) the Budgeted Balance Sheet;

(c) the Budgeted Statement of Changes in Equity;

(d) the Budgeted Statement of Cash Flow;

(e) the Budgeted Uniform Presentation of Finances; and

(f) the Budgeted Financial Indicators

be adopted subject to the following amendments:

Any budget changes arising from Council's consideration of the 2026-27 Annual Business Plan be included in the budgeted financial statements and relevant documents.

2. the fees and charges incorporated in the Annual Business Plan be adopted and that the relevant policies be updated accordingly;

3. Council, in accordance with the 2026-27 Annual Business Plan and Budget, approves new loan borrowings of up to $1.4 million to be negotiated in accordance with Council's treasury policy; and

4. the Mayor and the Chief Executive Officer be authorised to execute any relevant documentation in relation to new borrowings on behalf of Council and affix the common seal thereto.

Background

This report has been prepared to enable the adoption of the 2026-27 Budget.

Council has undertaken four workshops, and has received and considered several reports in relation to the Budget for 2026-27 including:

14 April 2026	Report No: 136/26, Minutes – Audit and Risk Committee – 8 April 2026
14 April 2026	Report No: 133/26, Draft 2026-27 Annual Business Plan
14 April 2026	Report No: 134/26, Draft Long Term Financial Plan 2026-27 to 2035-36
26 May 2026	Report No: 175/26, Community Engagement Results on the Draft 2026-27 Annual Business Plan and Draft Long Term Financial Plan 2026-27 to 2035-26
23 June 2026	Report No: 216/26, Minutes – Audit and Risk Committee – 10 June 2026
23 June 2026	Report No: 213/26, Adoption of 2026-27 Annual Business Plan and Long Term Financial Plan 2026-27 to 2035-36

Report

The Audit and Risk Committee received an updated report on the 2026-27 Annual Business Plan and consultation outcomes at its meeting on 10 July 2026. The Audit and Risk Committee noted that the draft 2026-27 Annual Business Plan and Budget satisfies Council's financial sustainability and performance measures and supported its presentation to Council for adoption.

Amendments to 2026-27 Council's draft budget

Final valuation data from the Office of the Valuer-General has now been received, enabling the allocation of rates across the City. Since rates were set for 2025-26, growth from newly created properties and development of existing properties has been 0.81%. This is in line with the 0.8% provision included in the 2026-27 draft budget, and therefore no adjustment to the budget is required.

2026-27 Budget

Several key financial indicators have been prepared to ensure this budget meets Council's adopted targets:

Measure	Target	Budgeted Result	Comments
Operating Result *Operating revenue less operating expenditure*	≥ 0	$861,147 surplus	Estimated result
Net Financial Liabilities Ratio *Total liabilities less financial assets as a percentage of operating revenue*	≤ 100%	97%	Decrease from an estimated 111% in 2026-27 due to higher than forecast surplus in 2024-25.
Interest Cover Ratio *Net interest expense as a percentage of operating revenue*	≤ 5%	4.2%	Higher due to increased borrowings and elevated interest rates, though still within an acceptable range.

Asset Sustainability Ratio *Capital expenditure on renewal of existing assets as a percentage of planned Asset Management Plan expenditure*	90% to 110%	100%	The budget aligns with the expenditure required under Council's Asset Management Plans for 2026–27.

Budget statements have been prepared for 2026-27 activities comprising:

- Budgeted Funding Statement; and
- Budgeted Financial Statements, Uniform Presentation of Finances Statement, and applicable financial indicators presented in a manner consistent with the Model Financial Statements.

Refer Attachment 1

The financial statements are subject to amendment in accordance with the adopted recommendations to this report.

An additional budget statement has been prepared for Jetty Road Mainstreet.

Refer Attachment 2

The annual fees and charges for 2026-27 were reviewed and incorporated into the Annual Business Plan.

Refer Attachment 3

Budget

This report adopts the 2026-27 budget.

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Treasury Management

Statutory Provisions

Local Government Act 1999, section 123
Local Government (Financial Management) Regulations 2011, Regulation 7

Written By: A/General Manager, Strategy and Corporate

A/General Manager: Strategy and Corporate, Mr C Blunt

Attachment 1

CITY OF
HOLDFAST BAY

CITY OF HOLDFAST BAY
BUDGETED FUNDING STATEMENT - MUNICIPAL FUNDS

Municipal 2025/26 Original BUDGET $		Municipal 2026/27 BUDGET $
47,258,000	Rates - General	50,377,000
-	Rates - New Development	378,000
724,790	Rates - Jetty Road Glenelg	724,790
88,660	Rates - Patawalonga Marina	91,570
1,553,773	Rates - Regional Landscape Levy	1,578,025
3,577,759	Statutory Charges	3,936,597
4,161,636	User Charges	4,349,424
2,744,906	Operating Grants & Subsidies	2,699,342
72,000	Investment Income	56,000
775,484	Reimbursements	780,711
1,172,833	Other	1,184,894
181,800	Net Equity Gain - Joint Ventures	400,000
62,311,641	***Operating Revenue***	66,556,353
23,048,459	Employee Costs	24,798,501
23,554,422	Materials, contracts and other expenses	24,637,755
2,596,000	Finance Charges	2,837,000
12,897,000	Depreciation	14,095,000
(1,122,000)	Less full cost attribution - % admin costs capitalised	(1,150,050)
325,000	New Initiatives - Operating	477,000
61,298,881	***Less Operating Expenditure***	65,695,206
1,012,760	**= Operating Surplus/(Deficit)**	861,147
12,897,000	Depreciation	14,095,000
122,995	Other non-cash provisions	186,000
13,019,995	***Plus Non-Cash items in Operating Surplus/Deficit***	14,281,000
14,032,755	**= Funds Generated from Operating Activities**	15,142,147
10,000,000	Capital (External Contributions)	-
469,931	Proceeds from disposal of assets	673,426
10,469,931	***Plus funds sourced from Capital Activities***	673,426
(12,291,383)	Capital Expenditure-Asset Renewal and Replacement	(11,523,901)
(1,122,000)	Capital Expenditure-Full Cost Attribution	(1,150,050)
(31,609,280)	New Initiatives - Capital (Gross Expenditure)	(1,428,000)
(45,022,663)	***Less total capital expenditure***	(14,101,951)
20,621	Plus: Repayments of loan principal by sporting groups	20,026
20,621	***Plus/(less) funds provided (used) by Investing Activities***	20,026
(20,499,356)	**= FUNDING SURPLUS/(REQUIREMENT)**	1,733,648
	Funded by:	
(23,301,356)	Less: Proceeds from new borrowings	(1,434,352)
2,802,000	Plus: Principal repayments of borrowings	3,168,000
(20,499,356)		1,733,648

CITY OF HOLDFAST BAY
BUDGETED INCOME STATEMENT- MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET		Municipal 2026/27 BUDGET
$	**REVENUES**	$
46,812,000	Rates - General	50,377,000
446,000	Rates - New Development	378,000
724,790	Rates - Jetty Road Glenelg	724,790
88,660	Rates - Patawalonga Marina	91,570
1,553,773	Rates - Regional Landscape Levy	1,578,025
3,577,759	Statutory Charges	3,936,597
4,161,636	User Charges	4,349,424
2,744,906	Operating Grants & Subsidies	2,699,342
72,000	Investment Income	56,000
775,484	Reimbursements	780,711
1,172,833	Other	1,184,894
181,800	Net Equity Gain - Joint Ventures	400,000
62,311,641	**TOTAL REVENUES**	66,556,353
	EXPENSES	
23,048,459	Employee Costs	24,798,501
23,554,422	Materials, contracts and other expenses	24,637,755
2,596,000	Finance Charges	2,837,000
12,897,000	Depreciation	14,095,000
(1,122,000)	Less full cost attribution	(1,150,050)
325,000	New Initiatives - Operating	477,000
61,298,881	**TOTAL EXPENSES**	65,695,206
1,012,760	Operating Surplus/(Deficit) - Before Capital Revenue	861,147
10,000,000	Amounts specifically for new or upgraded assets	-
11,012,760	**NET SURPLUS/(DEFICIT)**	861,147

CITY OF HOLDFAST BAY
BUDGETED BALANCE SHEET - MUNICIPAL FUNDS
AS AT 30TH JUNE 2026

Municipal 2025/26 Original BUDGET		Municipal 2026/27 BUDGET
$		$
	CURRENT ASSETS	
-	Cash and cash equivalents	-
2,392,528	Trade and Other Receivables	3,346,615
2,392,528	**TOTAL CURRENT ASSETS**	3,346,615
	NON-CURRENT ASSETS	
634,272	Financial Assets	57,098
4,963,800	Equity accounted investments-Council businesses	6,039,800
993,157,335	Land, Infrastructure, Property, Plant & Equipment	1,009,110,334
998,755,407	**TOTAL NON-CURRENT ASSETS**	1,015,207,232
1,001,147,935	**TOTAL ASSETS**	1,018,553,847
	CURRENT LIABILITIES	
6,035,801	Trade and Other Payables	7,081,230
3,546,427	Borrowings	3,156,294
4,429,620	Short-term Provisions	4,840,955
14,011,848	**TOTAL CURRENT LIABILITIES**	15,078,479
	NON-CURRENT LIABILITIES	
57,811,135	Long-term Borrowings	52,362,421
362,846	Long-term Provisions	386,840
58,173,981	**TOTAL NON-CURRENT LIABILITIES**	52,749,261
72,185,829	**TOTAL LIABILITIES**	67,827,740
928,962,106	**NET ASSETS**	950,726,108
	EQUITY	
201,626,197	Accumulated Surplus	201,044,107
727,335,910	Asset Revaluation Reserve	749,682,000
928,962,107	**TOTAL EQUITY**	950,726,107

CITY OF HOLDFAST BAY
BUDGETED STATEMENT OF CHANGES IN EQUITY - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET		Municipal 2026/27 BUDGET
$	**ACCUMULATED SURPLUS**	$
190,613,437	Balance at beginning of period	200,182,960
11,012,760	Net Surplus/(Deficit)	861,147
201,626,197	Balance at end of period	201,044,107
727,335,910	**ASSET REVALUATION RESERVE**	749,682,000
727,335,910	**TOTAL RESERVES CLOSING BALANCE**	749,682,000
928,962,107	**TOTAL EQUITY**	950,726,107

CITY OF HOLDFAST BAY
BUDGETED STATEMENT OF CASH FLOWS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET $ (OUTFLOWS)		Municipal 2026/27 BUDGET $ (OUTFLOWS)
	CASH FLOWS FROM OPERATING ACTIVITIES	
	Receipts	
62,129,841	Operating Receipts	66,156,353
	Payments	
(45,501,086)	Operating payments to suppliers and employees	(48,177,206)
(2,596,000)	Finance Payments	(2,837,000)
14,032,755	**NET CASH PROVIDED BY OPERATING ACTIVITIES**	15,142,147
	CASH FLOWS FROM INVESTING ACTIVITIES	
	Receipts	
10,000,000	Grants specifically for new or upgraded assets	-
469,931	Sale of replaced assets	673,426
20,621	Repayments of loans (principal) by community groups	20,026
	Payments	
(12,852,383)	Expenditure on renewal/replacement of assets	(12,098,926)
(32,170,280)	Expenditure on new/upgraded assets	(2,003,025)
(34,532,111)	**NET CASH (USED IN) INVESTING ACTIVITIES**	(13,408,499)
	CASH FLOWS FROM FINANCING ACTIVITIES	
	Receipts	
23,301,356	Proceeds from Borrowings - External	1,434,352
	Payments	
(2,802,000)	Repayments of Borrowings - External	(3,168,000)
20,499,356	**NET CASH PROVIDED BY FINANCING ACTIVITIES**	(1,733,648)
-	**NET INCREASE (DECREASE) IN CASH HELD**	-
-	**CASH AND CASH EQUIVALENTS AT BEGINNING OF REPORTING PERIOD**	-
-	**CASH AND CASH EQUIVALENTS AT END OF REPORTING PERIOD**	-

RECONCILATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2026

11,012,760	**SURPLUS FROM INCOME STATEMENT**	861,147
	NON-CASH ITEMS IN INCOME STATEMENT	
12,897,000	Depreciation	14,095,000
122,995	Movements in provisions	186,000
13,019,995	**TOTAL NON-CASH ITEMS**	14,281,000
	CASH ITEMS NOT IN INCOME STATEMENT	
(45,022,663)	Capital Expenditure	(14,101,951)
(2,802,000)	Loan Repayments - External	(3,168,000)
23,301,356	Proceeds from Borrowings - External	1,434,352
20,621	Repayments of loans (principal) by community groups	20,026
469,931	Proceeds from Disposal of Assets	673,426
(24,032,755)	**TOTAL CASH ITEMS**	(15,142,147)
-	**NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS**	-

CITY OF HOLDFAST BAY
BUDGETED UNIFORM PRESENTATION OF FINANCES
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET $		Municipal 2026/27 BUDGET $
62,311,641	Operating Revenues	66,556,353
(61,298,881)	less Operating Expenses	(65,695,206)
1,012,760	Operating Surplus/(Deficit) before Capital Amounts	861,147
	Less net outlays on Existing Assets	
(12,852,383)	Capital Expenditure on renewal & replacement of existing assets	(12,098,926)
12,897,000	Less Depreciation	14,095,000
469,931	Less Proceeds from Sale of Replaced Assets	673,426
514,548		2,669,500
	Less outlays on New and Upgraded Assets	
(32,170,280)	Capital Expenditure on new & upgraded assets	(2,003,025)
10,000,000	Less amounts received for new & upgraded assets	-
(22,170,280)		(2,003,025)
(20,642,972)	**Net lending/(borrowing) for financial year**	1,527,622

BUDGETED FINANCIAL INDICATORS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2026

Municipal 2025/26 Original BUDGET $		Municipal 2026/27 BUDGET $
$1,012,760	**OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS**	$861,147
1.6%	**OPERATING SURPLUS RATIO** (Operating surplus/(deficit) before capital amounts as % of total operating revenue)	1.3%
$69,159,029	**NET FINANCIAL LIABILITIES -** (Total liabilities less financial assets)	$64,424,027
111%	**NET FINANCIAL LIABILITIES RATIO** (Total liabilities less financial assets as % of total operating revenue)	97%
4.1%	**INTEREST COVER RATIO** (Net interest expense as % of total operating revenue less investment income)	4.2%
105%	**ASSET SUSTAINABILITY RATIO** (Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of asset management plan)	100%

Attachment 2

2026-27 Jetty Road Mainstreet Committee - Summary Budget

2025-26 Budget	**Revenue**	**2026-27 Budget**
(724,790)	General Rates Raised	(724,790)
(20,000)	Other Income	(7,500)
(744,790)		**(732,290)**
	Expenses	
72,036	Council Staff Resourcing	70,000
68,932	Local Magazine	50,000
417,042	Marketing	373,500
5,000	Food & Drink (Committee catering)	2,500
5,000	Reporting (Spendmapp)	5,000
-	Other Expenditure	-
1,500	Networking Events	5,000
5,000	Lighting & Maintenance	5,000
50,000	Public Art Projects	-
26,500	Micro grant co-funding	25,000
7,500	Emergent Opportunities	-
3,500	Subsriptions & Membership	500
41,500	Winter Activation	50,000
45,000	Summer Activation (Ice Cream Festival)	50,000
75,000	Spring Activation (Sea to Shore)	50,000
-	Contigency	20,790
32,500	Sponsorship	25,000
(111,220)	Carry Forward Budget	-
744,790		**732,290**
-	**Net Profit/(Loss)**	**-**

Attachment 3

CITY OF HOLDFAST BAY
SCHEDULE OF FEES AND CHARGES 2026-27

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
ADMINISTRATIVE FEES		
Copy of previous year's rates notice (per rateable property, per quarter)	$13.00	$13.00
Assessment record extract	$13.00	$13.00
Photocopies – A4 size (per side)	$1.00	$1.00
Photocopies – A3 size (per side)	$1.00	$1.00
Voters roll (copy of)	$110.00	$110.00
Internal Review of Council Decisions *s270 Local Govt Act 1999*	$20.00	$20.00
Freedom of Information * ***Freedom of Information Act 1991***		
Application to access council documents	$44.70	$43.30
Application for review of a determination	$44.70	$43.30
Staff time spent - per each 15 minutes	$16.90	$16.40
Personal Affairs (initial 2 hours free)	No charge	No charge
Photocopies of documents (per page)	$0.30	$0.30
Written transcripts of documents (per page)	$10.00	$9.70
Photos, X-Rays, Video Tapes, Computer Tape or Disk	Cost recovery	Cost recovery
**MPs only charged for FOI access if costs exceed $1000*		
PROPERTY SEARCHES		
Section 7 - Property details ***Land and Business Act (Sales and Conveyancing) Act 1994***		
Property details provided within 8 days by written request *	$30.50	$29.50
Property details urgent request *	$45.50	$44.00
Section 187 - Certificate of Liabilities on rates and charges ***Land Tax Act 1936***		
Certificate of Liabilities on rates and charges provided within 8 days by written request *	$42.75	$41.50
Section 7 & Section 187		
Property details and Certificate of Liabilities on rates and charges provided within 8 days by written request *	$73.25	$71.00
Property details and Section Certificate of Liabilities on rates and charges urgent request *	$88.25	$85.50
** Fee per rateable property*		
LIBRARY		
Photocopies		
- A4 sheets	$0.20	$0.20
- A3 sheets	$0.30	$0.30
Printing - word processing/CD ROM		
- per A4 sheet (black & white)	$0.20	$0.20
- per A4 sheet (colour)	$1.00	$1.00
- per A3 sheet (colour)	$2.00	$2.00
Library programs and events	Various	Various
Sale of library materials		
- Magazines	$0.50	$0.50
- Books, AV, Jigsaws	$1.00	$1.00
Lost library items	Replacement cost	Replacement cost
Document delivery	Cost recovery	Cost recovery
3D Printing	Various	Various
EVENTS, CLASES & ACTIVITIES		
Classes, Activities, School Holiday Programs and other Community Events *Fees available on council website*	Various	Various
HISTORY & CULTURE		
Sale of books, postcards and artwork	Various	Various
High-resolution photograph	$20/image	$20/image
Exhibitions and events	Various	Various
House History	$35.00	$35.00
Gallery hire	POA	POA
Gallery entry charge - selected temporary exhibitions at Bay Discovery Centre		
- Adult	$5.00	$5.00
- Child (under 16 yrs)	No charge	No charge

CITY OF HOLDFAST BAY
SCHEDULE OF FEES AND CHARGES 2026-27

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
COMMUNITY CENTRES		
Glenelg Community Centre		
Available for hire after 4pm Monday to Saturday and all day on Sunday		
- Main Hall		
Private / Commercial - fee per hour	$58.00	$56.50
Community / Not For Profit - fee per hour	$37.00	$36.00
- Conference Room		
Private / Commercial - fee per hour	$26.50	$26.00
Community / Not For Profit - fee per hour	$16.00	$15.40
- The Vic Gregori Room		
Private / Commercial - fee per hour	$37.00	$36.00
Community / Not For Profit - fee per hour	$21.00	$20.50
- Whole Facility		
Private / Commercial - fee per hour	$84.00	$82.00
Community / Not For Profit - fee per hour	$47.00	$46.00
Glenelg North Community Centre		
- East Hall		
Private / Commercial - fee per hour	$37.00	$36.00
Community / Not For Profit - fee per hour	$21.00	$20.50
- North Hall		
Private / Commercial - fee per hour	$58.00	$56.50
Community / Not For Profit - fee per hour	$37.00	$36.00
- Meeting Room		
Private / Commercial - fee per hour	$21.00	$20.50
Community / Not For Profit - fee per hour	$11.00	$10.30
- Whole Facility		
Private / Commercial - fee per hour	$95.00	$92.50
Community / Not For Profit - fee per hour	$53.00	$51.50
Holdfast Bay Community Centre		
- Mawson Hall		
Private / Commercial - fee per hour	$79.00	$77.00
Community / Not For Profit - fee per hour	$39.00	$38.00
- Mawson Hall with Commercial Kitchen		
Private / Commercial - fee per hour	$118.00	$115.00
Community / Not For Profit - fee per hour	$67.50	$65.80
- Commercial Kitchen		
Private / Commercial - fee per hour	$45.50	$44.20
Community / Not For Profit - fee per hour	$28.00	$27.20
- Susan Grace Bennie/ Activity Room 2		
Private / Commercial - fee per hour	$67.00	$65.50
Community / Not For Profit - fee per hour	$34.00	$33.00
- Art Macauley/ Activity Room 1		
Private / Commercial - fee per hour	$37.00	$55.50
Community / Not For Profit - fee per hour	$21.00	$27.50
Other Community Centre charges		
~~- Bond - low risk event~~		$250.00
~~- Bond - high risk event~~		$500.00
- Bond	Subject to event - from $250	
- Cleaning fee	Cost recovery	$158.00
- Lost key	$63.50	$62.00
- Emergency services call out fee	Cost recovery	$154.00
- Access fee	$45.00	$45.00
- Storage fee per cubic metre per week	$2.50	$2.50

BUS CHARTER		
Booking fee	$15.00	$10.50
Mileage Fee - small bus - per kilometre travelled	$2.40	$2.30
Mileage Fee - large bus - per kilometre travelled	$2.65	$2.55
Eligibility Criteria apply to bus charter services. Hire is subject to bus and council-accredited volunteer driver availability.		

CITY OF HOLDFAST BAY
SCHEDULE OF FEES AND CHARGES 2026-27

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
COMMUNITY TRANSPORT		
Subsidised Fees ^		
Community Bus – single trip (one way) to local destinations	$2.75	$2.65
Community Bus - extended travel – return trips over 30km total	$5.50	
Community Transport coordinated events **	Various	
~~Let's Explore - per return trip~~		$12.50
Personal Transport*		
- One way trip WITHIN council boundaries	$5.15	$5.00
- One way trip OUTSIDE council boundaries (within a 10km radius)	$10.75	$10.50
- One way trip OUTSIDE council boundaries (within a 15km radius)	$15.90	
- One way trip OUTSIDE council boundaries (within a 20km radius)	$20.00	$15.50
^ Subsidised fees available to residents with a My Aged Care referral		
*** Additional charges may apply for bus fares to event/activity*		
Private Fees		
Community Bus – single trip (One Way) to local destinations	$4.00	$3.90
Community Bus - extended travel – return trips over 30km total	$12.00	
Community Transport coordinated events **	Various	
Personal Transport*		
- One way trip WITHIN council boundaries	$10.30	$10.50
- One way trip OUTSIDE council boundaries (within a 10km radius)	$21.50	$20.50
- One way trip OUTSIDE council boundaries (within a 15km radius)	$31.80	
- One way trip OUTSIDE council boundaries (within a 20km radius)	$40.00	$31.00
** Service provided by Council volunteer or Taxi company*		
*** Additional charges may apply for bus fares to event/activity*		
ANIMALS		
Dog Registration Fees - Statutory: ***Dog and Cat Management Act 1995***		
- Standard (microchipped and desexed)	$60.00	$57.50
- Non-standard	$120.00	$115.00
- Puppy (under 6 months old)	$60.00	$57.50
- Business registration		
1 dog	$120.00	$115.00
2 dogs	$225.00	$220.00
3 dogs	$330.00	$325.00
4 dogs	$435.00	$430.00
5 to 10 dogs	$540.00	$535.00
11 to 20 dogs	$1,065.00	$1,060.00
Over 21 dogs	$2,115.00	$2,110.00
- Assistance dog	No charge	No charge
- Concession card holder rebate	$30.00	50% of applicable registration fee but not late fee
- New registrations lodged in June	No charge	No charge
- Late registration fee	$20.00	$20.00
- Application fee for Permit to keep excess Dog(s) subject to Council By Laws	$57.00	
Upon written request from dog owner whose dog has deceased between 1 July - 30 September Council may approve at 50% rebate		
Non Statutory		
Animal collection - short term hold at council	$60.00	$59.00
Cat collection and impound	$115.00	$110.00
Other animals collection and impound	$115.00	$110.00
Dog acceptance fee (impound fee) 72 hour holding fee - RSPCA	Cost recovery	$280.00
Sustenance fee care and feeding per day	$62.00	$62.00
Dangerous dog / menacing dog collars	Cost recovery	$43.00
Pensioner assistance given with 50% discount on above fees for animal collection		
DEVELOPMENT AREA		
Plan search fee	$145.00	$132.00
Offsite plan search retrieval fee (if required)	$60.00	$55.00
Photocopying (per page) - admin photocopying fees	Refer admin fee	Refer admin fee
Development Application fees are set under the Planning, Development & Infrastructure Act and are not subject to Council discretion.		

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
ROAD AND PROPERTY RELATED CHARGES		
~~Verges~~		
~~Verge maintenance~~		$302.00
Street Tree		
Minimum removal cost	$655.00	$640.00
Removal cost (per metre, over 2 meters in height)	$310.00	$301.00
Stump removal		
- Small 0-300mm	$92.00	$90.00
- Medium 300-600mm	$110.00	$107.00
- Large 600-1,000mm	$139.00	$135.00
- Extra Large 1,000+	$115 / hour	$112 / hour
Street tree replacement (per tree - labour, materials, minimum 3 years watering & pruning)	$2,243.00	$2,188.00
Administration fee	$176.00	$172.00
Lost amenity value (value calculated for each individual tree in accordance with the Tree Management Policy)	POA	POA
Other – Road, Property and Public Land		
Charges apply where works or services fall outside standard programmed maintenance, or where additional resources are required.		
Administration Fee	$110.00	
~~Builders Damage Assessment Administration Fee~~		~~$100.00~~
~~Private works - Footpath Repairs reinstatement due to builders damage~~		~~$220/ linear metre~~
Traffic Management	POA	
Damage to Council road, footpath or verge infrastructure	POA	
Damage to Council asset (including removal of posters)	$100 minimum ($100 per hour thereafter)	$50 minimum ($50 per ½ hour or part thereof)
Remove overgrown vegetation	$200 minimum ($100 per hour thereafter, two-hour minimum)	$200 minimum ($50 per half hour thereafter, two-hour minimum)
Required Materials	POA	
Labour Charges	$100 per hour per staff member	
Plant and Equipment	$110 per machine per hour	
Charges are applied on a full cost recovery basis.		
Minimum charges apply prior to hourly rates unless otherwise stated.		
Applies to works on Council managed roads, property, reserves, foreshores, beaches and other public land.		
Public Lighting – Special Requests		
Assessment, referral, and coordination of requests for public lighting modification, including shielding or glare mitigation, are subject to an administration fee. Any approved works are charged on a full cost recovery basis, subject to the requirements and pricing of the relevant utility provider.		
Assessment and referral of public lighting modification request (deducted if quoted works are accepted).	$110.00	
Public lighting modification or shielding works	POA	
Approval of requested modifications is not guaranteed.		
All approved works are priced and delivered in accordance with the utility provider's requirements.		
Encroachment		
Application fee - type 1 (market valuation not required to set permit fee)	$180.00	$165.00
Application fee - type 2 (market valuation required to set permit fee)	POA	POA
Annual Fee	From $180	From $165.00

CITY OF HOLDFAST BAY
SCHEDULE OF FEES AND CHARGES 2026-27

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
ENVIRONMENTAL AND HEALTH		
Food inspections - ***Food Act 2001 and Food Regulations 2017***		
Small Business - Standard Inspection Fee (definition as per Food Act)	$153.00	$148.00
Small Business - on-site follow up inspections	$76.50	$74.00
Small Business - on-site follow up inspection resulting in the service of a Notice under Section 43 of the Food Act 2001	$76.50	$74.00
Large Business - Standard Inspection Fee (definition as per Food Act)	$384.00	$372.00
Large Business - on-site follow up inspections	$192.00	$186.00
Large Business - on-site follow up inspections resulting in the service of a Notice under Section 43 of the Food Act 2001	$192.00	$186.00
Mobile Food Vans Garaged within the City of Holdfast Bay - Routine Food Inspection	$153.00	$148.00
Mobile Food Vans Garaged within the City of Holdfast Bay - On-site follow up inspection	$76.50	$74.00
Mobile Food Vans Garaged within the City of Holdfast Bay - On-site follow up inspection resulting in the service of a Notice under Section 43 of the Food Act 2001	$76.50	$74.00
Small Business - Home Based Food Business	$153.00	$148.00
Small Business - Complaint inspection - unjustified	No charge	no charge
Small Business - Complaint inspection - justified	$76.50	$74.00
Large Business - Complaint inspection - unjustified	No charge	no charge
Large Business - Complaint inspection - justified	$192.00	$186.00
Community Groups, Charitable and Not for Profit Organisations** and Priority 4 (Low Risk) Food Business Premises		
- Routine Inspections	No charge	no charge
- Complying follow up inspections	No charge	no charge
- On-site Follow up inspections resulting in the service of a Notice under Section 43 of the Food Act 2001	$76.50	$74.00
- All inspections at Events, Festivals, Fetes, Shows, Irregular Markets and the like within	No charge	no charge
- Public Schools	No charge	no charge
- On-site Follow up inspections resulting in the service of a Notice under Section 43 of the Food Act 2001	$76.50	$74.00
** *Fees may be waived if documentation from the ATO, or another form of evidence is provided to confirm*		
Other		
Food auditing per hour	$193.00	$191.00
Desk top food audit per hour	$105	$103
Legionella water sampling	Cost recovery	Cost recovery
Immunisation		$24 service fee + cost recovery
- Private (non funded) and select government funded vaccines given at clinic and worksites (except where listed below)	$24 service fee + vaccine cost recovery	
- All private and government funded flu vaccines given at clinic and worksites	$22 per vaccine	
- Private Boostrix/Adacel (dTpa) vaccines given at clinic and worksites	$58.65 per vaccine	
- Government funded Boostrix/Adacel vaccines given at clinic (not available through worksite program)	$24 service fee per vaccine	
- ALL off site worksite clinics	$95 per hour (or part thereof), charged in addition to service fee and vaccine cost recovery	

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
PERMITS		
Outdoor Dining		
Location (per m2 per annum)		
South Esplanade (Broadway Kiosk)	$347.00	$347.00
Moseley Square - exposed	$125.00	$125.00
Moseley Square - enclosed	$347.00	$347.00
Jetty Road, Glenelg (east of Jetty Hotel to Brighton Road)	$227.00	$227.00
Jetty Road, Brighton	$107.00	$107.00
Colley Terrace	$125.00	$125.00
Other locations	$79.00	$79.00
Foreshore (Glenelg)	$107.00	$107.00
Goods on Footpath		
Minimum fee	$225.00	$217.00
Location (per m2 per annum)		
Jetty Road, Glenelg (east of Jetty Hotel to Brighton Road)	$135.00	$130.00
Jetty Road, Brighton	$66.00	$64.00
Foreshore (Glenelg)	$113.00	$109.00
Other locations	$58.00	$56.00

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
PERMITS (continued)		
Street Trading Permits		
Per event	$195.00	$188.00
Food Truck Permits		
Food truck permits (specified locations) per quarter	$690.00	$681.00
Food truck permits (specified locations) per year	$2,350.00	$2,270.00
Handcarts and mobile ice-cream vans per year	$2,350.00	$2,270.00
Annual food permits at an event approved location (per food stall)*	$245 or $175/day	$238/ or $168/day
**At the discretion of the authorised officer fees may not be applicable for a recognised charity / not for profit organisation if documentation from the Australian Taxation Office demonstrating status can be provided or other evidence.*		
Personal Training Permits		
- Category A - 12 months	$105.00	$98.00
- Category A - 3 months	$50.00	$46.00
- Category B - 12 months	$185.00	$180.00
- Category B - 3 months	$90.00	$87.00
- Category C - 12 months	$255.00	$247.00
- Category C - 3 months	$115.00	$108.00
- Administrative fee for changes	$30.00	$26.00
Section 221 / 222 Permit Fees		
Application fee	$80.00	$70.00
On-road / footpath occupation - excluding dedicated car parks (per m² per day or part thereof, min. $40)	$1.10	$1.00
Road closure with hoarding - (per day, capped at three days) ^	$440.00	$400.00
Traffic management plan assessment - private works		
Whether the assessment is basic, standard or complex is as determined by the Council		
~~- Basic: Includes simple plans, minor impact (e.g., footpath only, low volume street)~~		$95.00
- Standard: Includes moderate complexity (e.g., temp lane closures, partial occupation, simple detours)	$150.00	$145.00
- Complex: Includes high impact (e.g., full road closures, major detours, signalised intersections, multi-stage)	$300.00	$220.00
Fees for paid car park use or closure (per day) Part of car park constitutes a fee for the full car park	Current on-street car parking rate for a 24 hour period	Current on-street car parking rate for a 24 hour period
Fees for free or permit parking use or closure (per day, per parking bay+)		
- Marked bays and service areas*	$70.00	$60.00
- Timed parking bays & premium untimed**	$50.00	$40.00
- All other bays	$30.00	$20.00
Community directional sign (per sign)	$160.00	$156.00
Permit extension / variation fee (per extension or variation)	$40.00	$35.00
~~Late application fee (lodged less than 5 business days before proposed commencement)~~		~~$110.00~~
Retrospective application fee (lodged after works have already commenced)	$200.00	$180.00
Administration Fee (Compliance) (per instance)	$110.00	$100.00
**Service Areas: Can include marked loading zones, permit parking zones (e.g., disabled, resident), and designated waste collection spaces.* *the Esplanade, adjacent to major sporting facilities, and educational institutions, where parking turnover is critical.* *+ Parking Bay Definition: Refers to a clearly marked bay or, if unmarked, the standard space required for one vehicle as per AS2890.5 (approx. 2.0m wide x 6.0m long).* *^Road Closure Cap: Fee applies per day up to a maximum of 3 consecutive days per single application/stage. Applications requiring closures beyond 3 days will require separate assessment and may incur additional fees or require alternative approvals. This fee is additional to any applicable road, footpath, or parking bay occupation fees.*		
Bulk bin licence		
Application fee	$69.00	$69.00
Additional fees (per day per car space marked or unmarked as defined above)	Current on-street car parking rate for a 24 hour period	$60.00
Local Nuisance: ***Local Nuisance and Litter Control Act 2016***		
Local nuisance exemption application (per application)	$225.00	$215.00
Local nuisance inspection	$60.00	

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
OTHER		
Impounding		
Impounding and public notice	Cost recovery	Cost recovery
Towing	Cost recovery	Cost recovery
Locksmith	Cost recovery	Cost recovery
Other		
Compostable bags	$4.15	$4.15
Roll of compostable dog bags	$15.75	$15.75
Kerbside bin reinstatement fee	Cost recovery	Cost recovery

CITY OF HOLDFAST BAY
SCHEDULE OF FEES AND CHARGES 2026-27

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
CEMETERY CHARGES		
Interment rights in perpetuity	$28,000.00	$26,500.00
New or Renewal Lease		
- 25 year lease	$3,600.00	$3,400.00
- 5 year lease	$850.00	$700.00
Digging of Grave (burials) – *either new ground or a re-open of existing lease*		
- Baby grave 4'6" x 3'	$1,000.00	$850.00
- Child under 10 years (child depth)	$1,350.00	$1,200.00
- Single depth/standard grave size	$2,800.00	$2,500.00
- Double depth/standard grave size	$3,250.00	$3,000.00
- Triple depth/standard grave size	$3,850.00	$3,500.00
- Exhumations	POA	POA
- Remove and replace ledger	$1,000.00	$810.00
- Remove concrete only	$850.00	$700.00
- Remove and replace concrete	$1,800.00	$1,610.00
- Lift and deepen	$1,650.00	$1,500.00
- Vault preparation and sealing	$2,850.00	$2,600.00
- Saturday surcharge	$950.00	$800.00
- Late fee after 3pm Monday to Thursday	$600.00	$500.00
- Late fee after 3pm Friday	$900.00	$710.00
- Excess soil removal	$350.00	$250.00
- Gravesite search (each additional search thereafter)	$80.00	$65.00
- Late notice (<48 hours notice)	$500.00	$380.00
Interment of cremated remains *(into grave site)*	$750.00	$610.00
Columbarium Wall Charges		
- Memorial rights in perpetuity (columbarium wall charges only)	$18,300.00	$17,400.00
- North Brighton wall	$2,500.00	$2,310.00
- King George Avenue wall	$2,500.00	$2,310.00
- St Jude's wall	$2,750.00	$2,500.00
- Standard 8 line computer set plaque	$900.00	$810.00
North Brighton MAS System Memorials		
- Memorial rights in perpetuity (North Brighton MAS Blocks only)	$12,700.00	$12,200.00
- Site fee - lease 50 years	$3,300.00	$3,100.00
- Plaque	$810.00	$680.00
Monumental Work Application Fees		
- New monument	$310.00	$245.00
- Addition to existing	$130.00	$112.00
Lease of Memorial Seats (10 Years)		
- Memorial seats along the foreshore	$5,700.00	$5,100.00
- Memorial seats on Council parks and reserves	$4,200.00	$3,500.00
Glenelg/Brighton seaside memorials - engraving	$2,350.00	$2,100.00

OFF-STREET CAR PARKING (Hourly Rate)		
Ticket Parking Fees (per hour)^		
Elizabeth Street		
- Off-season (March to August)	$4.50	$4.00
- Peak-season (September to February)	$4.50	$4.00
Buffalo Car Park	$4.50	$2.50
Glenelg Cinema - Partridge Street		
- First two hours	No charge	No charge
- Third hour	$4.50	$4.00
- Fourth hour	$4.50	$4.50
- Subsequent hours	$4.50	$6.00
- Maximum fee	$36.00	$32.00
- Business permits*	$6/day	$6/day
Cinema Patrons		
- First four hours	No charge	No charge
- Subsequent hours	$4.50	$6.00
- Maximum fee	$36.00	$32.00

**Eligibility at the discretion of the authorised officer*

^ Permits issued by council administration will receive parking at no charge in accordance with the permit conditions, this does not include residential or business permits.

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
ON-STREET CAR PARKING (Hourly Rate) ^		
Ticket Parking Fees (per hour) - Colley Terrace/Anzac Highway		
- Off-season (March to August)	$4.50	$4.00
- Peak-season (September to February)	$4.50	$4.00
Ticket Parking Fees (per hour) - New Locations		
- Off-season (March to August)	$4.50	$4.00
- Peak-season (September to February)	$4.50	$4.00
**merchant fees or other fees may apply for ticket machines, this fee will be displayed on the ticket machine*		
Residential Parking Permits (per annum)	$170.00	$167.00
3P Parking (per annum)	$170.00	$167.00
Temporary Parking Controls (per parking bay, per day)	Current on-street car parking rate for a 24 hour period	$60.00*
*^ Permits issued by council administration will receive parking at no charge in accordance with the permit conditions, this does not include residential or business permits. *Except ticket machine areas*		

Description	Fee 2026-27 incl. GST where applicable	Fee 2025-26 incl. GST where applicable
EVENT HIRE		
Small recreational events - (i.e. 50-200 core participants)		
- Hire	$300.00	$300.00
Medium events (200-1000 core participants)		
- Bond	Subject to event	Subject to event
- Hire	$725.00	$725.00
Large events (1000-3000 core participants)		
- Bond	Subject to event	Subject to event
- Hire	Subject to event	Subject to event
Major events (3000+ core participants)		
- Bond	Subject to event	Subject to event
- Hire	Subject to event	Subject to event
Promotional activities (up to 4 hours)		
- Bond	Subject to event	Subject to event
- Hire	$835.00	$835.00
Promotional activities (full day)		
- Bond	Subject to event	Subject to event
- Hire	$2,000.00	$2,000.00
Hire of jetty (full day/pro rata)		
- Bond	Subject to event	Subject to event
- Hire	$2,000.00	$2,000.00
Filming		
- Bond	Subject to event	Subject to event
- Low impact filming	$300.00	$300.00
- Medium impact filming	Subject to event	Subject to event
- High impact filming	Subject to event	Subject to event
Event bump in	Subject to event	Subject to event
Road closures	Subject to event	Subject to event
Grass remediation levy	Subject to event	Subject to event
Note: Hire and Bond fees may change without notice - costs may vary depending on event requirements		
Event Marketing Assets		
Signage*		
- Entry statement	$200 per week, per site	
- Moseley Square banner	$100 per week	
- Bin corflutes	$50 per week, per five signs	
- Digital tram and/or bus shelters	$200 per week, per site	
- Digital Brighton Road LED screen	$200 per week	
Administration fee	$47.00	
**subject to availability*		
Glenelg Town Hall pop up stalls		
- Small store - winter (Apr- Sep)	$205.00 per week	$200.00 per week
- Small store - summer (Oct-Mar)	$525.00 per week	$515.00 per week
- Large store - winter (Apr-Sep)	$295.00 per week	$290.00 per week
- Large store - summer (Oct-Mar)	$975.00 per week	$955.00 per week

Note: Any fees and charges not specified in this schedule that are specifically prescribed by legislation will be charged as per the legislation.

The statutory fees and charges listed may be amended at any time during the financial year. The Fees and Charges Schedule will be updated as statutory charges are amended.

CITY OF HOLDFAST BAY
SCHEDULE OF FEES AND CHARGES 2026-27
Partridge House

	Fee 2026-27 incl. GST where applicable			Fee 2025-26 incl. GST where applicable		
	Private/Corporate Bookings (for weddings, children's birthday parties and memorial services please refer to our packages section)		Not For Profit & Community Benefit Events	Private/Corporate Bookings (for weddings, children's birthday parties and memorial services please refer to our packages section)		Not For Profit & Community Benefit Events
Description	**Mon-Fri MIN 2 HOURS**	**Sat, Sun, Public Holiday (minimum hire charge: 3 hours)**	**Mon-Thu Only UP TO 3 HOURS**	**Mon-Fri MIN 2 HOURS**	**Sat, Sun, Public Holiday (minimum hire charge: 3 hours)**	**Mon-Thu Only UP TO 3 HOURS**
Venue Only *(hirer responsible for all set up/pack down and clean up)*						
House						
Partridge Room/Kitchen (Rm 1)	$140-$200 per hour	$190-$240 per hour	$87-$160 for up to 3 hours	$135-$195 per hour	$185 - $235 per hour	$87-$160 for up to 3 hours
Courtyard Room/Kitchen (Rm 3) and Library	$140-$200 per hour	$190-$240 per hour	$87-$160 for up to 3 hours	$135 - $195 per hour	$185 - $235 per hour	$87-$160 for up to 3 hours
Mayoresses Parlour	$120-$160 per hour	$130-$170 per hour	$77-$160 for up to 3 hours	$115 - $155 per hour	$125 - $165 per hour	$77-$160 for up to 3 hours
Garden Room incl. Kitchen (Rm 8)	$130-$190 per hour	$155-$210 per hour	$87-$160 for up to 3 hours	$125 - $185 per hour	$155 - $205 per hour	$87-$160 for up to 3 hours
Partridge Room, Courtyard Room, Library, Kitchen	$250-$405 per hour	$250-$405 per hour	$185-$360 for up to 3 hours	$245 - $400 per hour	$245 - $400 per hour	$185-$360 for up to 3 hours
Entire House/Exclusive Use	$310-$465 per hour	$305-$465 per hour	$340-$555 for up to 3 hours	$305 - $460 per hour	$300 - $460 per hour	$340-$555 for up to 3 hours
Grounds						
Elm Tree Courtyard	$105-$140 per hour	$135-$240 per hour	$72-$165 for up to 3 hours	$103-$135 per hour	$130-$235 per hour	$72-$165 for up to 3 hours
Pond Lawn	$105-$140 per hour	$135-$240 per hour	$72-$165 for up to 3 hours	$103-$135 per hour	$130-$235 per hour	$72-$165 for up to 3 hours
House Lawn	$105-$140 per hour	$125-$235 per hour	$72-$165 for up to 3 hours	$103-$135 per hour	$120-$230 per hour	$72-$165 for up to 3 hours
Sun Dial Lawn	$105-$140 per hour	$125-$235 per hour	$72-$165 for up to 3 hours	$103-$135 per hour	$120-$230 per hour	$72-$165 for up to 3 hours
All reservable grounds areas *[Rate = Elm Tree + Sun Dial Lawn]*	$215-$340 per hour	$365-$570 per hour to max of $3120	$180-$360 for up to 3 hours	$205-$360 per hour	$360-$565ph max $3100	$180-$360 for up to 3 hours
Additional hire time						
Additional Options						
Staff assistance (set up / pack down furniture)	$86-$130 per hour	$130-$190 per hour	$86	$86-$130 per hour	$130-$189 per hour	$86
Cleaning	$110	$160	$110	$107	$159	$107
Wiifi internet access	On application	On application	On application	On application	On application	On application
Data projector and screen (flat rate)	$100	$100	Inc if available	$100	$100	Inc if available
Sound equipment incl. microphone & CD player (flate rate)	$100	$100	Inc if available	$100	$100	Inc if available
Lecturn (flat rate)	$50	$50	Inc if available	$50	$50	Inc if available
Wedding ceremony chairs (per chair)	$5	$5	$5	$5	$5	$5
Cocktail Table	$25	$25	$25	$25	$25	$25
Flower pedestal (per item)	$10	$10	Inc if available	$10	$10	Inc if available
Table linen (per item)	$30 per cloth	$30 per cloth	$30 per cloth	$30 per cloth	$30 per cloth	$30 per cloth
Wedding arch/circle/sash	$100	$100	$100	$100	$100	$100
Smart TV Screen	$200	$300	$300	$200	$300	$300

Note:

1. The actual price for each booking will be quoted on application and is calculated based on time of day, time of year, duration, requirements and opportunity cost
2. Private & Corporate booking charge capped at $1600 per room or $2500 for entire house for up to 10 hours hire
3. Prices for not for profit or small business bookings on a Friday, Saturday, Sunday or Public Holiday will be provided on application. Discounts may be given at the discretion of the Partridge House Manager
4. Fees will be charged to the hirer if the venue is not left in a clean and tidy condition
5. All bookings need to include time for set up/pack down and clean up
6. Use of chairs and tables included in house venue hire charge
7. Use of basic crockery, cutlery & glass ware included in venue hire charges for community bookings
8. Additional charges apply for catering. Please refer to separate catering brochure for details of menu and pricing options
9. Additional charges may apply to process applications for use of Partridge House or grounds by commercial photographers and professional entertainers.
10. Not all areas in grounds can be booked (playground, rear oval and barbeque/picnic area cannot be booked) and will always be available for community use
11. City of Holdfast Bay Ratepayers receive a 10% discount on venue hire for private bookings. Evidence required to receive ratepayer discount - event must be for the ratepayer or an immediate family member
12. 25% non-refundable deposit required to confirm venue bookings

CITY OF HOLDFAST BAY
SCHEDULE OF FEES AND CHARGES 2026-27
Partridge House Packages

		2026-27 Venue Hire Fees incl. GST where applicable			2025-26 Venue Hire Fees incl. GST where applicable		
Partridge House Packages	**Inclusions**	**Mon - Fri**	**Sat & Sun**	**Public Holiday**	**Mon - Fri**	**Sat & Sun**	**Public Holiday**
Weddings							
Ceremony only	2 hours exclusive use of reservable space in grounds or entire house, 24 chairs for guests, signing table and 2 chairs, photography permit, 3 reserved parking spaces, set up, pack down and clean up. 1 hour rehearsal prior to wedding day.	$1,035	$1,240	$1,550	$1,030	$1,235	$1,540
Ceremony and refreshment table	2.25 hours exclusive use of reservable space in grounds or entire house, 24 chairs for guests, signing table and 2 chairs, photography permit, 3 reserved parking spaces, set up, pack down and clean up. 1 hour rehearsal prior to wedding day. Drinks table with white cloth and silver tubs and ice set up for clients own drinks to be supplied for refreshments after the service. Glassware additional cost. POA	$1,135	$1,395	$1,710	$1,130	$1,390	$1,700
Reception only	6 hours exclusive use of entire house or reservable space in grounds, chairs and tables for up to 100 guests, photography permit, 3 reserved parking spaces, set up, pack down and clean up. Note: catering is an additional cost and is provided exclusively by Partridge House caterers - Instyle Catering (see brochure for details)	$1,340	$1,650-$1,855	$1,855-$2,060	$1,335	$1,645-$1,850	$1,850-$2,055
Ceremony + reception	Up to 8 hours from 4pm-midnight exclusive use of reservable space in grounds and house. 24 guest chairs, signing table and 2 chairs for ceremony, photography permit, chairs and tables for up to 100 guests, 3 reserved parking spaces, set up, pack down and clean up 1 hour rehearsal to be booked in with Partridge House. Note: catering is an additional cost and is provided exclusively by Partridge House caterers - Instyle Catering (see brochure for details)	$2,060 - $2,575	$2,265-$3,090	$3,090	$2,055 - $2570	$2,260-$3,085	$3,085
Extended ceremony + reception	Ideal for a marquee or more elaborate reception set up. Up to 15 hours exclusive use of reservable space in grounds or entire house (typically 9am-midnight). 24 guest chairs, signing table and 2 chairs for ceremony, photography permit, chairs and tables for up to 100 guests, 3 reserved parking spaces, set up, pack down and clean up, 1 hour rehearsal to be booked in with Partridge House. Note: catering is an additional cost and is provided exclusively by Partridge House caterers - Instyle Catering (see brochure for details)	$3,085	$3,090-$3,605	$3,860	$3,085	$3,085-$3,600	$3,855
Private Events							
Day time event (before 5pm) *Valid only for bookings made within 3 months of the event date*	Up to 4 hours exclusive use of Partridge Room, Courtyard Room, Kitchen and front lawn, chairs and tables for up to 100 guests (indoor only)	$675-$1,240	$1,035-$1,545	$1,035-$2,060	$670-$1,235	$1,030-$1,540	$1,030-$2,055
Evening event (after 5pm) *Valid only for bookings made within 3 months of the event date*	Up to 6.5 hours exclusive use of Partridge Room, Courtyard Room, Kitchen and front lawn, chairs and tables for up to 100 guests (indoor only).	$725-$1,545	$1,135-$1,805	$1240-$2060	$720-$1,540	$1,130-$1,800	$1,235 - $2,055
Memorial /Funeral Service							
Inside Partridge House							
Service only	2 hours including audio visual equipment, lecturn, flower pedestals, 3 reserved parking spaces, set up and pack away.	$620-$720			$620-$720		
Service & refreshments	2.5 hours including refreshments for up to 50, audio visual equipment, lecturn, flower pedestals, 3 reserved parking spaces, set up and pack away.	$770-$920			$770-$920		
Outside Under Elm Tree							
Service only	2.5 hours including audio equipment, lecturn, flower pedestals, 3 reserved parking spaces, set up and pack away.	$720-$920			$720-$920		
Service & refreshments	3 hours including refreshments for up to 50, audio equipment, lecturn, flower pedestals, 3 reserved parking spaces, set up and pack away.	$1,130-$1,235			$1,130-$1,235		

Note:
1. *Bookings may be for future financial years*
2. *City of Holdfast Bay Ratepayers receive a 10% discount on venue hire for private bookings. Evidence required to receive ratepayer discount - event must be for the ratepayer or an immediate family member*

Item No: 15.5

Subject: **2026-27 RATE DECLARATION**

Summary

General, differential, and separate rates have been identified to fund Council's activities, together with the Regional Landscape Levy, as contained within the approved 2026-27 Annual Business Plan. This report seeks Council's approval to formally declare the rates for the 2026-27 financial year.

Additionally, an independent review found Council's current rating methodology remains fair, effective, and fit for purpose, with no immediate changes required. Further investigation will be undertaken into the rating of short stay accommodation properties and the Patawalonga Marina separate rate, with findings to inform the 2027-28 budget process.

Recommendation

1. Adoption of Valuations

That the total capital value of land within Council's area of $26,568,024,960 as provided by the State Valuation Office, be adopted for rating purposes for the 2026-27 financial year.

2. Declaration of Differential General Rates

That having considered section 150 and pursuant to sections 152(1)a), 153(1)(b) and 156(1)(a) of the *Local Government Act 1999*, the Council declares general rates:

(a) in respect of rateable land with a land use of Commercial-Shop (Category b), Commercial-Office (Category c), Commercial-Other (Category d), Industrial-Light (Category e), Industrial-Other (Category f), and Vacant Land (Category h), a Differential General Rate of 0.302210 cents in the dollar is declared on the capital value of such land;

(b) in respect of rateable land with a land use of Residential (Category a) and Other Land (Category i), a Differential General Rate of 0.1807032 cents in the dollar is declared on the capital value of such land;

(c) pursuant to section 158 of the *Local Government Act 1999*, a minimum amount payable by way of the General Rate is fixed at $1,380;

(d) pursuant to section 153(3) and (4) of the *Local Government Act 1999*, a maximum increase of 10% (of the general rate declared for the same property for the 2025/2026 financial year) is fixed if the general rate charged is on rateable land that is used for residential purposes and constitutes the principal place of residence of a principal ratepayer. Any

amount exceeding the 10% increase will be remitted in full on application. This cap on an increase in general rates will not apply where property values have increased as a result of the following events: new building work and/or development activity greater than $50,000 in either or both of the previous two financial years; changes in land use wholly or partially; changes in zoning; the ownership of the rateable property having changed since 1 July of the previous year; and/or the property no longer being the principal place of residence of the same ratepayer in the previous financial year.

3. Declaration of Separate Rates

Jetty Road Mainstreet

(a) In exercise of the powers contained in section 154 of the *Local Government Act 1999* for the financial year 2026-27 and to support and improve the activity of promoting and enhancing business viability, profitability and trade, commerce and industry in Jetty Road Glenelg, a Differential Separate Rate of 0.117074 cents in the dollar is declared on the capital value of all rateable land:

- **with a frontage to Jetty Road or Moseley Square;**
- **within the side streets that intersect with Jetty Road between High Street and Augusta Street;**
- **the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and**
- **that has a land use of Category b (Commercial – Shop), Category c (Commercial – Office) and Category d (Commercial –Other).**

Patawalonga Marina

(b) (i) In exercise of the powers contained in section 154 of the *Local Government Act 1999* for the financial year 2026-27 and in order to carry out the activity of the maintenance and upkeep of the Boat Lock in the Patawalonga basin, a Separate Rate of 0.999936 cents in the dollar of the capital value of land, is declared on all rateable land within the Patawalonga basin bounded by the high water mark; and

(ii) in exercise of the powers contained in section 158(1)(b) of the *Local Government Act 1999* the financial year 2026-27, the amount that would otherwise be payable by way of this separate rate is altered by fixing the maximum amount of the separate rate payable for assessments within the area to which this separate rate applies where the capital value of which exceed $102,007at $1,020.

4. Regional Landscape Levy

For the 2026-27 financial year, in exercise of the powers contained in section 69 of the *Landscape South Australia Act 2019* and section 154 of the *Local Government Act 1999*, to reimburse the Council for the amount contributed to the Green Adelaide Board, being $1,550,625, the Council declares a separate rate of 0.0060478 cents in the dollar of the capital value of rateable land in the Council area.

5. Payment

That:

(a) in accordance with section 181(1) of the *Local Government Act 1999*, all rates are payable in four equal (or approximately equal) instalments, the due dates being:

1 September 2026;
1 December 2026;
1 March 2027; and
1 June 2027.

Provided that in cases where the initial account requiring payment of rates is not sent in accordance with the time line prescribed by the *Local Government Act 1999*, or an amended account is required to be sent, the Chief Executive Officer is authorised to fix the date by which rates must be paid in respect of those assessments affected; and

(b) pursuant to section 181 (4)(b) of the *Local Government Act 1999*, the Chief Executive Officer is authorised to enter into agreements with ratepayers relating to the payment of rates in any case of hardship or financial difficulty, or where it is considered in the best interests of Council so to do (as determined by the Chief Executive Officer).

6. Council notes the reviewed Rating Policy and approves it be updated to reflect Council's decision on the rates declaration for 2026-27.

7. Council notes that Administration will investigate the treatment of short-stay accommodation premises and the Patawalonga Marina separate rate, and will report back to Council by February 2027 to inform consideration of the 2027–28 budget.

Background

Council has received several reports concerning the budget and the determination of an appropriate rate increase.

This report has been prepared to enable the declaration of the 2026-27 rates.

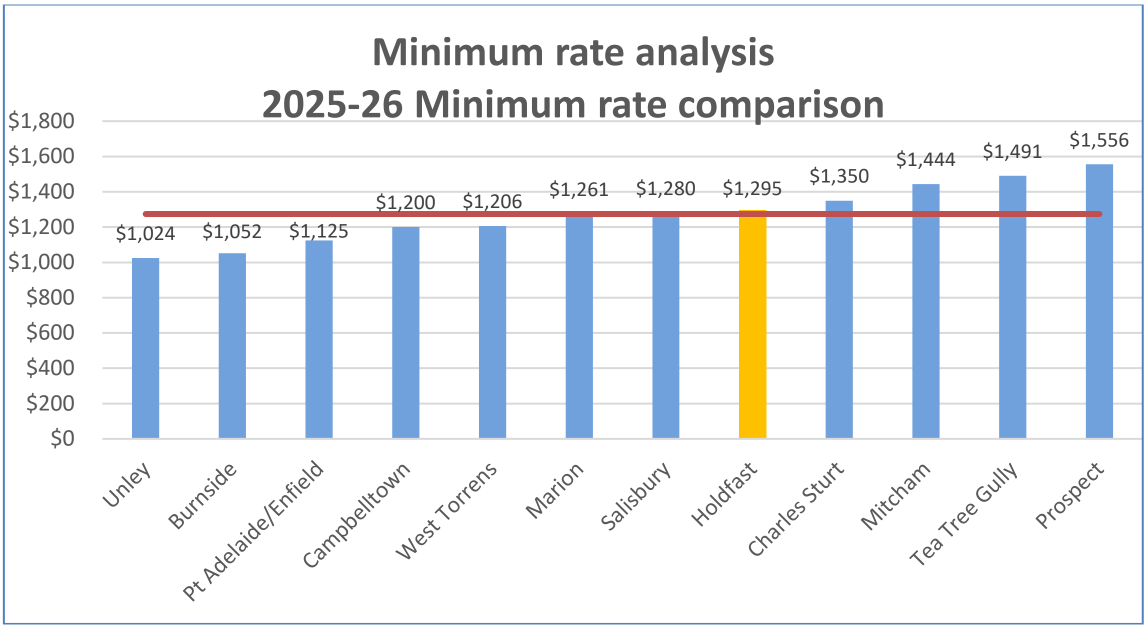
Report

Minimum Rate

Council applies a minimum rate because it is considered appropriate that all ratepayers make a base level contribution to the cost of providing Council services including creating and maintaining infrastructure.

For 2025-26, the minimum rate was $1,295 and applied to 25.8% of all rateable properties which includes residential, commercial, industrial, vacant and other type properties.

The average minimum rate for councils in metropolitan Adelaide that applied a minimum rate in 2025-26 was $1,274. The following chart shows how Holdfast Bay currently compares to other councils.



The 2026-27 budget has provided for a 6.6% overall rate revenue increase exclusive of new development growth. It is recommended that a 6.6% increase be applied to the minimum rate equating to an increase of $80 to $1,380. This equates to 5,592 properties or 26.22% of rateable properties that will have the minimum rate levied.

General Rates

The proposed rates are based on the Supplementary Valuation Reports issued by the State Valuation Office, up to and including supplementary report dated 7 June 2026. General rate revenue for 2026-27 will increase by 6.6%, excluding new developments, the State Government Regional Landscape Levy, and allowances for rate capping and rebates.

General rate revenue of $45,491,444 will be raised through a general rate of 0.1807032 cents in the dollar (0.183036 cents in 2025-26) and a minimum rate of $1,380 ($1,295 in 2025-26). The increase in rates payable for a median residential rateable property value is $131. This is based on a median residential property value of $1,075,000 (increase of $85,000 from 2025-26) with the amount payable of $1,943 ($1,812 in 2025-26).

Differential General Rates

The *Local Government Act 1999* allows councils to differentiate rates based on land use. Council currently applies a 67.3% higher rate-in-the-dollar for commercial, industrial and vacant land purposes. Vacant land is included in the differential general rate to encourage development. Research with other councils indicates that Holdfast Bay has a comparatively low proportion of commercial and industrial properties.

The overall amount of differential rates generated in 2025-26 was $5,765,520 representing approximately 12% of Council's overall general rates raised. A differential of 67.3% for 2026-27 results in an amount of $6,103,556 being raised, equating to 11.8% of the overall rates raised.

The differential general rate in the dollar to be applied to Commercial, Industrial and Vacant Land in 2026-27 is set at 0.302210 cents, (compared with 0.306111 cents in 2025-26).

Valuation Data and Residential Rate Capping

The Valuer-General has performed a review of all valuation data for all properties in SA. The latest property data is based on the property market at 1 January 2026 and effective for the 2026-27 rating year. This has resulted in an increase to the overall valuation of properties within City of Holdfast Bay. The total capital value of land within Council's area is $26,568,024,960 for 2026-27 compared to $24,357,702,800 for 2025-26.

Council's existing Rating Policy includes a rate cap to provide relief to ratepayers who own residential properties that have been subject to a significant increase in valuation. In 2025-26 ratepayers could apply for a reduction if their annual rates bill increased in excess of 10%. Rate capping is based on the residential rate levied only and excludes any concessions or previous concessions granted, Regional Landscape Levy and separate rates.

It is recommended to leave the cap at the current rate of 10%. It is difficult to forecast the number of ratepayers that could potentially benefit from rate capping as to be eligible several requirements, including the exclusion of building improvements in excess of $50,000, are taken into account.

Separate Rates

Jetty Road Mainstreet

Details of the recommended 2026-27 budget from the Jetty Road Mainstreet Management Committee have been incorporated into Council's budget comprising a separate rate amounting to $724,790 ($724,790 for 2025-26), which equates to a 0.00% increase in the separate rate.

The separate rate will be imposed on all rateable land:

- with a frontage to Jetty Road or Moseley Square; and
- within the side streets that intersect with Jetty Road between High Street and Augusta Street; and

- the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and
- with a land use category b (Commercial - Shop), c (Commercial – Office), and d (Commercial – Other).

The valuation of the 382 properties totals $619,087,152 for which a separate rate of 0.117074 cents in the dollar of Capital Value will return the required amount (compared with 0.118761 cents for 2025-26).

Patawalonga Marina

In addition to general rates being levied against berth owners within the Patawalonga Marina, a separate rate will be levied for the purpose of lock maintenance. This separate rate will be applied to 170 properties within the high water mark of the Patawalonga basin and generates a nett revenue of $91,570.

The valuation of the 170 properties totals $58,537,487 for which a separate rate of 0.999936 cents in the dollar of Capital Value would return the required amount. There are nine properties along Cygnet Court that contribute to the Patawalonga Marina separate rate which include a land component and consequently the total capital value of these properties is substantially more than the capital value of their individual marina berth. To ensure that these properties do not contribute substantially more to the Patawalonga Marina rate than the other berth owners, a maximum rate of $1,020 ($978 in 2025-26), equating to a Capital Value of $102,007 is proposed.

Regional Landscape Levy

Under Section 69 of the *Landscape South Australia Act 2019*, Council is required to pay a sum of $1,550,625 (2025-26 $1,526,773) to the Green Adelaide Board. The total amount to be raised, allowing for a provision for rebates, is $1,578,025.

A Separate Rate is required to be levied across the total City to recoup $1,578,025 plus a provision of $27,400 for applicable rebates. The valuation of such properties amounts to $26,101,469,556 for which a separate rate of 0.0060478 cents in the dollar of Capital Value would return the required amount.

Review of Rating Methodology and Principles

During 2025-26, UHY Haines Norton undertook an independent review of Council's rating methodology to help identify if it remains fit for purpose and continues to support the organisation's strategic and financial objectives. The review considered both the structure of the current rating framework and the administrative processes that underpin it. Overall, the findings confirmed that the existing approach is sound, equitable, and effectively supports Council's revenue requirements. As such, no immediate changes to the current rating structure or methodology are proposed at this time.

Notwithstanding this outcome, the review identified two areas where further investigation is warranted to ensure Council's approach continues to reflect evolving market conditions and community expectations. In particular, it was recommended that Council explore the treatment of short stay accommodation uses within its rating policy. This will include assessing whether the application of a commercial rate, rather than a residential classification, would more appropriately reflect the use of these properties. The review will also involve identifying short-stay accommodation premises across the city. This investigation also satisfies a previous motion by Councillor Bradshaw from 10 December 2024 (C101224/7956), that Administration enquires with relevant authorities to explore establishing an AirBnB property listing and that a report on these findings be presented to Council.

The review also highlighted the need to examine the basis on which the separate rate for the Patawalonga Marina is calculated. This includes ensuring the methodology used to levy the rate is appropriate and recovers the costs associated with the maintenance and renewal of marina infrastructure. A detailed assessment will be undertaken to confirm that the charge remains fair, proportionate, and aligned with the principles of cost recovery, while also considering the interests of affected ratepayers.

This work will be undertaken over the next six months, with findings to be presented to Council for consideration in advance of the development of the 2027-28 budget.

Council Rates Policy

Relative to many policy documents the Rating Policy is comprehensive as it explains in detail the rating structure and methodology; rate payments and financial hardship; collection of rates in arrears and debt recovery; and both mandatory and discretionary rate rebates.

Specific areas include:

- Rate capping – including a detailed explanation on the conditions where the residential rate cap does not apply.

- Rate declaration – a section encompassing the requirements for the statutory declaring of rates. This section is updated annually to include all relevant rating information set as part of the annual budget.

- Alternative rate payment arrangements – discusses the process and options for negotiating alternate payment arrangements including a reference to Council’s Financial Hardship Policy.

- Debt recovery – includes conditions under which debt recovery will be commenced and charges recovered.

- Sale of land – explains the principles, administrative conditions, actions, and sequence of events to be followed before land is sold for unpaid rates.

- Rebates of rates – detail is provided on eligibility for either mandatory or discretionary rebates and the process required.

The revised policy includes the current rate declaration for 2025-26, however, this will be updated once Council has declared the rates for 2026-27.

Refer Attachment 1

Budget

This report declares the amount and distribution of rates as adopted in the 2026-27 budget.

Rate description	Amount (Adopted 2026-27 Budget)
General Rates	$45,071,000
General Differential Rates	$6,146,000
New Development/Growth	$378,000
Patawalonga Lock Rates	$91,570
Landscape Levy	$1,578,025
Jetty Road Mainstreet	$724,790
Fines/Legal Fees	$147,000
Rate Capping/Valuation Objections	($90,000)
Rebates – LG Act and Council	($897,000)

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Rating Policy

Statutory Provisions

Local Government Act 1999, section 44 and Chapter 10
Local Government (General) Regulations 1999, Regulation 10
Landscape South Australia Act 2019, section 69

Written By: Rates Specialist

A/General Manager: Strategy and Corporate, Mr C Blunt

Attachment 1

CITY OF
HOLDFAST BAY

CITY OF HOLDFAST BAY

Rating

Council Policy

1. Purpose

In South Australia, council rates are a form of property tax levied by Local Government, as the primary source of funding for the many mandatory and discretionary services provided by councils. Rates are administered by each council in line with the *Local Government Act 1999* (the Act). This document sets out the Council's policy for setting and collecting rates from its community.

2. Scope

This Policy applies to all ratepayers within the Council's area.

3. Roles and Responsibilities

Council	To adopt a Council Rating Policy.
Chief Executive Officer	To oversee the consistent application of the Council Rating Policy.
Manager Finance	To oversee the consistent application of the Council Rating Policy.
Rates Specialist Finance Officer – Rates & Payroll	To apply consistent delivery of the Council Rating Policy to ratepayers.

4. Policy Statement

Rates constitute a system of taxation for Local Government generally based on the value of land. Council's primary source of revenue is derived from rates. Rate revenue is used to provide an extensive range of services to its community, based on Councils strategic directions and financial considerations. The Act prescribes the legislative basis for imposing, setting, declaring and paying of rates.

General Principles

4.1. Rates constitute a system of taxation on the community for Local Government purposes generally based on the value of land which reinforces the equity principle that property value is a relatively good indicator of wealth.

4.2. Council's powers to raise rates are contained in sections 123 and 150 of the Act and Regulation 6 of the Local Government (Financial Management) Regulations 2011.

4.3. The objective of this policy is to ensure that the amounts of rates levied is equitably applied and collected across the community while collecting a minimum contribution from ratepayers.

4.4. Rates are not to be seen as a user pays system as the benefits received by the community can differ over the life cycle of a ratepayer.

4.5. In setting its annual rate revenue requirements Council considers its Long Term Financial Plan, its Annual Business Plan and budget considerations, the current economic climate, the consumer price index and the Local Government Price Index.

4.6. Consideration is given to the effect of the required rate revenue distribution on differing ratepayers including those with land assessed as residential, commercial, industrial, vacant or other.

4.7. Once the annual rate revenue requirements are determined, Council sets a rate in the dollar ensuring that in times of high annual property valuation increases additional rate revenue is not received.

Rating Structure

4.8. Method Used to Value Land

4.8.1. Under section 151 of the Act, Council may adopt one of the following valuation methodologies to determine the value of property within the City:

- Capital Value – The value of the land and all of the improvements on the land.
- Annual Value – a valuation of the rental potential of the property.

4.8.2. Council uses the Capital Value as the basis for valuing land as it provides the fairest way to distribute rates across all ratepayers. It is considered that the improved property value is a good indicator of wealth and ratepayers of similar wealth pay similar taxes.

4.9. Adoption of Valuations

4.9.1. Council pays for and receives capital valuations on an annual basis from the Valuer-General of South Australia. Council has no role in determining the valuation of any property within the City.

4.9.2. If a ratepayer is dissatisfied with the valuation provided, an objection may be made to the Valuer-General. This objection must be made within sixty (60) calendar days after the date of service of the first quarter rates notice containing the valuation to which the objection relates.

4.9.3. Contact details and other lodgement requirements and conditions for the Valuer- General are included on the rates notice.

4.10. Method of Rating

4.10.1. The Act permits Councils to differentiate rates based on land use. Given differing community service needs and factors affecting land valuations between residential, commercial and industrial land, Council is of the view that a differential general rate is the most equitable way to levy rates.

4.10.2. Council applies a differential rate to vacant land in order to encourage land improvement. Vacant land is considered to be improved when a concrete foundational slab is constructed. On application Council will change the land use to residential provided a concrete slab is constructed prior to 31 July each rating year.

4.10.3. Council reviews annually the additional percentage to apply to Commercial, Industrial and Vacant Land properties. The assessment is based on the level of services that are required by the business community to ensure continued economic growth and employment.

4.11. Minimum Rate

4.11.1. Council imposes a minimum rate in accordance with section 158 of the Act. Council considers it appropriate that all rateable properties make a base level contribution to the cost of general Council services and infrastructure maintenance, renewal and replacement.

4.11.2. The amount of the minimum rate is assessed annually and increased after taking into consideration the applicable rate revenue requirements.

4.11.3. The Act does not permit the minimum rate to apply to more than 35 per cent of properties. Where two or more adjoining properties are owned and occupied by the same owner one minimum rate is applicable. Section 158(2) of the Act provides direction on which properties are exempt for the minimum rate.

4.12. General Rate Cap (Maximum Rate Increase)

4.12.1. Council makes a determination on an annual basis on the maximum rate increase for residential properties to provide relief against large increases or anomalies in valuations. This is provided under section 153 (3) and (4) of the Act.

4.12.2. The rate cap applies to the principal place of residence. Applicable ratepayers need to apply for the relief by lodging the appropriate form obtained from Council.

4.12.3. The residential rate cap does not apply if any of the following conditions arise:

- Improvements are made to the property in excess of $50,000 in the previous two financial years, or
- Changes in land use, wholly or partially, or
- Changes in zoning, or
- The ownership of the rateable property has changed since 1 July of the previous year, or
- The property is no longer the principal place of residence.
- Calculation of the residential rate cap for the current financial year excludes any previous residential rate capping granted, rebates/remissions granted and Regional Landscape Levy.

4.12.4. Rate capping does not apply to assessments that are not the principal place of residence of the ratepayer. This restricts the ability to apply a rate cap to commercial, industrial and vacant land assessments.

4.12.5. Rate relief for commercial, industrial and vacant land assessments is available by a discretionary rebate under section 166(1) (l) of the Act, detailed within this policy under 4.26.

4.13. Separate Rate – Jetty Road Glenelg Mainstreet

4.13.1. Under section 154 of the Act, Council imposes a Separate Rate to promote and enhance business viability, profitability and trade commerce and industry, which provides benefits to the Jetty Road, Glenelg District Centre Zone.

4.13.2. The separate rate is imposed on all rateable land within the geographical area as described below:

- With a frontage to Jetty Road Glenelg or Moseley Square.
- Within the side streets that intersect with Jetty Road Glenelg, between High Street and Augusta Street.
- The entire site referred to as the Holdfast Shores 2B Entertainment Centre.
- With a land use category 2 (Commercial – Shop), 3 (Commercial - Office), and 4 (Commercial - Other).

4.13.3. The Jetty Road Mainstreet Committee recommends to Council annually the amount to be raised and projects to be administered.

4.14. Separate Rate – Patawalonga Marina

4.14.1. Under section 154 of the Act, Council imposes a Separate Rate to fund the ongoing maintenance and upkeep of the Boat Lock in the Patawalonga basin.

4.14.2. The separate rate is applied to those properties that are within the Patawalonga basin bounded by the high water mark and comprises marina berths.

4.14.3. An upper limit on the Patawalonga Separate Rate is determined annually to ensure anomalies in valuations are addressed.

4.15. Regional Landscape Levy

4.15.1. Council is required under the Landscape South Australia Act 2019 to make a specified contribution to the Green Adelaide Board.

4.15.2. The Regional Landscape Levy is a State Government Tax, and the Board determines the projects to be undertaken.

4.15.3. Council is an income collector for the Board and does not retain the income or determine how the income is spent.

4.15.4. Council collects a fee from the Board for administrative costs of collecting the levy. The amount is determined annually by the Board and is based on a fixed fee and an amount per assessment.

4.15.5. Contact details for the Green Adelaide Board are included on Councils rate notice.

4.16. Rate Declaration (to be updated each financial year)

4.16.1. Sections 153 and 154 include the requirements for declaring rates. Rates are not to be declared until after Council has adopted its annual business plan and budget for the financial year to which the rate relates.

4.16.2. Section 170 requires a notice of declaration of rates to be published within 21 days of the declaration.

4.16.3. For the 2025/26 financial year the following rates information is applicable:

- Net differential general rate revenue $47,373,660.
- Total operating revenue budget $117,087,416.
- Differential general rate of 0.00183036 rate in the dollar.
- Additional 67.3% percentage to apply to Commercial, industrial, vacant land properties equating to a differential general rate of 0.00306111 rate in the dollar.
- Minimum rate $1,295 affecting 25.8% rateable properties equating to residential capital value of $707,511 and commercial/industrial/vacant capital value of $423,049.
- Maximum rate increase for residential properties (on application) – 10%.
- Separate Rate – Jetty Road Mainstreet – 0.00118761 rate in the dollar.
- Separate Rate – Patawalonga Marina – 0.0096799 rate in the dollar.
- Maximum rate – Patawalonga Marina - $978.
- Regional Landscape Levy – 0.000064949 rate in the dollar.
- Instalment Due Dates: 8 September 2025; 1 December 2025; 2 March 2026; 1 June 2026.
- Prescribed interest rate for rates postponed for seniors 6.5% p.a.

- Prescribed interest rate for outstanding rates 8.5% p.a.

Payment of Rates

4.17. Due Dates for Payments

4.17.1. Rates are due and payable in four approximately equal instalments in the months of September, December, March and June of each financial year. A ratepayer may elect to pay in full or by instalments prior to the due date/s. Details of the exact due dates are determined by Council on an annual basis and provided on the rates notice.

4.18. Payment Methods

4.18.1. Council provides various methods to enable payment of rates. These are detailed on the rates notice.

4.19. Alternative Payment Arrangements

4.19.1. Any ratepayer who may, or is likely to experience difficulty with meeting standard payment of instalments can contact Council to discuss options for alternative payment arrangements. Such enquiries are treated confidentially.

4.19.2. Alternate payment options include weekly, fortnightly and monthly payments provided amounts owing are paid in full by 30 June of that financial year.

4.19.3. Unless arrangements are made under Councils financial hardship policy all ratepayers who enter in an arrangement within this section of the policy will continue to have fines and interest charged on the outstanding amount in accordance with section 181 of the Act.

4.19.4. Debt recovery action will be suspended whilst the terms and conditions of the arrangement to pay have been met. In the event that the arrangement is not met the total amount becomes payable and is subject to normal debt recovery procedures.

4.20. Financial Hardship

4.20.1. Financial hardship is considered when a change in circumstances affects the ability of a ratepayer to pay rates.

4.20.2. Council has in place a separate Financial Hardship Policy and Procedure which references legislative provisions and details the objectives, principles, options and processes for dealing with financial hardship. This ensures rate relief assistance is provided in a consistent, equitable, fair, responsive and confidential manner.

4.20.3. Ratepayers can apply for rate relief to Council by completing a prescribed form either on-line via Councils website, directly in person or via email, or through a financial counselling service.

4.20.4. Council's preference is for the applicant to seek professional financial counselling support to assist them in the process. Council will assist in referring applicants where required.

4.21. Postponement of Rates for Seniors

4.21.1. Section 182A (1) of the Act sets out the criteria that applies for a senior ratepayer to be eligible for a postponement of rates.

4.21.2. Section 182A(12) defines a senior ratepayer as a person who holds a State Seniors Card issued by the State Government, or who the qualifications to hold such a card and has applied for the card but has yet to be issued with the card.

4.21.3. Postponement is available on the principal place of residence and provided no other person, other than a spouse has an interest as the owner of the property. An application must be made on a prescribed form available from Council either in person or via Councils website.

4.21.4. The deferred amount is subject to a monthly interest charge as prescribed under section 182A (12) of the Act, with the accrued debt being payable on the disposal or sale of the property. The debt can paid earlier at the ratepayer's discretion.

4.22. Concessions

4.22.1. The State Government provides a "cost of living" concession to assist those on low or fixed incomes with expenses such as Council rates, energy and medical bills. Ratepayers can determine eligibility and apply by contacting the Concessions SA website www.sa.gov.au/concessions. The concession is paid directly to the successful applicant and is not provided via a rates notice.

Collection of Rates in Arrears

4.23. Late Payment of Rates

4.23.1. Section 181 (8) of the Act requires Council to impose a penalty of a 2% fine on any rates payment not paid by the instalment or applicable due date.

4.23.2. Council will provide ratepayers with a grace period of at least three working days after the due date after which fines are imposed for late payment.

4.23.3. At the expiration of each full month from the due date interest is charged at the prescribed percentage as per section 181 (17) of the Act will be added on any balance including interest not paid.

4.23.4. Any remission of penalties will be made in accordance with Council approved delegations taking into consideration each case on its merits based on the ratepayer information provided.

4.24. Debt Recovery

4.24.1. Council will issue one Notice of Overdue Rates fines notice for payment of rates when rates are unpaid by the due date. Should rates remain unpaid more than fourteen calendar days after the date of issue of the overdue notice and the amount is greater than half the residential minimum rate of the applicable financial year, Council may refer the debt to a debt collection agency for collection.

4.24.2. In most instances, the debt collection agency will charge collection fees to Council for pursuing a non-paying ratepayer. These are fees that are incurred only because of the non-payment by the ratepayer(s) concerned. The Council does not consider that it is equitable, fair or appropriate for these fees to be borne by or recovered from general revenue (ie from other ratepayers) because they are a financial impost that has been incurred because of the failure to pay rates and/or to enter into and maintain a rating payment plan, by the ratepayer(s) concerned. Accordingly, the Council has determined that, as a policy position, it will pass on to/recover from the relevant ratepayer(s) all debt recovery related fees/costs that are charged to it.

Therefore, the Council policy position is that all fees and court costs incurred because of the non-payment or late payment of rates are costs incurred because of the action (or non-actions) of the ratepayer(s) concerned and, hence, are recoverable from that ratepayer or those ratepayers. The Council will add all such costs/fees to the associated rating assessment.

Payments received in respect of overdue rates will be applied in accordance with the Act.

4.25. Sale of Land for Non-Payment of Rates

4.25.1. Under section 184 of the Act Council has the power to sell property where rates have been in arrears for three years or more.

4.25.2. Council will not enforce this action where unusual or extraordinary circumstances exist, including deceased estates and situations of abnormal hardship for which the hardship provisions apply.

4.25.3. Council recognises the severe impact that such action would have on a property owner and accordingly this action is generally considered as a last resort. Council will be informed by a confidential Council report of actions in this regard once rates have been in arrears for three years.

4.25.4. This action will only be instigated after a series of steps have been taken:

- Where rates outstanding have been in arrears for two years a written notice will be issued to the ratepayer encouraging a suitable payment plan to eliminate outstanding rates. The ratepayer will also be advised of the Council powers in accordance with section 184 of the Act.
- If rates are in arrears for three years, a further notice will be issued advising of Council's option to sell the land. The owner will be notified of:
  - the period for which the rates have been outstanding
  - details of outstanding amounts
  - Council's option to sell the land if a twelve month payment plan to pay the rates in full is not entered into.
- If rates remain in arrears for four or more years written notice will be issued to the ratepayer and any other interested parties advising that action to recover overdue rates will be commenced in accordance with section 184.
- The ratepayer will be required to pay all amounts in arrears, legal and other costs incurred by Council.
- Throughout the process the ratepayer will continue to receive quarterly rate notices and incur fines and interest on any rates balance that remains unpaid.
- Normal recovery action will be suspended whilst the terms and conditions of any agreed payment plan are met.

4.26. Rebates of Rates

Mandatory Rebates

4.26.1. A rebate of rates is available only when the requirements under the relevant sections of the Act are met.

The categories in which property is eligible for a mandatory rebate are as follows:

- Section 160 – Health Services 100% rebate.
- Section 161 – Community Services 75% Rebate.
- Section 162 – Religious Purposes 100% Rebate.
- Section 163 – Public Cemeteries 100% Rebate.
- Section 164 – Royal Zoological Society SA 100% Rebate.
- Section 165 – Educational Purposes 75% Rebate.

Where Council is satisfied from its own records, or from other sources, that a person of body meets the necessary criteria for a mandatory rebate, Council will grant the rebate.

Discretionary Rebate of Rates

4.26.2. Council may grant a discretionary rebate in any of the cases as set out in section 166 of the Act.

4.26.3. Person or bodies seeking a discretionary rebate are required to submit an application on a prescribed form.

4.26.4. New applications will be received and assessed annually for the upcoming financial year and will be received up to 30 April of each year. The applicant will be advised in writing of the outcome prior to 30 June each year.

4.26.5. Council has delegated authority to the General Manager Strategy and Corporate, Manager Finance and Rates Specialist to make decisions in respect of discretionary rebates unless referral to Council is otherwise required.

4.26.6. The delegated officers will assess each application in a fair and reasonable manner having regard to the following criteria approach:

- The application is considered on its individual merits.
- The nature and extent of Council services provided in respect to the land for which the rebate is sought in comparison to similar services provided elsewhere in its area.
- The community need that is being met by activities carried out on the land for which the rebate is sought.
- The extent to which activities carried out on the land provides assistance or relief to disadvantaged persons.
- Any other matter considered relevant by Council.

4.26.7. The delegated officers will review discretionary rebates every four years.

4.26.8. Section 166(1) (l) of the Act deals with discretionary rebates to provide relief when substantial changes occur in the rates payable by a ratepayer due to the follow occurrences:

- Redistribution of rates arising from changes in the rating structure.
- A change to the basis on which the land is valued including rapid valuation changes or anomalies.

When the above conditions apply Council may grant relief to all ratepayers including those who own commercial, industrial and vacant properties.

5. Definitions

Key term or acronym	Definition
Act	Refers to *Local Government Act 1999.*
Ratepayer	A person or entity whose name appears in the assessment record as the owner or occupier of a rateable property.
Rating	The overall process of raising revenue by way of levying rates and charges.
Capital Value	The valuation methodology used in determining the value of land, as defined in the *Valuation of Land Act 1971,* being the amount a piece of land might be expected to realise upon sale, including all buildings and improvements.
Rate in the Dollar	The multiplying factor applied to the assessed property value to determine the

	amount of rates. It is determined annually by dividing the total amount of rate revenue required by the total value of the relevant rateable properties.
General Rate	The rate in the dollar that applies to a rateable property in the calculation of the rate payable by the ratepayer for the services provided by Council.
Differential General Rate	The rate in the dollar that applies to a category or categories of land use that is different to the rate applicable to the other land use categories.
Residential Rate Cap	The maximum increase in the general rate set by Council charged on residential rateable land that is the principal place of residence of a principal ratepayer in accordance with section 153 of the Act.
Separate Rate	The rate in the dollar applied to a certain number of rateable properties for the purpose of planning, carrying out, making available, supporting, maintaining or improving an activity that is, or intended to be, of particular benefit to the land, or occupiers of the land. It is an additional valuation based charge that is for a specified purpose.
Postponed Rates	Rates postponed under section 182 or 182A of the Act.
Rebates	The amount that a rate may be reduced in accordance with Chapter 10, Division 5 of the Act.
Remissions	Reductions in the amount payable granted in accordance with section 182 of the Act.
Seniors	A person who holds a South Australian State Seniors Card.
LGPI	Local Government Price Index (LGPI) which represents the movement of prices associated with the goods and services consumed by Local Government in South Australia.

6. Administration Use Only

Reference Number:	Document Set ID: 4907682
Strategic Alignment:	Our Holdfast 2050+
Strategic Risk:	The City of Holdfast Bay has a LOW appetite for short-term financial risk that adversely impacts financial cash flow
Responsible Officer(s):	Manager Finance Rates Specialist Finance Officer – Rates & Payroll
First Issued / Approved:	22/06/2023
Minutes Date and Council Resolution Number:	C250624/7797
Last Reviewed:	22/06/2025
Next Review Date:	22/06/2026
Applicable Legislation:	*Local Government Act 1999* – sections 159–166
Related Policies:	Council Financial Hardship Policy Organisational Financial Hardship Procedure
Other Reference Documents:	

Item No: 15.6

Subject: **DRAFT BY-LAWS**

Summary

This report outlines the outcome of Council's By-Law review and seeks Council's endorsement to make and pass our new By-Laws following public consultation.

Recommendation

1. That Council in exercise of the powers contained in section 246 of the *Local Government Act 1999*, having satisfied the consultation requirements of the Act and having had regard to the outcome of the consultation process, the National Competition Policy Report, the Certificates of Validity provided by the Council's legal practitioner and the comments from the Dog and Cat Management Board in relation to By-Laws 5 and 6, the majority of Council, in the presence of at least two thirds of its members, hereby makes and passes the following By-laws as attached and marked 'Attachment 1':

- **Permits and Penalties By-law No. 1 of 2026;**
- **Moveable Signs By-law No. 2 of 2026;**
- **Local Government Land By-law No. 3 of 2026;**
- **Roads By-law No. 4 of 2026;**
- **Dogs By-law No. 5 of 2026;**
- **Cats By-law No. 6 of 2026; and**
- **Animal Management By-law No. 7 of 2026.**

2. That the Chief Executive Officer be authorised to undertake all steps necessary to finalise the By-law review process and to give effect to the newly made By-laws, including making any minor editorial or grammatical changes that may be necessary prior to publication of the By-laws in the Gazette.

Background

Council's authority to make By-laws is derived from section 246 of the *Local Government Act 1999 (SA)*. A By-law made under this Act automatically expires on 1 January of the year following the seventh anniversary of the day on which the By-law was made. As such, By-laws must be reviewed and remade at least every seven years.

Council's current By-laws were made on 9 July 2019 and therefore expire on 1 January 2027. Since that time, there have been changes in:

- State legislation and regulatory frameworks;
- community expectations regarding public safety and amenity;
- Council operational practices and enforcement requirements; and
- emerging local issues requiring clearer regulatory controls.

Council's current review of its By-Laws ensures they remain contemporary, compliant and fit for purpose. The review has focused on improving clarity, consistency and enforceability, while modernising the structure and language.

The proposed new By-Laws provide a practical regulatory framework that supports public safety, amenity and compliance, while reducing regulatory and operational risk.

If endorsed, the proposed new By-Laws will be referred to the Legislative Review Committee and, if approved, published in the *Government Gazette*.

Report

Local Government By-laws are established to support the good governance, safety, and amenity of the community. They provide councils with a mechanism to regulate activities within their area, protect public assets and spaces, address local issues, and promote the health, safety, and wellbeing of residents and visitors.

Council's current By-laws will expire on 1 January 2027. Accordingly, a new and updated set of By-laws are required to be made and passed to have effect for a further period of seven years. The new By-laws being recommended for approval by Council are presented in Attachment 1.

Refer Attachment 1

Following a review of the existing By-laws, four key changes were identified and presented for community consultation. These proposed changes relate to:

- Jet ski launching and landing (By-Law No. 3 – Local Government Land)
- Waste Management (By-Law No. 4 – Roads)
- Dogs in playgrounds, fitness areas and works zones (By-Law 5. – Dogs) and;
- a new Animal Management By-Law (By-Law No. 7).

Following Council's resolution of 24 February 2026 (C240226/9301), By-law No. 5 – Dogs was submitted to the Dog and Cat Management Board for review prior to being released for public consultation. All seven draft By-laws were subsequently released for public consultation for an initial period of 21 days.

Public Consultation

In accordance with section 249 of the *Local Government Act 1999*, Council is required to undertake public consultation prior to adopting any new or amended By-Laws. The public consultation generated a significant volume of feedback, including the Mayor undertaking an interview on ABC Radio to discuss the proposed By-laws. 223 Participants responded to the online survey hosted on YourHoldfast, and an additional 13 hardcopy surveys were received and entered manually into survey platform. In addition, 17 email submissions were received. The responses received reflected a broad range of views. A majority of submissions related to the proposed changes to dog control, particularly leashing requirements in parks and near playgrounds.

The Community Engagement Report, outlining the public consultation approach and feedback received is included as Attachment 2. A summary of the results of the feedback is presented below.

Refer Attachment 2

Feedback from Dog and Cat Management Board

The Dog and Cat Management Board's only suggestion for the Dog By-law was to match the definition of "assistance dog" with the definition within the Dog and Cat Management Act or recognised as an assistance dog under section 9(c) of the Disability Discrimination Act 1992. This has been amended in the updated proposed By-law to be made.

Feedback from the Department of Infrastructure and Transport (DIT)

DIT reviewed the relevant By-laws and raised no concerns.

Community Feedback

Jet Ski Launching and Landing – By-law No. 3 – Local Government Land

200 participants answered. The survey results indicate a clear majority of respondents support the proposal, with 58.5% (117 respondents) selecting "Yes." A smaller proportion of 22% (44 respondents) indicated opposition, while 19.6% (39 respondents) selected "Unsure."

Overall, the results demonstrate broad community support, with more than half of respondents in favour, although a notable minority either opposed the proposal or had reservations, indicating some level of mixed sentiment within the community.

Waste Management (By-Law No. 4 – Roads)

The survey results indicated that 207 participants responded, with the community demonstrating relatively divided views on the proposal. Of those respondents, 45.89% (95 respondents) expressed support for the proposal, while 41.55% (86 respondents) indicated opposition. A smaller proportion of 12.56% (26 respondents) selected "Unsure."

While there is a slight majority in favour, the narrow margin between support and opposition demonstrates a balanced mix of views within the community. The greatest concern raised related to the proposed timeframes for bins being removed from the road following collection being too restrictive.

Dogs in Playgrounds, Council Work Zones and Fitness Areas: By-law 5 – Dogs

The survey results, based on 238 responses, indicate that a majority of participants do not support the proposal, with 59.66% (142 respondents) selecting “No.” In comparison, 36.45% (82 respondents) expressed support, while 5.88% (14 respondents) indicated they were unsure.

These results demonstrate a clear overall trend of opposition within the community, with significantly more respondents against the proposal than in favour. The relatively low proportion of “Unsure” responses suggests that most participants had a defined view on the matter. There was general concern for the proposed leashing requirements of dogs around children’s playgrounds, with themes relating to playspaces being fenced and a loss of dog-off-leash community areas being available.

Roosters in Built-Up Areas: By No. 7 – Animal Management

The survey results, based on 205 responses, indicate a strong level of community support for the proposal. A clear majority of 65.85% (135 respondents) selected “Yes,” compared to 18.05% (37 respondents) who indicated opposition, and 16.10% (33 respondents) who were unsure.

The results demonstrate that more than two-thirds of participants are supportive, with only a relatively small proportion opposed. While there is a moderate segment of respondents who remain uncertain, the overall findings reflect a clear positive sentiment toward the proposed changes within the surveyed group.

As a result of feedback received from the community consultation process, the following recommendations to the By-laws are proposed:

- In relation to By-law No. 5 – Dogs, the proposed leashing requirements around playgrounds has been removed. However, the By-laws provide Council with the flexibility to introduce leashing requirements around playgrounds in the future by resolution, should this be considered necessary.

- In relation to By-law No. 4 - Roads - Clause 7.11.2 has been amended to provide the community with additional time to remove waste containers from the kerbside. Previously, residents were required to remove all waste containers associated with their residential premises from the road on the same day as collection. The amended provision now requires bins to be removed by 6.00pm on the day following collection.

As the proposed changes outlined above are considered minor in nature, no additional public consultation is required. No further amendments to the By-laws are recommended following community consultation.

If significant changes to the By-laws were proposed, Council would be required to undertake further community consultation on the amended provisions. However, with Council's Caretaker Period anticipated to commence in the near future, unless an extension to the current Council term is approved by the State Government, there is a risk that the existing By-laws could expire. In this scenario, a newly elected Council would need to recommence the process in 2027, potentially resulting in a period where no valid By-laws are in place.

Budget

There are no budget implications at this stage unless there are extensive changes required which will require additional support from the lawyers involved in the process with an estimated cost of $15,000.

Life Cycle Costs

There are no full life cycle costs associated with this by-law except for the subsequent seven year review process.

Strategic Plan

Placemaking: Creating Lively and Safe Places
Environment: Protecting Biodiversity

Council Policy

Not Applicable

Statutory Provisions

Local Government Act 1999

Written By: Manager, Community Safety

A/General Manager: Community and Business, Mr A Filipi

Attachment 1

CITY OF
HOLDFAST BAY

SECTION 249 LOCAL GOVERNMENT ACT 1999

CERTIFICATE OF VALIDITY

I, CIMON ANGELA BURKE care of Level 6, 19 Gilles Street, Adelaide in the State of South Australia, being a legal practitioner within the meaning of the *Legal Practitioners Act 1981*, declare that I have examined the following By-law:

CITY OF HOLDFAST BAY

By-law No 1 – Permits and Penalties By-law 2026

This By-law is to create a permit system for Council By-laws, to fix maximum and continuing penalties for offences, and to clarify the construction of Council By-laws.

and do certify that in my opinion:

CITY OF HOLDFAST BAY

has the power to make the By-law by virtue of the following statutory provisions:

Local Government Act 1999: sections 246(1), 246(2), 246(3)(a), 246(3)(c), 246(3)(f) and 246(3)(g) and 246(3)(h)(iii);

and the By-law is not in conflict with the *Local Government Act 1999*.

DATED the 11 day of June 2026

....

Cimon Burke, Legal Practitioner

CITY OF HOLDFAST BAY

PERMITS AND PENALTIES BY-LAW 2026

By-law No. 1 of 2026

A By-law to create a permit system for Council By-laws, to fix maximum and continuing penalties for offences, and to clarify the construction of Council By-laws.

Contents

PART 1 – PRELIMINARY

1. Title

This By-law may be cited as the *Permits and Penalties By-law 2026* and is By-law No. 1 of the City of Holdfast Bay

2. Authorising law

This By-law is made under section 246 of the Act.

3. Purpose

The objectives of this By-law are to provide for the good rule and government of the Council area, and for the convenience, comfort and safety of its inhabitants by:

3.1 creating a permit system for Council By-laws;

3.2 providing for the enforcement of breaches of Council By-laws and fixing penalties; and

3.3 clarifying the construction of Council By-laws.

4. Commencement, revocation and expiry

4.1 The following By-laws previously made by the Council are revoked from the day on which this By-law comes into operation[1]:

By-Law *No. 1 – Permits and Penalties 2019.*[2]

4.2 This By-law will expire on 1 January 2034.[3]

Note-

1. Generally, a By-law comes into operation 4 months after the day on which it is gazetted pursuant to section 249(5) of the Act.
2. Section 253 of the Act provides that the revocation of a By-law by another By-law that contains substantially the same provisions, does not affect certain resolutions such as those applying a By-law to a part or parts of the Council area.
3. Pursuant to section 251 of the Act, a By-law will expire on 1 January following the seventh anniversary of the gazettal of the By-law.

5. Application

This By-law applies throughout the Council's area.

6. Interpretation

In this By-law, unless the contrary intention appears:

6.1 ***Act*** means the *Local Government Act 1999*;

6.2 ***Council*** means the City of Holdfast Bay; and

6.3 ***person*** includes a natural person or a body corporate; and

6.4 ***prescribed offence*** means an offence against a by-law of the Council relating to the driving, parking or standing of vehicles;

6.5 ***road*** has the same meaning as in the Act, being a public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes:

6.5.1 a bridge, viaduct or subway; or

6.5.2 an alley, laneway or walkway; and

6.6 ***vehicle*** has the same meaning as in the *Road Traffic Act 1961* and includes:

6.6.1 a motor vehicle trailer and a tram;

6.6.2 a bicycle;

6.6.3 an animal-drawn vehicle, and an animal that is being ridden or drawing a vehicle;

6.6.4 a combination; and

6.6.5 a motorised wheelchair that can travel at over 10 kilometres per hour (on level ground), but does not include another kind of wheelchair, a train, or a wheeled recreational device or wheeled toy.

Note-

Section 12 of the *Legislation Interpretation Act 2021* provides that an expression used in this By-law has, unless the contrary intention appears, the same meaning as in the Act.

7. Construction of By-laws generally

7.1 Every By-law of the Council is subject to any Act of Parliament and Regulations made thereunder.

7.2 In any By-law of the Council and unless the contrary intention appears, permission means permission granted by the Council (or its delegate) prior to the act, event or activity to which it relates and includes:

7.2.1 permission granted specifically to an applicant; or

7.2.2 permission of general application granted by way of the Council adopting a policy of general application for that purpose.

PART 2 – PERMITS AND PENALTIES

8. Permits

8.1 Where a By-law requires that permission be obtained, any person seeking the grant of permission must submit a written application to the Council in the form (if any) and accompanied by the fee (if any) prescribed by the Council.

8.2 The Council (or such other person as may be authorised by the Council) may attach such conditions as it thinks fit to a grant of permission and may vary or revoke such conditions or impose new conditions by notice in writing to the person granted permission.

8.3 A person granted permission under a By-law must comply with every such condition. Failure to do so is an offence (to the extent that it gives rise to a contravention of a By-law).

8.4 The Council (or a person authorised by the Council) may suspend or revoke a grant of permission under a By-law at any time by notice in writing to the person granted permission.

9. Offences and Penalties

9.1 A person who acts in contravention of any By-law of the Council is guilty of an offence and may be liable to pay:

9.1.1 the maximum penalty, being the maximum penalty referred to in the Act that may be fixed by a By-law for any breach of a By-law; or

9.1.2 subject to any resolution of the Council to the contrary, the expiation fee fixed by the Act for alleged offences against By-laws, being a fee equivalent to 25 per cent of the maximum penalty fixed for any breach of a By-law.

9.2 A person who commits a breach of a By-law of the Council of a continuing nature is guilty of an offence and, in addition to any other penalty that may be imposed, is liable to a further penalty for every day on which the offence continues, such penalty being the maximum amount referred to in the Act that may be fixed by a By-law for a breach of a By-law of a continuing nature.

Note-

The maximum penalty for a breach of a By-law is prescribed by section 246(3)(g) of the Act. Pursuant to section 246(5) of the Act expiation fees may be fixed for alleged offences against By-laws either by a By-law or by resolution of the Council. However, an expiation fee fixed by the Council cannot exceed 25 per cent of the maximum penalty for the offence to which it relates.

10. Liability of Vehicles Owners and Expiation of Certain Offences

10.1 Without derogating from the liability of any other person, but subject to this clause 10, if a vehicle is involved in a prescribed offence, the owner of the vehicle is guilty of an offence and liable to the same penalty or expiation fee as is prescribed for the principal offence.

10.2 The owner and driver of a vehicle are not both liable through the operation of this paragraph to be convicted of an offence arising out of the same circumstances, and consequently conviction of the owner exonerates the driver and conversely, conviction of the driver exonerates the owner.

10.3 An expiation notice or expiation reminder notice given under the *Expiation of Offences Act 1996* to the owner of a vehicle for an alleged prescribed offence involving the vehicle must be accompanied by a notice inviting the owner, if they were not the driver at the time of the alleged prescribed offence, to provide the Council, within the period specified in the notice, with a statutory declaration:

10.3.1 setting out the name and address of the driver; or

10.3.2 if the owner had transferred ownership of the vehicle to another prior to the time of the alleged offence and has complied with the *Motor Vehicles Act 1959* in respect of the transfer - setting out details of the transfer (including the name and address of the transferee).

10.4 Before proceedings are commenced against the owner of a vehicle for a prescribed offence, the Informant must send the owner a notice:

10.4.1 setting out particulars of the alleged prescribed offence; and

10.4.2 inviting the owner, if they were not the driver at the time of the alleged prescribed offence, to provide the Informant, within 21 days of the date of the notice, with a statutory declaration setting out the matters referred to in subclause 10.3.

10.5 Subclause 10.4 does not apply to:

10.5.1 proceedings commenced where an owner has elected under the *Expiation of Offences Act 1996* to be prosecuted for the offence; or

10.5.2 proceedings commenced against an owner of a vehicle who has been named in a statutory declaration under this section as the driver of the vehicle.

10.6 Subject to subclause 10.7, in proceedings against the owner of a vehicle for an offence against this subclause, it is a defence to prove:

10.6.1 that, in consequence of some unlawful act, the vehicle was not in the possession or control of the owner at the time of the alleged prescribed offence; or

10.6.2 that the owner provided the Informant with a statutory declaration in accordance with an invitation given pursuant to this clause 10.

10.7 The defence in subclause 10.6.2 does not apply if it is proved that the owner made the declaration knowing it to be false in a material particular.

10.8 If:

10.8.1 an expiation notice is given to a person named as the alleged driver in a statutory declaration under this clause 10; or

10.8.2 proceedings are commenced against a person named as the alleged driver in such a statutory declaration,

the notice or summons, as the case may be, must be accompanied by a notice setting out particulars of the statutory declaration that named the person as the alleged driver.

10.9 The particulars of the statutory declaration provided to the person named as the alleged driver must not include the address of the person who provided the statutory declaration.

11. Evidence

In proceedings for a prescribed offence, an allegation in an Information that:

11.1 a specified place was a road or local government land; or

11.2 a specified vehicle was driven, parked or left standing in a specified place; or

11.3 a specified vehicle was parked or left standing for the purposes of soliciting business from a person or offering or exposing goods for sale; or

11.4 a specified place was not formed or otherwise set aside by the Council for the purposes of the driving, parking or standing of vehicles; or

11.5 a specified person was an authorised person; or

11.6 a specified provision was a condition of a specified permit granted under clause 8 of this by-law; or

11.7 a specified person was the owner or driver of a specified vehicle; or

11.8 a person named in a statutory declaration under clause 10 of this by-law for the prescribed offence to which the declaration relates was the driver of the vehicle at the time at which the alleged offence was committed; or

11.9 an owner or driver of a vehicle for a prescribed offence was given notice under clause 10 of this by-law on a specified day,

is proof of the matters so alleged in the absence of proof to the contrary.

This By-law was duly made and passed at a meeting of the City of Holdfast Bay held on **23 June 2026** by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

…………………………………….
PAMELA JACKSON
Chief Executive Officer

SECTION 249 LOCAL GOVERNMENT ACT 1999

CERTIFICATE OF VALIDITY

I, CIMON ANGELA BURKE care of Level 6, 19 Gilles Street, Adelaide in the State of South Australia, being a legal practitioner within the meaning of the *Legal Practitioners Act 1981*, declare that I have examined the following By-law:

CITY OF HOLDFAST BAY

By-law No 2 – Moveable Signs By-law 2026

This By-law is to set standards for moveable signs on roads and to provide conditions for the placement of such signs for the purpose of protecting visual amenity and public safety.

and do certify that in my opinion:

CITY OF HOLDFAST BAY

has the power to make the By-law by virtue of the following statutory provisions:

Local Government Act 1999: sections 226, 238, 239, 246(1), 246(2), 246(3)(a), 246(3)(c), 246(3)(f) and 246(3)(h)(iii);

and the By-law is not in conflict with the *Local Government Act 1999*.

DATED the 11 day of June 2026

....

Cimon Burke, Legal Practitioner

CITY OF HOLDFAST BAY

MOVEABLE SIGNS BY-LAW 2026

By-law No. 2 of 2026

A By-law to set standards for moveable signs on roads and to provide conditions for the placement of such signs for the purpose of protecting visual amenity and public safety in the Council's area.

Contents

PART 1 – PRELIMINARY

1. Title

This By-law may be cited as the *Moveable Signs By-law 2026* and is By-law No. 2 of the City of Holdfast Bay.

2. Authorising law

This By-law is made under sections 226, 238, 239 and 246 of the Act.

3. Purpose

The objectives of this By-law are to set standards for moveable signs on roads:

3.1 to protect the comfort and safety of road users and members of the public;

3.2 to enhance the amenity of roads and surrounding parts of the Council area;

3.3 to prevent nuisances occurring on roads;

3.4 to prevent unreasonable interference with the use of a road; and

3.5 for the good rule and government of the Council area.

4. Commencement, revocation and expiry

4.1 The following By-laws previously made by the Council are revoked from the day on which this By-law comes into operation[1]:

By-Law No. 2 – Moveable Signs 2019.[2]

4.2 This By-law will expire on 1 January 2034.[3]

Note-

1. Generally, a By-law comes into operation 4 months after the day on which it is gazetted pursuant to section 249(5) of the Act.
2. Section 253 of the Act provides that the revocation of a By-law by another By-law that contains substantially the same provisions, does not affect certain resolutions such as those applying a By-law to a part or parts of the Council area.
3. Pursuant to section 251 of the Act, a By-law will expire on 1 January following the seventh anniversary of the gazettal of the By-law.

5. Application

5.1 This By-law operates subject to the Council's *Permits and Penalties By-law 2026*.

5.2 This By-law applies throughout the Council’s area and is subject to the exemptions set out in clause 12.

6. Interpretation

In this By-law, unless the contrary intention appears:

6.1 ***Act*** means the *Local Government Act 1999*;

6.2 ***authorised person*** means a person appointed as an authorised person pursuant to section 260 of the Act;

6.3 ***banner*** means a strip of cloth, plastic or other material hung up or attached to a pole, fence or other structure;

6.4 ***business premises*** means premises from which a business is being conducted;

6.5 ***Council*** means the City of Holdfast Bay;

6.6 ***footpath*** area means:

6.6.1 that part of a road between the property boundary of the road and the edge of the carriageway on the same side as that boundary; or

6.6.2 a footway, lane or other place made or constructed for the use of pedestrians and not for the use of vehicles;

6.7 ***Local Government land*** has the same meaning as in the Act, being land owned by the Council or under the Council's care, control and management;

6.8 ***Moseley Square*** means the land identified in the plan marked 'Annexure A to By-law 2', which plan is available on the Council's website;

6.9 ***moveable sign*** has the same meaning as in the Act, being a moveable advertisement or sign but excludes a banner;

6.10 ***road*** has the same meaning as in the Act, being a public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes:

6.10.1 a bridge, viaduct or subway;

6.10.2 an alley, laneway or walkway; and

6.10.3 the footpath area.

6.11 ***vehicle*** has the same meaning as in the *Road Traffic Act 1961* and includes:

6.11.1 a motor vehicle trailer and a tram;

6.11.2 a bicycle;

6.11.3 an animal-drawn vehicle, and an animal that is being ridden or drawing a vehicle;

6.11.4 a combination; and

6.11.5 a motorised wheelchair that can travel at over 10 kilometres per hour (on level ground), but does not include another kind of wheelchair, a train, or a wheeled recreational device or wheeled toy.

Note-

Section 12 of the *Legislation Interpretation Act 2021* provides that an expression used in this By-law has, unless the contrary intention appears, the same meaning as in the Acts under which the By-law was made.

PART 2 – MOVEABLE SIGNS

7. Construction and Design

7.1 A moveable sign must be of a kind known as:

7.1.1 an ‘A’ frame or sandwich board sign;

7.1.2 an ‘inverted 'T' sign;

7.1.3 a flat sign; or

7.1.4 with the permission of the Council (including as may be set out in a Council policy of general application from time to time), be a sign of some other kind;

7.2 be designed, constructed and maintained in good quality and condition (in the reasonable opinion of an authorised person) including so as not to present a hazard to any member of the public;

7.3 be of strong construction and sufficiently stable (in the reasonable opinion of an authorised person) or, subject to this By-law, securely fixed in position so as to keep its position in any weather conditions;

7.4 not contain any sharp or jagged edges or corners;

7.5 not, in the reasonable opinion of an authorised person, be unsightly or offensive in appearance or content;

7.6 be constructed of timber, cloth, metal, plastic or plastic coated cardboard, or a mixture of such materials; not contain flashing lights or be illuminated internally;

7.7 not rotate or contain moving parts;

7.8 not have balloons, flags, streamers or other things attached to it;

7.9 not be more than 1100mm high, 700mm wide and 700mm deep;

7.10 not have a display area exceeding 700mm^2 in total or, if the sign is two sided, 700mm^2 on each side;

7.11 in the case of an ‘A’ frame or sandwich board’ sign:

7.11.1 be hinged or joined at the top; or

7.11.2 be of such construction that its sides are securely fixed or locked in position when erected; and

7.11.3 in the case of an ‘inverted T’ sign, not contain struts or supports that run between the display area and the base of the sign.

8. Appearance

A moveable sign must, in the reasonable opinion of an authorised person:

8.1 be painted or otherwise detailed in a competent and professional manner;

8.2 be aesthetically appealing, legible and simply worded to convey a precise message;

8.3 be of such design and contain such colours as are compatible with the architectural design of the premises adjacent to the sign, and which relate well to the townscape and overall amenity of the locality in which it is situated and which do not detract from or conflict with traffic, safety or direction signs or signals; and

8.4 contain combinations of colour and typographical styles which blend in with and reinforce the heritage qualities of the locality and the buildings where it is situated.

9. Placement

A moveable sign must:

9.1 only be placed on the footpath area of a road;

9.2 where there is no kerb to define the footpath area, be set back from the edge of the carriageway by no less than 400mm;

9.3 in the case of a flat sign, the message of which only contains newspaper headlines and the name of a newspaper, be in line with and against the business to which it relates;

9.4 be placed no less than 2 metres from any structure, fixed object, tree, bush or plant (including another moveable sign);

9.5 be placed directly in front of the business premises to which it relates;

9.6 not be placed on a sealed part of any footpath area unless the sealed part is wide enough to contain the sign and still leave a clear thoroughfare of at least 1.8 metres;

9.7 not be placed on a road where the width of the road (including the footpath area and the carriageway) is less than 4 metres;

9.8 not be placed within 10 metres of an intersection of any road;

9.9 not be placed on a landscaped area;

9.10 not be placed on a designated parking area or within 1 metre of an entrance to or exit from premises;

9.11 not (in the reasonable opinion of an authorised person) unreasonably restrict the use of the footpath area; and

9.12 not be placed in such a position or in such circumstances that, in the reasonable opinion of an authorised person:

9.12.1 it compromises the safety of any person or places a person at risk of harm; or

9.12.2 it obstructs or impedes (or would be likely to obstruct or impede) a vehicle door when opened, provided that the vehicle is parked lawfully on a road; or

9.12.3 would otherwise interfere with the reasonable movement of persons or vehicles using the footpath or road in the vicinity of where the moveable sign is placed.

10. Banners

A person must not erect or display a banner on a building or structure on a road without the Council's permission.

Note-

A person must not erect or display a banner on a public road for a business purpose without a permit from the Council issued under section 222 of the *Local Government Act 1999*.

11. Restrictions

11.1 A moveable sign must:

11.1.1 only display material which advertises a business being conducted on business premises adjacent to the sign or the products available from that business;

11.1.2 be limited in number to one moveable sign per business premises;

11.1.3 only be displayed when the business to which it relates is open to the public; and

11.1.4 not be displayed during the hours of darkness unless it is in a clearly lit area and is clearly visible.

11.2 Notwithstanding any other provision of this By-law, a moveable sign must not, without the Council's permission, be displayed:

11.2.1 on any part of Moseley Square; or

11.2.2 along Jetty Road, Glenelg

11.3 A person must not, without the Council's permission, display or cause to be displayed a moveable sign on or attached to or adjacent to a vehicle that is parked on Local Government land or a road primarily for the purpose of advertising or offering for sale a product (including the vehicle) or business to which the sign relates.

11.4 If in the opinion of the Council a road is unsafe for a moveable sign to be displayed, the Council may by resolution prohibit or restrict the display of a moveable sign thereon on such conditions as the Council thinks fit.

12. Exemptions

12.1 Subclauses 9.5 and 11.1 of this By-law do not apply to a moveable sign that:

12.1.1 advertises a garage sale taking place from residential premises; or

12.1.2 is a directional sign to an event run by an incorporated association, a community organisation or charitable body.

12.2 Subclause 11.1 of this By-law does not apply to a flat sign which only contains a newspaper headline and the name of a newspaper or magazine.

12.3 A requirement of this By-law will not apply where the Council has granted permission (including by way of adopting a policy for this purpose) for a moveable sign (or class of moveable sign) to be displayed contrary to that requirement.

Note-

This By-law does not apply to moveable signs placed and maintained on a road in accordance with section 226(3) of the Act, which includes:

- a sign placed pursuant to an authorisation under another Act;
- a sign designed to direct people to the open inspection of any land or building that is available for purchase or lease;
- certain signs (as set out in section 226(3) of the Act) related to a State or Commonwealth election; or
- a sign of a prescribed class.

PART 3 – ENFORCEMENT

13. Removal of Moveable Signs

13.1 A person must immediately comply with the order of an authorised person to remove a moveable sign that is made pursuant to section 227(1) of the Act.

Note-

Pursuant to section 227(1) of the Act, an authorised person may order the owner of a moveable sign to remove the sign from the road if:

- the design or construction does not comply with a requirement of this By-law; or
- the positioning of a moveable sign does not comply with a requirement of this By-law; or
- any other relevant requirement of this By-law is not complied with; or
- the moveable sign unreasonably:
  - restricts the use of the road; or
  - endangers the safety of members of the public,

13.2 A person must comply with an order of an authorised person made pursuant to section 227(1) of the Act.

13.3 If an authorised person cannot find the owner of a moveable sign, or the owner fails to comply with the order of an authorised person, the authorised person may remove and dispose of the moveable sign.

13.4 The owner of or other person entitled to recover a moveable sign removed by an authorised person pursuant to section 227(2) of the Act, may be required to pay to the Council any reasonable costs incurred by the Council in removing, storing, and/or disposing of the moveable sign before being entitled to recover the moveable sign.

13.5 The owner, or other person responsible for a moveable sign must remove or relocate the moveable sign at the request of an authorised person:

13.5.1 if, in the reasonable opinion of an authorised person, and not withstanding compliance with this By-law, there is any hazard or obstruction or there is likely to be a hazard or obstruction arising out of the location of the moveable sign; or

13.5.2 for the purpose of special events, parades, roadworks or in any other circumstances which, in the reasonable opinion of the authorised person, require relocation or removal of the moveable sign to protect public safety or to protect or enhance the amenity of a particular locality.

This By-law was duly made and passed at a meeting of the City of Holdfast Bay held on **23 June 2026** by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

……………………………………
PAMELA JACKSON
Chief Executive Officer

SECTION 249 LOCAL GOVERNMENT ACT 1999

CERTIFICATE OF VALIDITY

I, CIMON ANGELA BURKE care of Level 6, 19 Gilles Street, Adelaide in the State of South Australia, being a legal practitioner within the meaning of the *Legal Practitioners Act 1981*, declare that I have examined the following By-law:

CITY OF HOLDFAST BAY

By-law No 3 – Local Government Land By-law 2026

This By-law is to manage and regulate the access to and use of Local Government land and certain public places.

and do certify that in my opinion:

CITY OF HOLDFAST BAY

has the power to make the By-law by virtue of the following statutory provisions:

Local Government Act 1999: sections 238, 246(1), 246(2), 246(3)(a), 246(3)(c), 246(3)(e), 246(3)(f) and 246(3)(h)(iii); and
Harbors and Navigation Act 1993: section 18A;

and the By-law is not in conflict with the *Local Government Act 1999*.

DATED the 11 day of June 2026

....

Cimon Burke, Legal Practitioner

CITY OF HOLDFAST BAY

LOCAL GOVERNMENT LAND BY-LAW 2026

By-law No. 3 of 2026

A By-law to manage and regulate the access to and use of Local Government land and certain public places.

PART 1 – PRELIMINARY

1. Title

This By-law may be cited as the *Local Government Land By-law 2026* and is By-law No. 3 of the City of Holdfast Bay.

2. Authorising law

This By-law is made under sections 238, 239 and 246 of the *Local Government Act 1999* and section 18A of the *Harbors and Navigation Act 1993*.

3. Purpose

The objectives of this By-law are to regulate the access to and use of Local Government land and certain public places:

3.1 to prevent and mitigate nuisances;

3.2 to prevent damage to Local Government land;

3.3 to protect the convenience, comfort and safety of members of the public;

3.4 to enhance the amenity of the Council's area; and

3.5 for the good rule and government of the Council's area.

4. Commencement, revocation and expiry

4.1 The following By-laws previously made by the Council are revoked from the day on which this By-law comes into operation[1]:

By-law No. 3 – Local Government Land 2019.[2]

4.2 This By-law will expire on 1 January 2034[3]

Note-

1. Generally, a By-law comes into operation 4 months after the day on which it is gazetted pursuant to section 249(5) of the Act.
2. Section 253 of the Act provides that the revocation of a By-law by another By-law that contains substantially the same provisions, does not affect certain resolutions such as those applying a By-law to a part or parts of the Council area.
3. Pursuant to section 251 of the Act, a By-law will expire on 1 January following the seventh anniversary of the gazettal of the By-law.

5. Application

5.1 This By-law operates subject to the Council's *Permits and Penalties By-law 2026*.

5.2 Subject to subclauses 5.3 and 5.4, this By-law applies throughout the Council's area.

5.3 Subclauses 9.2, 9.21.2, 9.23.1, 9.23.3, 9.23.4, 9.27.2, 9.28, 9.38, 10.3 and 10.10 of this By-law only apply in such part or parts of the Council area as the Council may, by resolution direct in accordance with section 246(3)(e) of the Act.

5.4 Subclauses 9.4.1, 9.4.4 and 9.12.2.1 of this By-law apply throughout the Council's area except in such parts of the Council area as the Council may by resolution direct in accordance with section 246(3)(e) of the Act.

6. Interpretation

In this By-law, unless the contrary intention appears:

6.1 ***Act*** means the *Local Government Act 1999*;

6.2 ***animal*** includes birds and insects but does not include a dog unless otherwise stated;

6.3 ***aquatic life*** means any animal or plant living or growing in water including, but not limited to, yabbies, molluscs, fish, insects, insect pupa or larvae and water plants;

6.4 ***authorised person*** is a person appointed by the Council as an authorised person under section 260 of the Act;

6.5 ***boat*** includes a raft, pontoon, houseboat, personal watercraft or other similar device;

6.6 ***boat ramp*** means a facility constructed, maintained and operated for the launching and retrieval of a boat;

6.7 ***camp*** includes setting up a camp or causing:

6.7.1 a tent or other structure of calico, canvas, plastic or other similar material;

6.7.2 a swag or similar bedding; or

6.7.3 subject to the *Road Traffic Act 1961*, a caravan, motor home or other vehicle -

to remain on Local Government land or a road for the purpose of staying overnight, whether or not any person is in attendance or stays overnight therein;

Note-

To avoid doubt, setting up a calico, canvas, plastic or other tent, marquee or similar structure for recreation purposes to provide shade during daylight hours only (and not overnight) is not within the meaning of 'camp'.

6.8 ***coastal waters*** means ocean waters extending offshore from the low water mark but excluding any waters overlying land between the low water mark and the high water mark;

6.9 ***Council*** means the City of Holdfast Bay;

6.10 ***effective control*** means a person exercising effective control of an animal either:

6.10.1 by means of physical restraint; or

6.10.2 by command, the animal being in close proximity to the person and the person being able to see the animal at all times;

6.11 ***electoral matter*** has the same meaning as in the *Electoral Act 1985* provided that such electoral matter is not capable of causing physical damage or injury to any person within its immediate vicinity;

6.12 ***emergency worker*** has the same meaning as in the *Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions) Regulations 2014*;

6.13 ***foreshore*** means land (which may or may not be Local Government land) extending:

6.13.1 from the low water mark on the seashore in the Council's area to the nearest road or section boundary or to a distance of 50 metres from high water mark (whichever is the lesser distance); or

6.13.2 from the edge of any other navigable waterway or body of water in the Council's area to the nearest road or section boundary or for a distance of 50 metres (whichever is the lesser).

6.14 ***funeral ceremony*** means a ceremony only (i.e. a memorial service) and does not include a burial;

6.15 ***high water mark*** means the point on land that is the highest astronomical tide;

6.16 ***liquor*** has the same meaning as in the *Liquor Licensing Act 1997*;

6.17 ***Local Government land*** means land owned by the Council or under the Council's care, control and management (except roads);

6.18 **low water mark** means the lowest astronomical tide;

6.19 ***offensive*** includes threatening, abusive, insulting or annoying behaviour and offend has a complementary meaning;

6.20 ***open container*** means a container that:

6.20.1 after the contents of the container have been sealed at the time of manufacture:

6.20.1.1 being a bottle, it has had its cap, cork or top removed (whether or not it has since been replaced);

6.20.1.2 being a can, it has been opened or punctured;

6.20.1.3 being a cask, it has had its tap placed in a position to allow it to be used;

6.20.1.4 being any other form of container, it has been opened, broken, punctured or manipulated in such a way as to allow access to its contents; or

6.20.2 is a flask, glass, mug or other container able to contain liquid;

6.21 ***personal watercraft*** means a device that:

6.21.1 is propelled by a motor; and

6.21.2 has a fully enclosed hull; and

6.21.3 is designed not to retain water if capsized; and

6.21.4 is designed to be operated by a person who sits astride, stands, or kneels on the device;

but excludes the device commonly referred to as a jet ski;

6.22 ***recreation ground*** means Local Government land commonly used for playing sports or games, or accommodating the spectators at any sport or game, and any area of land contiguous thereto and used in connection with it.

6.23 ***road*** has the same meaning as in the Act being, a public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes:

6.23.1 a bridge, viaduct or subway; or

6.23.2 an alley, laneway or walkway; and

6.24 ***tobacco product*** has the same meaning as in the *Tobacco and E-Cigarette Products Act 1997*;

6.25 ***vehicle*** has the same meaning as in the *Road Traffic Act 1961* and includes:

6.25.1 a motor vehicle trailer and a tram;

6.25.2 a bicycle;

6.25.3 an animal-drawn vehicle, and an animal that is being ridden or drawing a vehicle;

6.25.4 a combination; and

6.25.5 a motorised wheelchair that can travel at over 10 kilometres per hour (on level ground), but does not include another kind of wheelchair, a train, or a wheeled recreational device or wheeled toy;

6.26 ***waters*** means a body of water, including a pond, lake, river, creek or wetlands under the care, control and management of the Council but does not include coastal waters (unless otherwise indicated); and;

6.27 ***wheeled recreational device*** has the same meaning as in the *Road Traffic Act 1961*.

Note-

Section 12 of the *Legislation Interpretation Act 2021* provides that an expression used in a By-law has, unless the contrary intention appears, the same meaning as in the Acts under which the By-law was made.

PART 2 – ACCESS TO LOCAL GOVERNMENT LAND

7. Access

The Council may:

7.1 close or regulate or restrict access to, any part of Local Government land to the public for specified times and days; and

7.2 fix charges or fees payable for entry onto any part of Local Government land.

8. Closed lands

A person must not, without permission, enter or remain on any Local Government land:

8.1 which has been closed, or in respect of which access by the public is regulated or restricted in accordance with subclause 7.1;

8.2 where entry fees or charges are payable, without paying those fees or charges; or

8.3 where the land has been enclosed by fences and/or walls and gates that have been closed and locked or, where a sign is displayed at or near the entrance of the land notifying that the land has been closed.

PART 3 – USE OF LOCAL GOVERNMENT LAND

9. Activities requiring permission

Note-

Pursuant to section 238(3) of the Act, if a Council makes a By-law about access to or use of a particular piece of Local Government land (under section 238), the Council should erect a sign in a prominent position on, or in the immediate vicinity of, the land to which the By-law applies.

A person must not, without the permission of the Council, do any of the following activities on Local Government land or, where stated, the foreshore or a road.

9.1 **Advertising**

Display, paint or erect or cause to be displayed, painted or erected, (including on a structure, building or fixture on the land) any sign, advertising or hoarding for the purpose of commercial advertising or any other purpose.

9.2 **Alcohol**

Consume, carry or be in possession or in charge of any liquor in an open container on Local Government land comprising parks or reserves to which the Council has resolved this subclause applies.

9.3 **Amplification**

Use an amplifier or other mechanical or electrical device for the purpose of amplifying sound, including for broadcasting announcements, or advertisements.

9.4 **Animals**

9.4.1 Subject to this clause 9.4, cause or allow an animal to stray onto, move over, graze or be left unattended except on any Local Government land to which the Council has resolved this clause applies and, provided that the animal or animals are under effective control.

9.4.2 Cause or allow an animal to enter, swim, bathe or remain in any waters thereon.

9.4.3 Cause or allow any animal to swim or bathe in any waters adjacent to the foreshore to the inconvenience, annoyance or danger of any other person bathing or swimming.

9.4.4 Take or drive any horse, or allow a horse to remain, on the foreshore except on any Local Government land to which the Council has resolved this clause applies and in that case, provided that the horse is under effective control and is managed in accordance with any conditions determined by the Council and displayed on the Council's website.

9.5 **Annoyance**

Do anything likely to offend or unreasonably interfere with any other person:

9.5.1 using that land; or

9.5.2 occupying nearby premises;

by making a noise or creating a disturbance.

9.6 **Aquatic Life**

Introduce any aquatic life to any waters located on Local Government Land.

9.7 **Attachments**

Subject to subclause 9.1, attach or cause to be attached, hang or fix anything to a tree, plant, equipment, fence, post, structure or fixture on Local Government land.

9.8 **Boats & Jet Skis**

Subject to the provisions of the *Harbors and Navigation Act 1993* and the *Marine Safety (Domestic Commercial Vessel) National Law*:

9.8.1 launch or retrieve a boat from or to any Local Government land or foreshore except in compliance with clause 9.8.2;

9.8.2 launch or retrieve a boat from or to any Local Government land or foreshore without using a boat ramp constructed and set aside by the Council for that purpose and in accordance with any conditions determined by the Council that apply to the boat ramp that are displayed on a sign on or in the vicinity of the boat ramp;

9.8.3 launch or retrieve a jet ski from or onto any Local Government land or foreshore;

9.8.4 hire out a boat or otherwise use a boat for commercial purposes;

9.8.5 moor any boat on or to Local Government land or the foreshore.

9.9 **Bridge Jumping**

Jump or dive from a bridge on Local Government land.

9.10 **Buildings**

Use a building, or structure on Local Government land for a purpose other than for its intended purpose and other than in accordance with any conditions of use contained on signage in or on the building or structure.

9.11 **Burials and Memorials**

9.11.1 Bury, inter or spread the ashes of any human or animal remains, including the remains of a dog.

9.11.2 Erect any memorial.

9.12 **Camping and Tents**

On any Local Government land, the foreshore or on any road:

9.12.1 subject to this subclause 9.12, erect a tent or other structure of calico, canvas, plastic or similar material as a place of habitation;

9.12.2 camp, sleep overnight or occupy any caravan or other vehicle for or in connection with undertaking camping activities (including but not limited to washing, cooking, sleeping) except:

9.12.2.1 on any Local Government land, foreshore or road to which the Council has resolved this subclause applies (and thereby designates as a camping area); and

9.12.2.2 in accordance with any conditions determined by the Council and displayed on any signage on or near the Local Government land, foreshore or road.

9.13 **Canvassing**

Subject to subclause 14.2, convey any advertising, religious or other message to any bystander, passer-by or other person.

9.14 **Defacing Property**

Deface, remove, paint, spray, write upon, cut names, letters or make marks on any tree, rock, gate, fence, object, monument, building, sign, bridge or property of the Council.

9.15 **Distribution**

Subject to subclause 14.2 and the *Local Nuisance and Litter Control Act 2016*, give out or distribute any book, leaflet or other printed matter to any bystander, passer-by or other person.

9.16 **Donations**

Ask for or receive or indicate a desire for a donation of money or any other thing.

9.17 **Encroachment**

Erect or cause to be erected or placed, any fencing, post or other structures or any other items so as to encroach onto the land.

9.18 **Entertainment and Busking**

9.18.1 Sing, busk or play a recording or use a musical instrument for the apparent purpose of either entertaining others or receiving money.

9.18.2 Conduct or hold a concert, festival, show, public gathering, circus, meeting, performance or any other similar activity.

9.19 **Fires**

Subject to the *Fire and Emergency Services Act 2005* light a fire except:

9.19.1 in a place provided by the Council for that purpose; or

9.19.2 in a portable barbeque, as long as the barbeque is used in an area that is clear of flammable material for a distance of at least four (4) metres.

9.20 **Fireworks**

Ignite, explode or use any fireworks.

9.21 **Fishing**

9.21.1 Cast a fishing line or keep a fishing line in any waters while there are other persons in the waters in the vicinity of the fishing line;

9.21.2 Cast a fishing line, net or trap to catch aquatic life in any waters to which the Council has resolved this subparagraph applies.

9.22 **Flora and Fauna**

Subject to the *Native Vegetation Act 1991* and the *National Parks and Wildlife Act 1972*:

9.22.1 plant, damage, pick, cut, disturb, interfere with or remove any plant, tree or flower thereon;

9.22.2 cause or allow an animal to stand or walk on or drive a vehicle over any flower bed or garden plot;

9.22.3 deposit, dig, damage, disturb, interfere with, clear or remove any soil, sand stone, wood, clay, gravel, pebbles, timber, bark or any part of the land;

9.22.4 take, interfere with, tease, harm or disturb any animal, bird or aquatic life or the eggs or young of any animal, bird or aquatic life;

9.22.5 pick, collect, take, interfere with or disturb any fruit, nuts, berries or native seeds;

9.22.6 disturb, interfere with or damage any burrow, nest or habitat of any native animal or bird;

9.22.7 use, possess or have control of any device for the purpose of killing or capturing any animal, bird or aquatic life; or

9.22.8 collect or take any dead wood or timber or burn any timber or dead wood;

with the exception that subclauses 9.22.4 and 9.22.7 do not apply to lawful fishing activities.

9.23 **Games and Sport**

9.23.1 Participate in, promote or organise any organised competition or sports (distinct from organised social play) on Local Government land to which the Council has resolved this subclause applies.

9.23.2 Play or practise any game which involves the use of a ball or other object which by the use thereof may cause or be likely to cause injury or discomfort to any person being on or in the vicinity of that land or detract from or be likely to detract from another person's lawful use and enjoyment of that land.

9.23.3 Engage or participate in or conduct any organised group fitness activity or training on Local Government land to which the Council has resolved this subclause applies.

9.23.4 Play or practise any game or sport on Local Government land to which the Council has resolved this subclause applies except in accordance with the conditions determined by the Council and indicated on a sign on or in the vicinity of the land (if any).

9.23.5 Participate in any game, sport or other recreational activity where the Council has caused a notice to be erected on the land indicating that the game, sport or recreational activity may not be undertaken without permission.

9.24 **Glass on the foreshore**

Take or carry any glass onto the foreshore, or be in possession of glass on the foreshore.

9.25 **Interference with Land**

Interfere with, alter or damage the land (including a building, structure or fixture located on the land) including:

9.25.1 altering the construction or arrangement of the land to permit or facilitate access from an adjacent property;

9.25.2 erecting or installing a structure in, on, across, under or over the land;

9.25.3 changing or interfering with the construction, arrangement or materials of the land;

9.25.4 planting a tree or other vegetation on the land, interfering with the vegetation on the land or removing vegetation from the land; or

9.25.5 otherwise use the land in a manner contrary to the purpose for which the land was designed to be used.

9.26 **Jetties**

9.27.1 Jump or dive from a jetty;

9.27.2 Tie or affix any boat to a jetty;

9.27.3 After being requested to leave a jetty by an authorised person (acting reasonably) for any contravention of this By-law, come back onto the jetty within 24 hours of the request being made.

9.27 **Model Aircraft, Boats and Cars**

Subject to the Civil Aviation Safety Regulations 1998:

9.27.1 fly or operate a model or drone aircraft, boat or model or remote-control vehicle in a manner which may, as determined by an authorised person acting reasonably, cause or be likely to cause injury or discomfort to a person being on or in the vicinity of the land or detract from or be likely to detract from another person's lawful use of and enjoyment of the land; or

9.27.2 fly or operate a model or drone aircraft, boat or model or remote-control vehicle on any Local Government Land to which the Council has resolved this subclause applies.

9.28 **Kites**

Fly a kite with more than one control string on any Local Government land to which the Council has resolved this subclause applies.

9.29 **Overhanging Articles**

Suspend or hang an article or object from a building, verandah, pergola, post or other structure where it might, in the reasonable opinion of an authorised person:

9.29.1 present a nuisance or danger to a person using the land; or

9.29.2 cause an unsightly condition.

9.30 **Preaching**

Preach, harangue or solicit for religious or other purposes.

9.31 **Removing Soil**

Carry away or remove any soil, sand, clay, timber, stones, pebbles, gravel, seaweed, rocks, minerals, vegetation, shells, or other organic or inorganic materials or any part of the land.

9.32 **Recreation ground**

Use or occupy a recreation ground:

9.32.1 in such a manner as to damage or be likely to damage the surface of the recreation ground or infrastructure (above and under ground level);

9.32.2 in a manner contrary to the purpose for which the recreation ground was intended to be used or occupied; or

9.32.3 contrary to any directions of the Council made by resolution and indicated on a sign displayed adjacent to the recreation ground.

9.33 **Rubbish Dumps and Rubbish Bins**

9.33.1 Interfere with, remove or take away any rubbish that has been discarded at any rubbish dump on Local Government land.

9.33.2 Remove, disperse or interfere with any rubbish (including bottles, newspapers, cans, containers or packaging) that has been discarded in a bin, or placed on Local Government land for collection by the Council (or its agent).

9.34 **Shared Transport Devices**

Subject to the *Road Traffic Act 1961*:

9.34.1 operate a share transport device scheme;

9.34.2 leave a share transport device on Local Government land other than in accordance with conditions determined by the Council (including as may be set out in a policy from time to time) that are published on the Council's website (if any).

9.34.3 For the purposes of this subclause 9.34:

9.34.3.1 ***share transport device*** means a bike, scooter or similar that is available for hire (for fee or otherwise) in the Council's area by members of the public in connection with a share transport device scheme, including through the use of a special purpose smartphone application; and

9.34.3.2 ***share transport device*** scheme means a scheme operated in the Council's area which involves share bikes, scooters (dockless or otherwise) being made available for hire by any person for a fee or otherwise.

9.35 **Trading**

9.35.1 Sell, buy, offer or display anything for sale or hire or lease any goods, merchandise, commodity, article or thing.

9.35.2 Carry on any business or promote or advertise the same.

9.35.3 Set up a van or other vehicle, stall, stand, table or other structure, tray, carpet or device for the apparent purpose of buying, selling, offering, displaying or exposing for sale or the hiring or leasing of any goods, merchandise, commodity, article, service or thing.

9.36 **Vehicles**

9.36.1 Drive or propel a vehicle on any Local Government land except on land constructed and set aside by the Council for that purpose as indicated by signs on or in the vicinity of the land.

9.36.2 Drive or propel a vehicle on any foreshore.

9.36.3 Promote, organise or take part in a race, test or trial of any kind in which vehicles take part, except on land properly constructed for that purpose as indicated by signage on the land.

9.36.4 Repair, wash, paint, panel beat or carry out any other work to a vehicle, except for running repairs in the case of a breakdown.

9.37 **Weddings, Functions and Special Events**

9.37.1 Hold, conduct or participate in a marriage ceremony, game, picnic or other event or gathering of persons on any Local Government land except where the number of persons attending the event or gathering does not exceed forty (40).

9.37.2 Hold or conduct any filming where the filming is for a commercial purpose.

9.38 **Wheeled Recreational Devices**

Subject to the *Road Traffic Act 1961*, ride or operate a wheeled recreational device on Local Government land to which the Council has resolved this subclause applies.

10. Prohibited activities

A person must not do any of the following activities on Local Government land:

10.1 **Annoyances**

10.1.1 Annoy, or unreasonably interfere with any other person's use of Local Government land by making a noise or by creating a disturbance that has not been authorised by the Council.

10.1.2 Spit, urinate or defecate other than in toilet provided thereon.

10.2 **Equipment**

10.2.1 Use any item of equipment, facilities or property belonging to the Council:

10.2.1.1 other than in the manner and for the purpose for which it was designed, constructed or intended to be used;

10.2.1.2 where any nearby sign states the conditions of use, except in accordance with such conditions; or

10.2.1.3 in such a manner as is likely to damage or destroy it.

10.3 **Fishing**

Fish in any waters to which the Council has resolved this subclause applies.

10.4 **Glass**

Wilfully break any glass, china or other brittle material.

10.5 **Helium Balloons**

Release an unsecured balloon containing helium unless the balloon is:

10.5.1 released unintentionally and without due care; or

10.5.2 released inside a building or structure and does not make its way into the open air;

10.5.3 released for scientific, including meteorological, purposes; or

10.5.4 a balloon aircraft that is recovered after landing; or

10.5.5 released with permission of the Council.

10.6 **Interference with Permitted Use**

Interrupt or unreasonably interfere with any other person's use of Local Government land where the person is using the land in a manner permitted by the Council or in accordance with any permission that has been granted by the Council.

10.7 **Nuisance**

Behave in such an unreasonable manner as to cause discomfort, inconvenience, annoyance or offence to any other person including by using profane, indecent or obscene language.

10.8 **Obstruction**

Obstruct:

10.8.1 any door, entrance, stairway or aisle in any building; or

10.8.2 any gate or entrance to or on Local Government land.

10.9 **Playing Games**

Play or practise a game or sport or participate in any form of recreation or amusement:

10.9.1 which is likely, in the reasonable opinion of an authorised person, to:

10.9.1.1 cause damage to the land or anything on it; or

10.9.1.2 to endanger the safety of any person; or

10.9.2 in any area where a sign indicates that the game, sport or amusement is prohibited.

10.10 **Smoking**

Subject to the *Tobacco and E-Cigarette Products Act 1997*, smoke, hold or otherwise have control over an ignited tobacco product on any land to which the Council has resolved this subclause applies.

10.11 **Sand Dunes, Pebble Dunes, Coastal Slopes and Cliffs**

10.11.1 Carry out any activity that may damage or threaten the integrity of sand dunes, pebble dunes, coastal slopes or cliffs.

10.11.2 Introduce non-indigenous flora or fauna or dump any material in a sand dune or pebble dune.

10.11.3 Destroy, remove or cause interference to any vegetation, whether living or dead, on or within a sand dune, coastal slope or coastal cliff.

10.12 **Solicitation**

Subject to subclause 9.30, tout or solicit customers for the parking of vehicles or for any other purpose whatsoever.

10.13 **Throwing Objects**

Throw, roll, project or discharge a stone, substance or other missile, excluding sport and recreational equipment designed to be used in that way.

10.14 **Toilets**

In any public convenience on Local Government land (including showers, changerooms, toilets and hand washing facilities):

10.14.1 urinate other than in a urinal or pan or defecate other than in a pan set apart for that purpose;

10.14.2 deposit anything in a pan, urinal or drain which is likely to cause a blockage or damage to the facility, or any drain, pipe or property associated with the facility;

10.14.3 use the facilities for a purpose for which it was not designed or constructed; or

10.14.4 enter any gender specific public convenience except:

10.14.4.1 if the person is of the gender indicated on a sign or writing located on the public convenience;

10.14.4.2 where the person is:

(a) a vulnerable person; or

(b) a caregiver, parent or guardian and is providing assistance to a vulnerable person in that person's care; or

10.14.4.3 for the purpose of providing assistance to a person with a disability; or

10.14.4.4 where the person identifies as gender diverse; or

10.14.4.5 in the case of a genuine emergency.

10.15 **Waste**

10.15.1 Deposit or leave thereon anything obnoxious or offensive.

10.15.2 Deposit any rubbish other than in receptacles provided by the Council for that purpose.

10.15.3 Deposit in any rubbish bin:

10.15.3.1 any trash or rubbish emanating from a domestic, trade or commercial source; or

10.15.3.2 any rubbish contrary to any information on signs on the bin or in its vicinity.

PART 4 – ENFORCEMENT

11. Directions

11.1 A person on Local Government land must comply with a reasonable direction from an authorised person relating to:

11.1.1 that person's use of the land;

11.1.2 that person's conduct and behaviour on the land;

11.1.3 that person's safety on the land; or

11.1.4 the safety and enjoyment of other persons on the land.

11.2 A person who, in the reasonable opinion of an authorised person, is likely to commit or has committed, a breach of this By-law must immediately comply with an order of an authorised person made pursuant to section 262 of the Act, which may include an order to leave that part of Local Government land.

12. Orders

If a person fails to comply with an order of an authorised person made pursuant to section 262 of the Act in respect of a breach of this By-law, the Council may seek to recover its costs of any action taken under section 262(3) of the Act from the person to whom the order was directed.

Note-

Section 262(1) of the Act states:

*If a person (the **offender**) engages in conduct that is a contravention of this Act or a By-law under this Act, an authorised person may order the offender-*

a) if the conduct is still continuing - to stop the conduct; and

b) whether or not the conduct is still continuing- to take specified action to remedy the contravention.

Subsections (2) and (3) of section 262 also provide that it is an offence to fail to comply with an order and that if a person does not comply, the authorised person may take action reasonably required to have the order carried out. For example, an authorised person may order a person to:

- cease smoking on Local Government land;
- remove an object or structure encroaching on Local Government land;
- dismantle and remove a structure erected on Local Government land without permission.

13. Removal of Animals and Objects

An authorised person may remove an animal or object that is on Local Government land in breach of a By-law if the authorised officer reasonably believes that no person is in charge of the animal or object.

PART 5 – MISCELLANEOUS

14. Exemptions

14.1 The restrictions in this By-law do not apply to any Police Officer, emergency worker, Council officer or Council employee acting in the course and within the scope of that person's normal duties, or to a contractor while performing work for the Council and while acting under the supervision or in accordance with a direction of a Council officer.

14.2 The restrictions in subclauses 9.13 and 9.15 of this By-law do not apply to electoral matter authorised by a candidate and which is:

14.2.1 related to a Commonwealth or State election and occurs during the period commencing on the issue of the writ or writs for the election and ending at the close of polls on polling day;

14.2.2 related to an election under the Act or the *Local Government (Elections) Act 1999* and occurs during the period commencing four weeks immediately before the date that has been set (either by or under either Act) for polling day and ending at the close of voting on polling day; or

14.2.3 related to, and occurs during the course of and for the purpose of a referendum.

14.3 The Council may otherwise, by notice in writing, on application or on its own initiative, exempt a person (or a class of persons) from the operation of a specified provision of this By-law.

14.4 An exemption:

14.4.1 may be granted or refused at the discretion of the Council;

14.4.2 may operate indefinitely or for a period specified in the instrument of exemption; and

14.4.3 is subject to any conditions specified in the instrument of exemption.

14.5 The Council may, by notice in writing, vary, revoke or add a condition of an exemption.

14.6 The Council may, in its discretion, revoke an exemption for a contravention of a condition of the exemption, or for any other reason it thinks fit.

This By-law was duly made and passed at a meeting of the City of Holdfast Bay held on the **23 June 2026** by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

……………………………………
PAMELA JACKSON
Chief Executive Officer

SECTION 249 LOCAL GOVERNMENT ACT 1999

CERTIFICATE OF VALIDITY

I, CIMON ANGELA BURKE care of Level 6, 19 Gilles Street, Adelaide in the State of South Australia, being a legal practitioner within the meaning of the *Legal Practitioners Act 1981*, declare that I have examined the following By-law:

CITY OF HOLDFAST BAY

By-law No 4 – Roads By-law 2026

A By-law for the management, control and regulation of activities on roads and other land in the Council's area.

and do certify that in my opinion:

CITY OF HOLDFAST BAY

has the power to make the By-law by virtue of the following statutory provisions:

Local Government Act 1999: sections 239, 246(1), 246(2), 246(3)(a), 246(3)(c), 246(3)(e), 246(3)(f) and 246(3)(h)(iii); and
Local Government (General) Regulations 2013: regulation 28.

and the By-law is not in conflict with the *Local Government Act 1999*.

DATED the 11 day of Jul 2026

....

Cimon Burke, Legal Practitioner

CITY OF HOLDFAST BAY

ROADS BY-LAW 2026

By-law No. 4 of 2026

A By-law for the management, control and regulation of activities on roads and other land in the Council's area.

Contents

PART 1– PRELIMINARY

1. Title

This By-law may be cited as the *Roads By-law 2026* and is By-law No. 4 of the City of Holdfast Bay.

2. Authorising law

This By-law is made under sections 239 and 246 of the *Local Government Act 1999* and regulation 28 of the *Local Government (General) Regulations 2013*.

3. Purpose

The objectives of this By-law are to manage, control and regulate certain uses of roads in the Council area:

3.1 to protect the convenience, comfort and safety of road users and members of the public;

3.2 to prevent damage to buildings and structures on roads;

3.3 to prevent certain nuisances occurring on roads; and

3.4 for the good rule and government of the Council area.

4. Commencement, revocation and expiry

4.1 The following By-laws previously made by the Council are revoked from the day on which this By-law comes into operation[1]:

By-Law No. 4 - Roads 2019.[2]

4.2 This By-law will expire on 1 January 2034.[2]

Note-

1. Generally, a By-law comes into operation 4 months after the day on which it is gazetted: section 249(5) of the Act.
2. Section 253 of the Act provides that the revocation of a By-law by another By-law that contains substantially the same provisions, does not affect certain resolutions such as those applying a By-law to a part or parts of the Council area.
3. Pursuant to section 251 of the Act, a By-law will expire on 1 January following the seventh anniversary of the gazettal of the By-law.

5. Application

5.1 This By-law operates subject to the Council's *Permits and Penalties By-law 2026.*

5.2 Subject to subclause 5.3, this By-law applies throughout the Council's area.

5.3 Subclause 7.3 of this By-law only applies to such part or parts of the Council area as the Council may by resolution determine in accordance with section 246(3)(e) of the Act;

6. Interpretation

In this By-law, unless the contrary intention appears:

6.1 ***Act*** means the *Local Government Act 1999*;

6.2 ***animal*** includes birds, insects and poultry but does not include a dog;

6.3 ***authorised person*** is a person appointed by the Council as an authorised person under section 260 of the Act;

6.4 ***Council*** means the City of Holdfast Bay;

6.5 ***effective control*** means a person exercising effective control of an animal either:

6.5.1 by means of a physical restraint; or

6.5.2 by command, the animal being in close proximity to the person and the person being able to see the animal at all times;

6.6 ***electoral matter*** has the same meaning as in the *Electoral Act 1995* provided that such electoral matter is not capable of causing physical damage or injury to a person within its immediate vicinity;

6.7 ***emergency worker*** has the same meaning as in the *Road Traffic (Road Rules - Ancillary and Miscellaneous Provisions) Regulations 2014*;

6.8 ***Hard Waste*** means any domestic items such as (but not limited to) fridges, and mattresses but excludes any waste or other items as may be specified by the Council on its website;

6.9 ***moveable sign*** has the same meaning as in the Act*;*

6.10 ***road*** has the same meaning as in the Act being, a public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes:

6.10.1 a bridge, viaduct or subway; or

6.10.2 an alley, laneway or walkway; and

6.11 ***vehicle*** has the same meaning as in the *Road Traffic Act 1961* and includes:

6.11.1 a motor vehicle trailer and a tram;

6.11.2 a bicycle;

6.11.3 an animal-drawn vehicle, and an animal that is being ridden or drawing a vehicle;

6.11.4 a combination; and

6.11.5 a motorised wheelchair that can travel at over 10 kilometres per hour (on level ground), but does not include another kind of wheelchair, a train, or a wheeled recreational device or wheeled toy.

Note-

Section 12 of the *Legislation Interpretation Act 2021* provides that an expression used in this By-law has, unless the contrary intention appears, the same meaning as in the Acts under which the By-law was made.

PART 2 – USE OF ROADS

7. Activities Requiring Permission

A person must not engage in or undertake any of the following activities on a road (or where otherwise indicated, on other land) without the permission of the Council.

7.1 **Advertising**

Display or cause to be displayed on a road or on a structure on a road, any poster, advertising or sign for the purpose of advertising goods or services or for any other purpose, other than:

7.1.1 a moveable sign that is displayed in accordance with the Council's Moveable Signs By-law 2025; and

7.1.2 any electoral matter that is displayed in accordance with the Act or the *Electoral Act 1995.*

Note-

Moveable signs on roads are regulated by sections 226 and 227 of the Act and the Council's *Moveable Signs By-law 2025*.

Section 226(2a) of the Act prohibits the display of certain electoral advertising posters displayed in connection with a Local Government election.

Section 226A(1)) of the Act prohibits the display of a designated electoral advertising poster on roads and road-related areas (including any structure, fixture or vegetation thereon).

7.2 **Amplification**

Use an amplifier or other device whether mechanical or electrical for the purpose of amplifying or magnifying sound, including for broadcasting announcements or advertisements.

7.3 **Animals**

Allow any animal to stray onto, graze, wander or be left unattended on any road to which the Council has, by resolution, determined this subclause applies.

7.4 **Obstructions**

Erect, install, place or maintain or cause to be erected, installed, placed or maintained any structure, object or material of any kind so as to obstruct a road, footway, water-channel, or watercourse in a road.

7.5 **Preaching and Canvassing**

7.5.1 Preach, harangue, or canvass for religious or charitable purposes.

7.5.2 Convey any religious or other message to any bystander, passerby or other person.

7.6 **Public Exhibitions and Displays**

7.6.1 Sing, busk, play a recording or use a music instrument, or perform similar activities.

7.6.2 Conduct, cause or hold a concert, festival, show, display, public gathering, circus, performance or a similar activity.

7.6.3 Erect a stage or structure for the purpose of conducting or holding a concert, festival, show, circus, performance or a similar activity.

7.7 **Soliciting**

Ask for or receive or do anything to indicate a desire for a donation of money or any other thing.

7.8 **Shared Transport Devices**

7.8.1 Subject to the *Road Traffic Act 1961*:

7.8.1.1 operate a share transport device scheme; or

7.8.1.2 leave a share transport device on a road other than in accordance with any conditions determined by the Council (including as may be set out in a policy from time to time) that are published on the Council's website.

7.8.2 For the purposes of this subclause 7.8:

7.8.2.1 ***share transport device*** means a bike, scooter or other mobility device that is available for hire (for fee or otherwise) in the Council's area by members of the public in connection with a share transport device scheme, including through the use of a special purpose smartphone application; and

7.8.2.2 ***share transport device scheme*** means a scheme operated in the Council's area which involves share bikes, scooters (dockless or otherwise) or other mobility devices being made available for hire by any person for a fee or otherwise.

7.9 **Repairs to Vehicles**

Repair, wash, paint, panel beat or perform other work of any nature on or to any vehicle, except for running repairs in the case of a vehicle breakdown.

7.10 **Rubbish Bins**

Deposit in any Council bin on a road any rubbish:

7.10.1 emanating from a domestic, commercial or trade source; or

7.10.2 that is not rubbish of the type permitted to be placed in the bin, as indicated on signs on the bin or in the vicinity of the bin.

7.11 **Rubbish Collection Services**

7.11.1 Ensure waste containers containing domestic waste for kerbside collection by the Council or its contractors are placed on the road for collection:

7.11.1.1 on the day appointed by the Council for the collection of waste from those premises or after 6pm the night before (and not before this time); and

7.11.1.2 only in a position that is:

(a) adjacent to the kerb (not on the carriageway) so that the front of the bin faces the road and the wheels face the adjoining premises; and

(b) not under any overhanging branches of any trees; and

(c) at least 1metre from objects on the road including cars, posts; and

(d) as may otherwise be required by the Council (including in any location specified by the Council) and stated on the Council's website or as otherwise notified to the person (or an occupier of the person's place of residence) by the Council in writing;

7.11.2 Fail, without a reasonable excuse (as determined by an authorised person acting reasonably) to remove all waste containers (that are associated with the person's residential premises) from the road by 5pm the day immediately following the day that the collection of waste from those waste containers has occurred.

7.11.3 Place Hard Waste on a road for collection by the Council or its contractors other that in accordance with the requirements of the Council as specified on the Council's website or as may otherwise be notified to the person (or an occupier of the person's place of residence) by the Council in writing.

PART 3 – ENFORCEMENT

8. Directions

A person on a road who, in the reasonable opinion of an authorised person is committing or has committed a breach of this By-law, must immediately comply with an order of the authorised person made pursuant to section 262 of the Act, which may include an order to leave that part of the road.

9. Orders

If a person does not comply with an order of an authorised person made pursuant to section 262 of the Act in respect of a breach of this By-law, the Council may seek to recover its costs of any action taken under section 262(3) of the Act from the person to whom the order was directed.

Note-

Section 262(1) of the Act states:

*If a person (the **offender**) engages in conduct that is a contravention of this Act or a By-law under this Act, an authorised person may order the offender-*

a) if the conduct is still continuing – to stop the conduct; and
b) whether or not the conduct is still continuing – to take specified action to remedy the contravention

Subsections (2) and (3) of section 262 also provide that it is an offence to fail to comply with an order and that if a person does not comply, the authorised person may take action reasonably required to have the order carried out.

For example, an authorised person may order a person to:

- cease busking on a road;
- remove an object or structure blocking a footpath; or
- remove advertising displayed on a structure on a road.

10. Removal of Animals and Objects

10.1 The Council (or its delegate) may, pursuant to section 234 of the Act, remove an animal or object that is on a road in breach of a By-law if the Council (or its delegate) reasonably believes that no person is in charge of the animal or object.

10.2 The Council may seek to recover from the owner of an object removed under subclause 10.1 the costs it incurs in removing that object.

PART 4 – MISCELLANEOUS

11. Exemptions

11.1 The restrictions in this By-law do not apply to any emergency worker, Police Officer, Council Officer or employee acting in the course and within the scope of that person's normal duties, or to a contractor while performing work for the Council and while acting under the supervision or in accordance with a direction of a Council Officer.

11.2 The Council may otherwise, by notice in writing, on application or on its own initiative, exempt a person (or a class of persons) from the operation of a specified provision of this By-law.

11.3 An exemption:

11.3.1 may be granted or refused at the discretion of the Council;

11.3.2 may operate indefinitely or for a period specified in the instrument of exemption; and

11.3.3 is subject to any conditions specified in the instrument of exemption.

11.4 The Council may, by notice in writing, vary, revoke or add a condition of an exemption.

11.5 The Council may, in its discretion, revoke an exemption for a contravention of a condition of the exemption, or for any other reason it thinks fit.

This By-law was duly made and passed at a meeting of the City of Holdfast Bay held on **23 June 2026** by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

…………………………………….
PAMELA JACKSON
Chief Executive Officer

SECTION 249 LOCAL GOVERNMENT ACT 1999

CERTIFICATE OF VALIDITY

I, CIMON ANGELA BURKE of Level 6, 19 Gilles Street, Adelaide in the State of South Australia, being a legal practitioner within the meaning of the *Legal Practitioners Act 1981*, declare that I have examined the following By-law:

CITY OF HOLDFAST BAY

By-law No 5 – Dogs By-law 2026

This By-law is to limit the number of dogs kept on premises and for the management and control of dogs in the Council's area.

and do certify that in my opinion:

CITY OF HOLDFAST BAY

has the power to make the By-law by virtue of the following statutory provisions:

Local Government Act 1999: sections 238, 246(1), 246(2), 246(3)(a), 246(3)(c), 246(3)(e) and 246(3)(f);
Dog and Cat Management Act 1995: section 90; and
Harbors and Navigation Act 1993: section 18A;

and the By-law is not in conflict with the *Local Government Act 1999*.

DATED the 11 day of June 2026

....

Cimon Burke, Legal Practitioner

CITY OF HOLDFAST BAY

DOGS BY-LAW 2026

By-law No. 5 of 2026

A By-law to limit the number of dogs kept on premises and for the management and control of dogs in the Council's area.

Contents

PART 1 – PRELIMINARY

1. Title

This By-law may be cited as the *Dogs By-law 2026* and is By-law No. 5 of the City of Holdfast Bay.

2. Authorising law

This By-law is made under section 90(5) of the *Dog and Cat Management Act 1995,* sections 238 and 246 of the Act, and section 18A of the *Harbors and Navigation Act 1993*.

3. Purpose

The objectives of this By-law are to control and manage dogs in the Council area:

3.1 to reduce the incidence of environmental nuisance caused by dogs;

3.2 to promote responsible dog ownership;

3.3 to protect the convenience, comfort and safety of members of the public; and

3.4 for the good rule and government of the Council's area.

4. Commencement, revocation and expiry

4.1 The following By-laws previously made by the Council are revoked from the day on which this By-law comes into operation[1]:

By-law No. 5 – Dogs 2019.[2]

4.2 This By-law will expire on 1 January 2034.[3]

Note-

1. Generally a By-law comes into operation 4 months after the day on which it is gazetted: section 249(5) of the Act.
2. Section 253 of the Act provides that the revocation of a By-law by another By-law that contains substantially the same provisions, does not affect certain resolutions such as those applying a By-law to a part or parts of the Council area.
3. Pursuant to section 251 of the Act, a By-law will expire on 1 January following the seventh anniversary of the gazettal of the By-law.

5. Application

5.1 This By-law operates subject to the Council's *Permits and Penalties By-law 2026.*

5.2 Subject to subclause 5.3, this By-law applies throughout the Council's area.

5.3 Clauses 9.3 and 10.2 of this By-law only apply in such part or parts of the Council area as the Council may, by resolution direct in accordance with section 246(3)(e) of the Act.

6. Interpretation

In this By-law, unless the contrary intention appears:

6.1 ***Act*** means the *Local Government Act 1999*;

6.2 ***approved kennel establishment*** means a building, structure, premises or area approved under the *Planning, Development and Infrastructure Act 2016* for the keeping of dogs on a temporary or permanent basis;

6.3 ***assistance dog*** means a dog accredited as an assistance dog under the *Dog and Cat Management Act 1995*, or recognised as an assistance dog under section 9(c) of the *Disability Discrimination Act 1992*;

6.4 ***Council*** means the City of Holdfast Bay;

6.5 ***Council Worker Site*** means any land within 200 metres of a sign placed by the Council on any Local Government land or public place that includes the words 'Council Worker Site';

6.6 ***dog*** (except for in subclause 7.1) has the same meaning as in the *Dog and Cat Management Act 1995*;

6.7 ***effective control*** means a person exercising effective control of a dog either:

6.7.1 by means of a physical restraint (as defined under the *Dog and Cat Management Act 1995*); or

6.7.2 by command, the dog being in close proximity to the person and the person being able to see the dog at all times;

6.8 ***Hooded and Red Capped Plover breeding site*** means any land within 200 metres of a sign placed by or with the permission of the Council on any Local Government land or public place that indicates a Hooded or Red Capped Plover breeding nest, eggs or chick(s) are or may be present on the land or in the vicinity (which may be the case by way of the sign that includes the words 'Hooded Plover Site' or 'Red Capped Plover Site';

6.9 ***keep*** includes the provision of food or shelter;

6.10 ***park*** has the same meaning as in the *Dog and Cat Management Act 1995*;

6.11 ***premises*** includes land, whether used or occupied for domestic or non-domestic purposes;

6.12 ***recreation area*** means the following areas provided they are in a public place:

6.12.1 tennis courts; and

6.12.2 sport ovals at times when organised sport games or practice sessions are taking place

6.13 ***small dwelling*** means a self-contained dwelling commonly known as a residential flat building or contained in a separate strata unit or community title;

6.14 For the purposes of clause 9 of the By-law, a dog is under ***effective control by means of a leash*** if the dog is secured to a leash, chain or cord that does not exceed 2 metres in length and:

6.14.1 the leash, chain or cord is either tethered securely to a fixed object; or

6.14.2 held by a person capable of controlling the dog and preventing it from being a nuisance or a danger to other persons.

Note-

Section 12 of the *Legislation Interpretation Act 2021* provides that an expression used in this By-law has, unless the contrary intention appears, the same meaning as in the Acts under which the By-laws was made.

PART 2 – LIMITS ON DOG NUMBERS

7. Limits on dog numbers in private premises

7.1 Subject to subclauses 7.3 and 7.5, a person must not, without the Council's permission, keep, or cause, suffer or permit to be kept:

7.1.1 more than one dog in a small dwelling; or

7.1.2 more than two dogs on any premises other than a small dwelling.

7.2 For the purposes of subclause 7.1, ***dog*** means a dog that is three (3) months of age or older or, a dog that has lost its juvenile teeth.

7.3 Subclause 7.1 does not apply to:

7.3.1 approved kennel establishments operating in accordance with all required approvals and consents; or

7.3.2 any other business involving the keeping of dogs provided that the business is operating in accordance with all required approvals and consents.

7.4 The Council may require that premises that are the subject of an application for permission to keep additional dogs are inspected by an authorised person for the purpose of assessing the suitability of the premises for housing dogs.

7.5 No dog is to be kept on any premises where, in the reasonable opinion of an authorised person, there is no secure or appropriate area where a dog may be effectively confined.

PART 3 – DOG CONTROLS

8. Dog exercise areas

Subject to clauses 9 and 10 of this By-law, a person may enter a park in the Council area for the purpose of exercising a dog under his or her effective control.

Note –

If a person is exercising a dog in a park as permitted under this clause and the dog is not under effective control as that term is defined by the *Dog and Cat Management Act 1995*, this gives rise to a dog wandering at large offence under section 43(1) of the *Dog and Cat Management Act 1995*, for which the owner of, or person responsible for, the dog may be liable.

9. Dog on Leash Areas

A person must not, without the Council's permission, allow a dog under that person's control, charge or authority (except an assistance dog that is required to remain off-lead in order to fulfil its functions) to be or remain on:

9.1 any Hooded or Red Capped Plover breeding site;

9.2 any Council Worker Site; or

9.3 any other Local Government land or public place (including a park) to which the Council has determined this clause applies,

unless the dog is under effective control by means of a leash.

10. Dog Prohibited Areas

A person must not allow a dog under that person's control, charge or authority (except an assistance dog) to enter or remain:

10.1 on or in any recreation area; or

10.2 on any other Local Government land or public place to which the Council has determined this subclause applies.

11. Dog faeces

No person is to allow a dog under that person's control, charge or authority to be in a public place or on Local Government land unless that person has in their possession a bag or other suitable container for the collection and lawful disposal of any faeces that the dog may deposit (for the purpose of complying with their obligation under section 45A(6) of the *Dog and Cat Management Act 1995*).

PART 4 – EXEMPTIONS

12. Council may grant exemptions

12.1 The Council may, by notice in writing, on application or on its own initiative, exempt a person (or a class of persons) from the operation of a specified provision of this By-law.

12.2 An exemption:

12.2.1 may be granted or refused at the discretion of the Council;

12.2.2 may operate indefinitely or for a period specified in the instrument of exemption; and

12.2.3 is subject to any conditions specified in the instrument of exemption.

12.3 The Council may, by notice in writing, vary, revoke or add a condition of an exemption.

12.4 The Council may, in its discretion, revoke an exemption for a contravention of a condition of the exemption, or for any other reason it thinks fit.

PART 5 – ENFORCEMENT

13. Orders

13.1 If a person engages in conduct that is in contravention of this By-law, an authorised person may, pursuant to section 262 of the Act, order that person:

13.1.1 if the conduct is still continuing – to stop the conduct; and

13.1.2 whether or not the conduct is still continuing – to take specified action to remedy the contravention.

13.2 A person must comply with an order made by an authorised person pursuant to section 262 of the Act.

13.3 If a person does not comply with an order of an authorised person made pursuant to section 262 of the Act, the authorised person may take action reasonably required to have the order carried out, and the Council may seek to recover its costs of any action so taken from the person to whom the order was directed.

Note-

For example, an authorised person may order a person to:

- cease keeping more than the permitted number of dogs on that person's premises; or
- remove a dog from a dog prohibited area.

This By-law was duly made and passed at a meeting of the City of Holdfast Bay held on **23 June 2026** by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

…………………………………………..
PAMELA JACKSON
Chief Executive Officer

SECTION 249 LOCAL GOVERNMENT ACT 1999

CERTIFICATE OF VALIDITY

I, CIMON ANGELA BURKE care of Level 6, 19 Gilles Street, Adelaide in the State of South Australia, being a legal practitioner within the meaning of the *Legal Practitioners Act 1981*, declare that I have examined the following By-law:

> **CITY OF HOLDFAST BAY**
>
> **By-law No 6 – Cats By-Law 2026**
>
> *A By-law to limit the number of cats kept on premises and for the management and control of cats in the Council's area.*

and do certify that in my opinion:

> CITY OF HOLDFAST BAY

has the power to make the By-law by virtue of the following statutory provisions:

> *Local Government Act 1999*: sections 238, 246(1), 246(2), 246(3)(a), 246(3)(c), and 246(3)(f); and
> *Dog and Cat Management Act 1995*: section 90;

and the By-law is not in conflict with the *Local Government Act 1999*.

DATED the 11 day of June 2026

....

Cimon Burke, Legal Practitioner

CITY OF HOLDFAST BAY

CATS BY-LAW 2026

By-law No. 6 of 2026

A By-law to limit the number of cats kept on premises and for the management and control of cats in the Council's area.

CONTENTS

PART 1 – PRELIMINARY

1. Title

This By-law may be cited as the *Cats By-law 2026* and is By-law No. 6 of the City of Holdfast Bay.

2. Authorising law

This By-law is made under section 90 of the *Dog and Cat Management Act 1995* and section 246 of the Act.

3. Purpose

The objectives of this By-law are to control and manage cats in the Council area:

3.1 to promote responsible cat ownership;

3.2 to reduce the incidence of public and environmental nuisance caused by cats;

3.3 to protect the comfort and safety of members of the public; and

3.4 for the good rule and government of the Council area.

4. Commencement, revocation and expiry

4.1 The following By-laws previously made by the Council are revoked from the day on which this By-law comes into operation[1]:

By-law No 6 – Cats 2019.[2]

4.2 This By-law will expire on 1 January 2034.[3]

Note-

1. Generally a By-law comes into operation 4 months after the day on which it is gazetted: section 249(5) of the Act.
2. Section 253 of the Act provides that the revocation of a By-law by another By-law that contains substantially the same provisions, does not affect certain resolutions such as those applying a By-law to a part or parts of the Council area.
3. Pursuant to section 251 of the Act, a By-law will expire on 1 January following the seventh anniversary of the gazettal of the By-law.

5. Application

5.1 This By-law operates subject to the Council's *Permits and Penalties By-law 2026*.

5.2 This By-law applies throughout the Council's area.

6. Interpretation

In this By-law, unless the contrary intention appears;

6.1 ***Act*** means the *Local Government Act 1999*;

6.2 except for the purposes of clause 8, ***cat*** means an animal of the species *felis catus* which is three months of age, or has lost its juvenile canine teeth;

6.3 ***Council*** means the City of Holdfast Bay;

6.4 ***keep*** includes the provision of food or shelter;

6.5 for the purposes of clause 8, a cat (or cats) causes a ***nuisance*** if it:

6.5.1 unreasonably interferes with the peace, comfort or convenience of a person, including but not limited to a cat(s) displaying aggressive nature or creating unpleasant noise or odour; or

6.5.2 damages or otherwise has an adverse impact upon native flora or fauna; or

6.5.3 acts in a manner that is injurious to a person's real or personal property; or

6.5.4 wanders onto land without the consent of the owner or occupier of the land; or

6.5.5 defecates or urinates on land without the consent of the owner or occupier of the land;

6.6 ***owner*** of a cat has the same meaning as in section 5 of *the Dog and Cat Management Act 1995*;

6.7 ***premises*** includes any land, (whether used or occupied for domestic or non-domestic purposes), and any part thereof; and

6.8 ***the person responsible for the control of a cat*** has the same meaning as in section 6 of the *Dog and Cat Management Act 1995*;

Note-

Section 12 of the Legislation Interpretation Act 2021 provides that an expression used in this By-law has, unless the contrary intention appears, the same meaning as in the Acts under which the By-law is made.

PART 2 – LIMITS ON CAT NUMBERS

7. Limits on cat numbers

7.1 Subject to this clause 7, a person must not, without the Council's permission, keep or cause, suffer or permit to be kept more than two (2) cats on any premises.

7.2 Subclause 7.1 does not apply to premises comprising a business involving the keeping of cats that is approved to operate as such under the *Planning, Development and Infrastructure Act 2016* and provided the business is operating in accordance with all required approvals and consents.

7.3 The Council may require that premises that are the subject of an application for permission to keep additional cats are inspected by an authorised person for the purpose of assessing the suitability of the premises for housing cats.

7.4 Permission under subclause 7.3 may be given if the Council is satisfied that:

7.4.1 no insanitary condition exists or is likely to arise on the premises as a result of the keeping of cats; and

7.4.2 a nuisance is not or is not likely to be caused to any neighbour as a result of the keeping of cats on the premises.

PART 3 – CAT CONTROLS

8. Cats not to be a nuisance

8.1 An owner or occupier of premises is guilty of an offence if a cat (or cats) kept or allowed to remain on the premises causes a nuisance.

8.2 Without limiting liability under subclause 8.1, the owner of or person responsible for the control of a cat is guilty of an offence under this By-law if the cat causes a nuisance.

8.3 For the purpose of this clause 8, ***cat*** means an animal of the species *felis catus* (of any age).

9. Registration of cats

9.1 The Council may resolve to adopt a registration scheme for cats.

9.2 Where the Council has resolved to adopt a registration scheme for cats, a person must not keep a cat in the Council's area for more than 14 days unless the cat is registered in accordance with this By-law.

9.3 An application for registration of a cat must:

9.3.1 be made to the Council in the manner and form prescribed by Council (if any); and

9.3.2 be accompanied by the fee (if any) prescribed by the Council; and

9.3.3 nominate a person of or over sixteen (16) years of age who consents to the cat being registered in his or her name; and

9.3.4 identify with reference to an address the premises at which the cat is kept; and

9.3.5 otherwise comply with any other requirements determined by the Council.

9.4 Registration under this By-law remains in force until 30 June next following the grant of registration and may be renewed from time to time for further periods of up to twelve (12) months.

9.5 Subclause 9.2 does not apply to premises comprising a business involving the keeping of cats provided that the business is operating in accordance with all required approvals and consents.

Note–

An approved cattery is an example of a business involving the keeping of cats.

9.6 The Council may, by resolution, revoke a resolution to adopt a registration scheme under subclause 9.1 should it see fit to do so.

PART 4 – EXEMPTIONS

10. Council may grant exemptions

10.1 The Council may, by notice in writing, on application or on its own initiative, exempt a person (or a class of persons) from the operation of a specified provision of this By-law.

10.2 An exemption:

10.2.1 may be granted or refused at the discretion of the Council;

10.2.2 may operate indefinitely or for a period specified in the instrument of exemption; and

10.2.3 is subject to any conditions specified in the instrument of exemption.

10.3 The Council may, by notice in writing, vary, revoke or add a condition of an exemption.

10.4 The Council may, in its discretion, revoke an exemption for a contravention of a condition of the exemption, or for any other reason it thinks fit.

PART 5 – ENFORCEMENT

11. Orders

11.1 If a person engages in conduct that is in contravention of this By-law, an authorised person may, pursuant to section 262 of the Act, order that person:

11.1.1 if the conduct is still continuing – to stop the conduct; and

11.1.2 whether or not the conduct is still continuing – to take specified action to remedy the contravention.

11.2 A person must comply with an order made by an authorised person pursuant to section 262 of the Act.

11.3 If a person does not comply with an order of an authorised person made pursuant to section 262 of the Act, the authorised person may take action reasonably required to have the order carried out, and the Council may seek to recover its costs of any action so taken from the person to whom the order was directed.

Note-

For example, an authorised person may order a person to cease keeping more than the permitted number of cats on that person's premises.

This By-law was duly made and passed at a meeting of the City of Holdfast Bay held on **23 June 2026** by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

………………………………………………………

PAMELA JACKSON
Chief Executive Officer

SECTION 249 LOCAL GOVERNMENT ACT 1999

CERTIFICATE OF VALIDITY

I, CIMON ANGELA BURKE care of Level 6, 19 Gilles Street, Adelaide in the State of South Australia, being a legal practitioner within the meaning of the *Legal Practitioners Act 1981*, declare that I have examined the following By-law:

CITY OF HOLDFAST BAY

By-law No 7 – Animal Management By-Law 2026

A By-law to manage and regulate the keeping of certain animals on residential premises, including for the prevention of nuisances;

and do certify that in my opinion:

CITY OF HOLDFAST BAY

has the power to make the By-law by virtue of the following statutory provisions:

Local Government Act 1999: sections 246(1), 246(2), 246(3)(a) and 246(3)(c);

and the By-law is not in conflict with the *Local Government Act 1999*.

DATED the 11 day of June 2026

....

Cimon Burke, Legal Practitioner

CITY OF HOLDFAST BAY

ANIMAL MANAGEMENT BY-LAW 2026

By-law No. 7 of 2026

A By-law to manage and regulate the keeping of certain animals on residential premises, including for the prevention of nuisances.

CONTENTS

PART 1 – PRELIMINARY

1. Title

This By-law may be cited as the *Animal Management By-law 2026* and is By-law No. 7 of the City of Holdfast Bay.

2. Authorising law

This By-law is made under section 246 of the Act.

3. Objectives

The objectives of this By-law are to manage the keeping of certain animals in the Council's area:

3.1 to promote responsible animal management;

3.2 to reduce the incidence of public and environmental nuisance caused by the keeping of those animals;

3.3 to protect the comfort and safety of members of the public; and

3.4 for the good rule and government of the Council area.

4. Commencement and expiry

4.1 This By-law will come into operation four months after the day on which it is published in the Gazette in accordance with section 249(5) of the Act.[1]

4.2 This By-law will expire on 1 January 2034.[2]

Note-

1. Generally, a By-law comes into operation 4 months after the day on which it is gazetted (section 249(5) of the Act).

2. Pursuant to section 251 of the Act, a By-law will expire on 1 January following the seventh anniversary of the gazettal of the By-law.

5. Application

5.1 This By-law operates subject to the Council's *Permits and Penalties By-law 2026*.

5.2 This By-law applies throughout the Council's area.

6. Definitions

In this By-law:

6.1 ***Act*** means the *Local Government Act 1999*;

6.2 ***Council*** means City of Holdfast Bay;

6.3 ***keep*** in relation to a prescribed animal includes to care, feed, provide shelter for, control or possess that animal, whether on a temporary or permanent basis;

6.4 ***premises*** includes any land, (whether used or occupied for domestic or non-domestic purposes);

6.5 ***prescribed animal*** means a rooster that is two (2) months or older; and

6.6 ***residential premises*** means premises with a residential land use category within the meaning of *Local Government (General) Regulations 2013*.

PART 2 – DOMESTIC ANIMAL MANAGEMENT

7. Permission required to keep prescribed animal

7.1 A person must not, without the permission of the Council, keep or cause, suffer or permit to be kept, a prescribed animal on:

7.1.1 any residential premises; or

7.1.2 premises within 100 metres of the boundary of any adjacent residential premises.

7.2 The Council (or its delegate) may require that the premises, which are the subject of an application for permission to keep a prescribed animal, are inspected by an authorised person for the purpose of assessing the suitability of the premises for keeping a prescribed animal.

7.3 The Council must consider the following matters in determining whether or not to grant permission under subclause 7.1:

7.3.1 whether an insanitary condition exists or has existed on the premises as a result of the keeping of animals;

7.3.2 whether a nuisance (by noise or otherwise) is caused or has been caused to any neighbour as a result of the keeping of the animal on the premises or is likely to be caused;

7.3.3 the nature and size of the premises and whether the animal can be adequately contained thereon; or

7.3.4 any other matters the Council (or its delegate) considers should be taken into account.

PART 3 – EXEMPTIONS

8. Council may grant exemptions

8.1 Council may, by notice in writing, on application or on its own initiative, exempt a person (or a class of persons) from the operation of a specified provision of this By-law.

8.2 An exemption:

8.2.1 may be granted or refused at the discretion of the Council;

8.2.2 may operate indefinitely or for a period specified in the instrument of exemption; and

8.2.3 is subject to any conditions specified in the instrument of exemption.

8.3 The Council may, by notice in writing, vary, revoke or add a condition of an exemption.

8.4 The Council may, in its discretion, revoke an exemption for a contravention of a condition of the exemption, or for any other reason it thinks fit.

PART 4 – ENFORCEMENT

9. Orders

9.1 If a person engages in conduct that is a contravention of this By-law, an authorised person may order that person:

9.1.1 if the conduct is still continuing – to stop the conduct; and

9.1.2 whether or not the conduct is still continuing – to take specified action to remedy the contravention.

9.2 A person must comply with an order under this clause.

9.3 If a person does not comply with an order, the authorised person may take action reasonably required to have the order carried out, and the Council may seek to recover its costs of any action so taken from the person to whom the order was directed.

Note-

For example, an authorised person may order a person to cease keeping a prescribed animal on that person's premises.

This By-law was duly made and passed at a meeting of the City of Holdfast Bay held on **23 June 2026** by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

……………………………..
PAMELA JACKSON
Chief Executive Officer

Attachment 2

CITY OF HOLDFAST BAY

Community Engagement Report

Draft By-Laws

Consultation Period

Thursday 2 April to 5pm Tuesday 12 May 2026.

The period of consultation was extended by 18 days due to high interest (Previously Thursday 2 April to Friday 24 April 2026).

Purpose of Engagement

To seek feedback from the local community on how supportive the community are of changes to the proposed by-laws

Overview

Community engagement for the By-laws project was hosted on our engagement platform: www.yourholdfast.com/by-laws

The community were able to share their feedback by:

- An online survey and priority tool on www.yourholdfast.com/by-laws
- Written feedback (via mail or email)
- Phone

How people responded

- 236 participants responded to the survey online, including 13 hardcopies (the hardcopies have been entered into the reporting manually); and
- 17 emails

Promotion of Engagement

This engagement was promoted in the following ways:

- Public Notice in the Advertiser Newspaper and on Council's website
- Homepage of YourHoldfast
- Council website homepage campaign (2 April – 12 May)
- Holdfast News on 16 April 2026
- Two Facebook post on7 April and 28 April 2026

On Friday 24 April it was decided that the consultation be extended to Tuesday 12 May 2026. Additional promotions were implemented:

Corflutes were added to the following park on 30 April 2026

- Angus Neil Reserve
- Bowker Oval
- Brighton Oval
- Margaret Messenger
- Mawson Oval
- Old Gum Tree
- Paringa Park
- Patridge House
- Seaforth Ave
- Seaforth Park
- Susan Grace Benny
- Sutherland Reserve
- Wattle Reserve
- Wigley Reserve

Examples of Promotion

Draft By-laws

Share your feedback on the review of six existing By-laws and the introduction of a new Animal Management (Roosters) By-law

Public Notices

CITY OF HOLDFAST BAY

Public Notice – Draft By-laws

In accordance with Section 246(3)(e) of the Local Government Act 1999 (SA) the City of Holdfast Bay is undertaking its seven-year review of Council By-laws.

Share your feedback on the review of six existing By-laws and the introduction of a new Animal Management (Roosters) By-law. Proposed changes address issues around jet-skis, dogs in playgrounds and bins left on verges.

Your feedback will be considered by Council before the By-laws are finalised.

View the draft By-laws and share your feedback at:

- www.yourholdfast.com/by-laws
- Call 8229 9999
- Email mail@holdfast.sa.gov.au
- Brighton Civic Centre, 24 Jetty Road, Brighton
- Glenelg Library, 2 Colley Terrace, Glenelg
- Brighton Library, 20 Jetty Road, Brighton

This consultation closes at 5pm Friday 24 April 2026.

Provide your feedback

Six by-laws under review, one new

By-laws shape everyday life in the City of Holdfast Bay, from how we use roads and public spaces to the management of animals, signage and community safety. We are reviewing our By-laws to ensure they remain effective and meet community expectations. Consultation is open on proposed changes that address issues such as jet-skis, unleashed dogs in playgrounds and bins left on verges.

SHARE YOUR VIEWS

City of Holdfast Bay
7 April at 11:00 ·

By-laws shape everyday life in the City of Holdfast Bay – from how we use our roads and public spaces to how we manage animals, signage and community safety. ... **See more**

236
Online

Survey Results

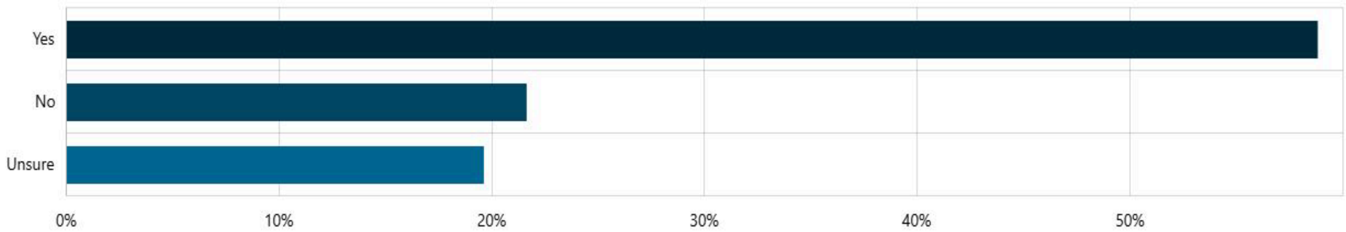
In addition to the online survey, a hard copy survey was also made available, and all responses have been digitised and included with the overall analysis.

The following is a summary of the results of the online survey and hard copy responses, combined was 249 Reponses

1. Jet ski Launching and Landing: By-law 3 - Local Government Land

Do you agree with this proposed change to By-law 3?

200 participants answered



Answer	**Percent**	**Count**
Yes	58.50%	117
No	22%	44
Unsure	19.60%	39
Total	100.00%	200

Comments you may have about this proposed change to By-law 3

48 participants provided comments

- *Swimmer safety*

  A consistent theme across responses was concern for swimmer safety, raised by 7 out of 48 respondents (15%).pdf). These responses frequently referenced jet skis operating in close proximity to swimmers, with comments highlighting perceived risks of collision and unsafe behaviour near shorelines.

  Respondents emphasised that even isolated incidents could result in serious harm, suggesting that preventative controls are justified. Several comments implied that current arrangements may be insufficiently enforced,

  reinforcing a perception that safety risks are ongoing rather than hypothetical.

- *Too close to the shore*

  A related theme was concern that jet skis operate too close to shore (4 respondents, 8%). Participants noted repeated observations of watercraft approaching swimmers and beach users within restricted zones.

  This theme overlaps with safety concerns but is more specific to spatial compliance. Respondents highlighted the need for clearer boundaries or stricter enforcement to prevent encroachment into swimming areas.

- *Noise Impacts*

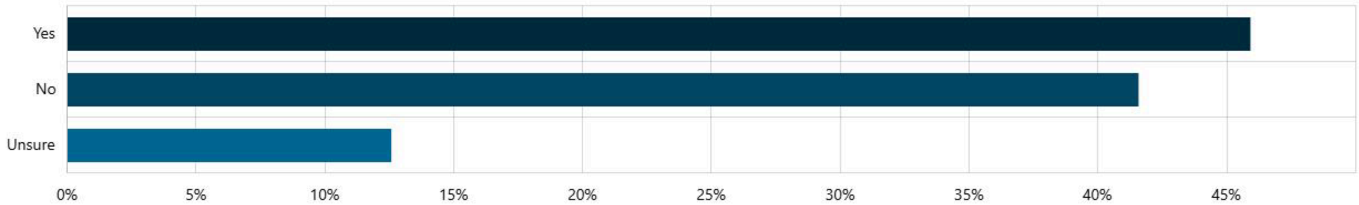
  Another key concern was noise impacts (4 respondents, 8%). Comments described jet skis as disruptive to both residents and recreational users of beaches.

  While fewer in number than safety-related concerns, these responses framed jet skis as affecting amenity rather than safety alone, indicating a broader quality-of-life issue.

2. Waste Management: By-law 4 – Roads

Do you agree with this proposed change to By-law 4?

207 participants answered



Answer	Percent	Count
Yes	45.89%	95
No	41.55%	86
Unsure	12.56%	26
Total	100.00%	207

Comments you may have about this proposed change to By-law 4.

85 participants provided comments

- *Bin timing too restrictive*

  The most common theme was that proposed timeframes were overly restrictive, identified in 23 of 85 responses (27%). Many respondents referenced the 24 hour requirement as impractical for everyday situations.

  Responses frequently cited scenarios such as travel, illness, shift work, or missed collections. The volume and consistency of these examples suggest this concern reflects lived experience across a broad group rather than isolated cases.

- *Avoid unnecessary regulation*

  A substantial proportion of respondents (18 responses, 21%) felt the proposal represented unnecessary regulation. These comments often argued that most residents already manage bins appropriately.

  This theme frames the issue as disproportionate regulation of a minor problem. Respondents highlighted that enforcement resources could be better directed toward more significant community concerns.

- *Need for flexibility*

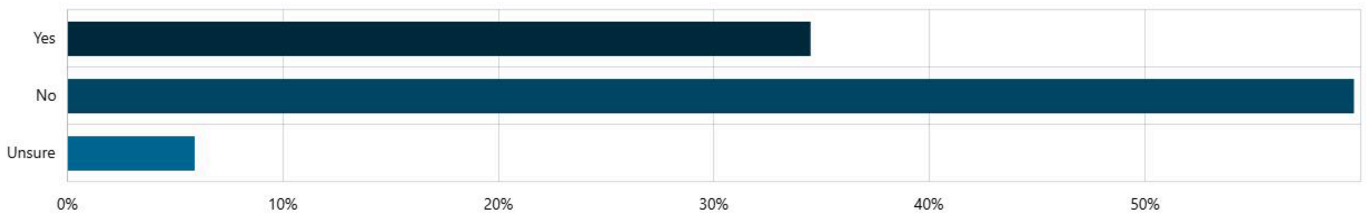
Closely related was a clear call for flexibility, raised in 15 responses (18%). Respondents suggested longer timeframes (commonly 48 hours) or exemptions for specific circumstances.

Rather than opposing the intent, these responses sought refinement of the rule. This indicates moderate support for the objective but concern about rigid implementation.

3. Dogs in Playgrounds, Council Work Zones and Fitness Areas: By-law 5 – Dogs

Do you agree with this proposed change to By-law 5?

238 participants answered



Answer	Percent	Count
Yes	36.45%	82
No	59.66%	142
Unsure	5.88%	14
Total	100.00%	238

Comments you may have about this proposed change to By-law 5.

157 participants provided comments

- *Fencing playgrounds*

  The most prominent theme was fencing of playspaces, raised by 47 of 157 respondents. Many respondents consistently proposed fencing playgrounds rather than restricting dogs.

  Responses framed fencing as a practical compromise, allowing separation of dogs and children while preserving current use of open space. Specific local sites (e.g. Old Gum Tree, Partridge House) were frequently cited as examples where this approach could work.

- *Concerns about loss of off leash areas*

  A significant concern was the loss of off-leash areas, raised by 28 respondents (18%). Many noted that most parks contain playgrounds, meaning the proposal would significantly reduce available space.

  Respondents linked this to potential overcrowding at remaining dog parks and reduced access overall. The concern was often expressed in practical terms, highlighting limited alternatives within walking distance.

- *Dog socialisation and wellbeing needs*

  16 respondents (10%) specifically referenced dog socialisation and wellbeing.. Comments emphasised the importance of off-leash activity for physical exercise, behaviour, and mental health.

  Several responses also highlighted broader benefits, including reduced stress, improved community interaction, and support for owners' wellbeing. This indicates the importance of dogs in daily routines and community life.

- *Child safety concerns*

  17 respondents (11%) raised child safety concerns. These responses noted incidents of uncontrolled dogs, fear among children, and perceived safety risks in shared spaces.

  While smaller than other themes, these views strongly supported restrictions. This highlights a clear divide between safety-focused and access-focused perspectives.

- *Need for balanced access*

  The concept of balanced access was also raised by 17 respondents. Responses emphasised that parks are shared assets intended for multiple user groups.

  Rather than absolute restrictions, these respondents supported coexistence through design solutions, behaviour expectations, or targeted controls.

- *Time based off leash access*

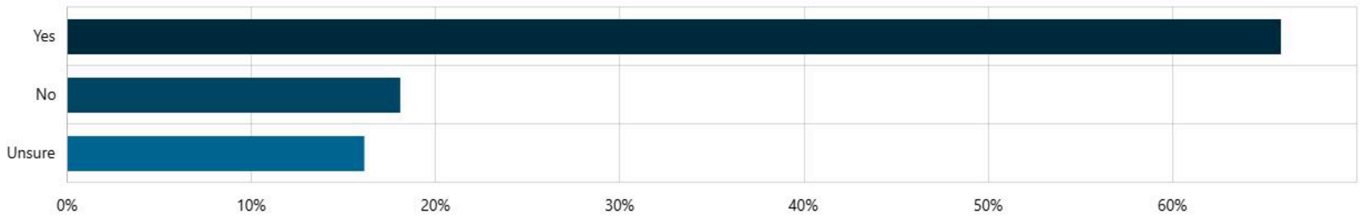
  A smaller but consistent theme was time based access, raised by 10 respondents (6%). Suggestions included early morning or evening off leash periods.

  These responses often referenced beach management models as precedents, suggesting structured compromise as a workable solution.

4. Roosters in Built-Up Areas: By-law 7 – Animal Management

Do you agree with this proposed new By-law-7?

205 Participants answered



Answer	Percent	Count
Yes	65.85%	135
No	18.05%	37
Unsure	16.10%	33
Total	100.00%	205

Comments you may have on the proposed By-law 7

42 participants provided comments

- *Support restrictions for noise control*

  Support for noise control measures was evident in 8 of 42 responses (19%). These respondents acknowledged that unmanaged noise can impact neighbours' amenity.

  Although not dominant, this group framed the issue as reasonable regulation to prevent disturbance, particularly in residential areas.

- *Is it necessary?*

  A similar proportion (7 responses, 17%) questioned whether the by-law is necessary. Respondents suggested rooster noise is either rare or comparable to other everyday noise sources.

  This theme reflects scepticism about prioritising this issue relative to other community concerns.

5. Other feedback you have on the draft By-laws.

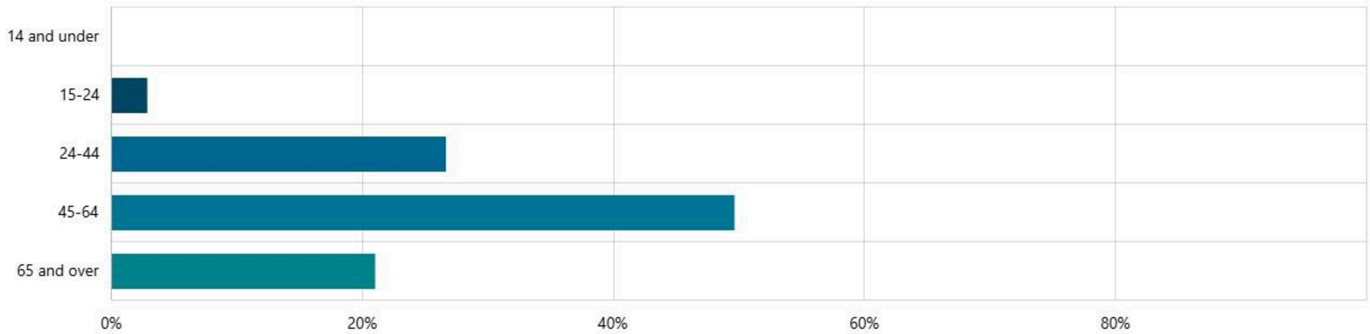
46 participants answered

- In general feedback, fencing remained the most common solution (7 responses, 15%). This reinforces its cross-cutting relevance across multiple questions.
- The consistency across questions suggests this is not an isolated suggestion but a broadly supported alternative approach.
- A notable theme was dissatisfaction with consultation methods (4 responses, 9%). Respondents raised concerns about visibility of information and awareness of the process, wanting dog owners to be emailed.
- Comments referenced signage placement, communication channels, and lack of direct outreach. This indicates perceived gaps in engagement rather than disagreement with consultation itself.

Demographics

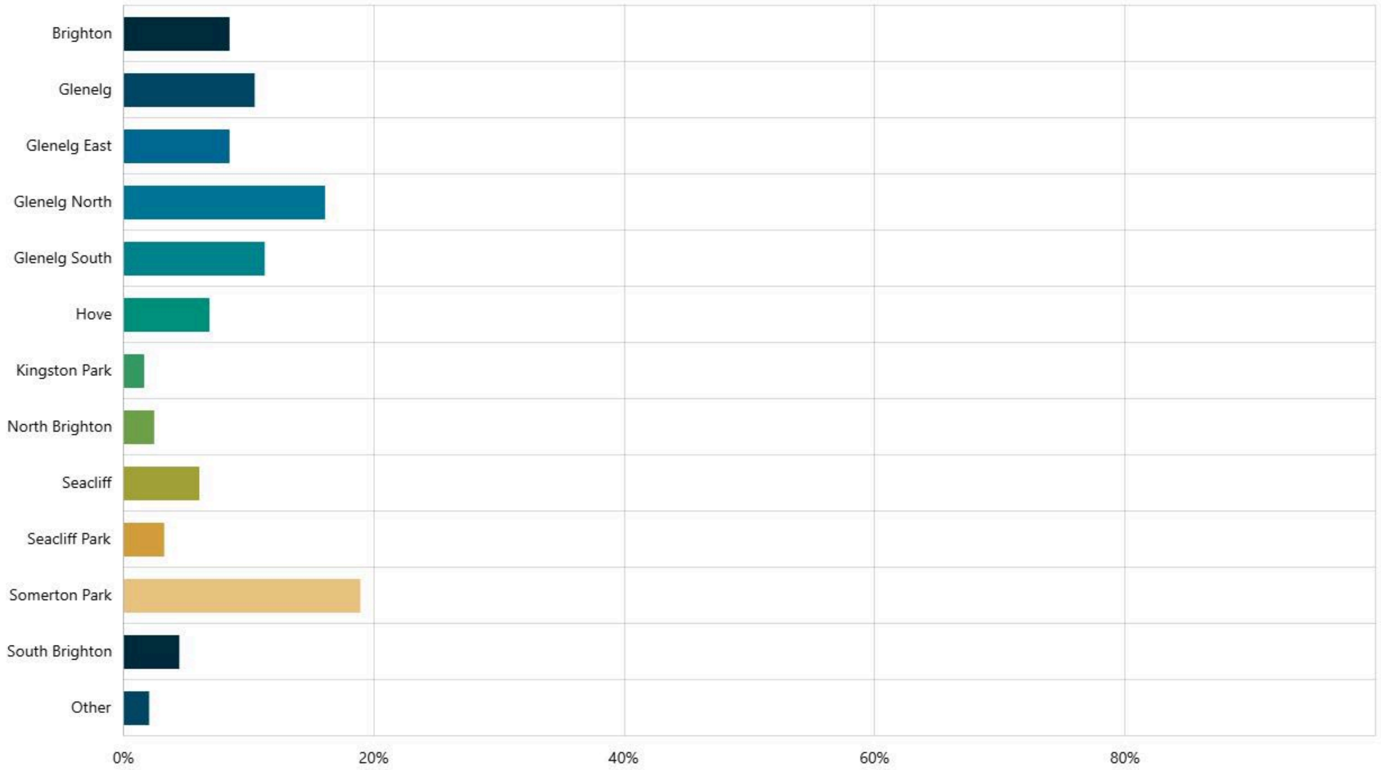
Age group

(248 answered)



Age group	**Percent**	**Count**
14 and under	0%	0
15-24	2.82%	7
24-44	26..61%	66
45-64	49.60%	123
65 and over	20.97%	52
Total	100.00%	236

Suburb



Suburb	Percent	Count
Brighton	8.43%	21
Glenelg	10.44%	26
Glenelg East	8.43%	21
Glenelg North	16.06%	40
Glenelg South	11.24%	28
Hove	6.83%	17
Kingston Park	1.61%	4
North Brighton	2.41%	6
Seacliff	6.02%	15
Seacliff Park	3.21%	8
Somerton Park	18.88%	47

Suburb	Percent	Count
South Brighton	4.42%	11
Other	2.01%	5
Total	100.00%	249

Other suburbs outside of Holdfast Bay

- Croydon
- Glengowrie
- Morphetville
- Novar Gardens
- Brighton** (participant selected other)

Website Statistics

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

1,719 **views**	1529 **visits**	1,226 **visitors**	21 **followers**

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 - total 392

File Title	Downloads
By-law No. 5 - Dogs.pdf	118
By-law No. 6 - Cats (1).pdf	51
By-law No. 4 - Roads.pdf	49
By-law No. 1 - Permits and Penalties By-law.pdf	48
By-law No. 2 - Moveable Signs.pdf	43
By-law No. 7 - Animal Management By-law.pdf	39
By-law No. 3 - Local Government Land.pdf	36

How people accessed the website

Below shows how people accessed the website.

Direct	490
Social media	852
Websites	134
Search engines	52
AI Assistance	1

Appendix 1 – Survey Results Response Data

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

Comments you may have about this proposed change to By-law 3

Contribution ID	Please provide any comments you may have about this proposed change to By-law 3
14387	Why was this not sent out to dog owners as a text message like you do for the fireworks. Seems a little sneaky trying to get this through without notifying the people and dogs that it will impact
14335	Why not section off the playground and allow dogs to exercise freely if there is an oval next to the playground . This bylaw restricts the use of many areas for dog owners to excercise their dogs . I disagree with this proposal
14302	Why are dogs not permitted to be off lead in an unsued public tennis court? These areas can be a good training area for young dogs before they are allowed off lead on an open open as dogs can be exposed safely to randomthings while enclosed to practice offlead recall etc. By not permitting this in an unsued 'community' space you are just removing another tool owners can use to ensure their dogs are trustworthy to make the step to being off lead. And we know that there is a big jump from being on lead to off lead for young dogs. Are you also going to ban youths riding around in the tennis courts on ebikes, skateboards etc? Perfectly understandable if facilities are being used but not at other times same as ovals etc
14281	What are the current ‘accepted’ launching areas? Will residents have the opportunity to feedback on those areas regarding safety & noise pollution?
14307	We don’t need more legislation for this. Most users will use a boat ramp and if not it’s never in a busy people area anyway. Waste of time.
14282	Unnecessary law. Sometimes use of boats etc is adhoc or last minute so it would be difficult to apply for permit in time. Sometimes by chance you see your friend onshore and come in to say hello. No one is currently getting injured with current laws so why waste money introducing unnecessary red tape laws when not needed!
14221	This should not be done by council alone, surely the dept of marine & harbours (or whoever they are now) should also be consulted
14248	This council has completely lost the plot after what they did to Jetty Road. If they can’t even get that right, how are we supposed to believe these new bylaws will be enforced properly. I constantly see e-bikes which are basically motorbikes flying along the Glenelg North footpath. It’s dangerous for the community and for my dogs. How are these going to be classified and actually policed. And they aren't even on this list. Where is the community consultation. Another jetty road hack job. And then there’s the dog poo I end up picking up from other people’s pets. It just shows how little consistency or accountability this council has.
14294	They are so dangerous coming in and out of shore with people swimming
14790	There should also be monitoring noise levels and speed on a pwc.
14205	There should also be a minimum distance from shore rand maximum speed within a certain distance. This is a safety issue which needs governance. Similar regulations have already been imposed for other council areas including Henley and West Beach. Its about time Holdfast represented community safety adequately.

14346	There are very few official launch sites along the foreshore with Seacliff being the largest if only direct beach to shore launch area. Additionally, if users of jet skis need a rest or emergency stop and drop, the new by-law would prohibit landing on shore. They already require a licence for the jet ski, there's no need for them to acquire another permit just to land. Most jet ski owners understand and comply with safety requirements around beach goers and Swimmers. That's a NO SUPPORT for this proposed by-law.
14347	The only effective way to keep dogs out of play areas is a fence. The council should put fences round children's play areas and then this would not be needed e.g at Angus Neill reserve many dogs play happily off the leash in the grass next to the kids play area, if the by law were introduced they would not be able to do this. Marion council has this by law and it is not effective, there is no one to enforce it and it is ignored at play areas. If you want to effectively keep dogs out of play areas fencing is the only measure which works.
14878	The old gum tree reserve is currently working as a shared area for children and dogs. If anything the amount of rubbish left by human gatherings far outweights the ocasional dog pooo. In fact at the old gum tree dog owners consistancly ensure others do the right thing. As a good dog grandparent and dog owner i strongly support no change to the current rules
14374	The more significant issue with jet ski use in the local community is some users disregard for community safety and amenity as operators often speed within 200 metres of shore and speed close to swimmers and other non powered water craft. This does not ever seem to be policed or addressed in any way.
14502	The jet skis continue to come too close to shore.
14305	Strong NO I do not agree with the law Most of the time, when I go to parks, there are more dogs than children Not all dogs and their owners do the wrong thing, why punish the vast majority Look at the demographics of residents in the area This law is simply ridiculous Glenelg resident
14483	Safety of people.
14193	Safety for beach goers and local residents
14360	Ridiculous… so dogs can't run around a park! Ridiculous
14284	Regarding number 3, this is very wrong, most family households have dogs, and join in with family time. Maybe an idea to send out info on this with registration of dogs and get true thoughts from all before council makes this decision. I'm sure I'm not the only one to think this!
14320	Never had an issue with these watercraft and I use the beach frequently.
14217	Most of the people do the right thing
14349	Many elderly citizens bring their dogs to the park to get exercise off the lead with no incidents. Please fence the play equipment rather than penalizing dogs and owners with such drastic restrictions that are uncalled for. I have been going to Seacliff park on Tarlton for over 20 years with my dogs and have NEVER witnessed harm to a child.
14355	Like bike riders on the esplanade, most are well behaved however some are self centred ratbags. So we have to have By Laws like this however who is going to police them? Its no good having rules if they are not enforced.
14350	Let people use jet skis as the wish. Speed is restricted near shoreline by state laws

14299	Let people launch jet skis wherever as long as they are safe near swimmers or beach users - don’t need to over police
14544	Launch areas and permits to be strictly policed. Launch area to be nowhere near general public.
14345	Keep our beaches free of these menaces
14497	Jetskis should only be launched at designated boat ramps. A speed limit of 20 kph for a distance of 150 metres offshore should be enforced. Unfortunately it only takes 1 incident to cause an accident.
14291	Jetskis riders do not abeyance current rules. Many come into shore, change riders and roar off. Not obeying speed limits. Only police manage this- impossible when vehicles are off shore. Ban them on metro beaches b4 someone is injured or killed
14518	Jetskis are noisy and dangerous and should be minimised in public beach areas.
14494	JetSki can be unsafe & speed along the Glenelg/ Brighton shoreline too close to shore & too fast! Keep them away as much as possible please!
14461	jet skis are a safety, environmental and noise hazard. stronger controls are long overdue
14218	Jet ski should only be able to be operated a kilometre from the shore
14478	Is there any evidence which supports needing these changes to the by-law. Seems like a waste of money if no harm is being caused
14283	I would like to see all jet skis prohibited from being less than 200m offshore, with a very limited number of launching points across the council controlled beaches.
14298	I think they should be outlawed altogether. They are a noise issue and dangerous
14280	I live on the sea front and see jet skis come very close to where there are swimmers. I think it is very dangerous to be among swimmers
14216	I don’t believe this will become a problem within next seven years and in my experience jet skis are already well managed via boat ramps and watercraft driver Licensing and waterway laws. We don’t need another permit and red tape for jet ski operation in the area.
14433	I am very concerned about the jet skis coming into Seacliff Beach when there are swimmers and snorkellers about. Also the hoonish behaviour if some causing noise and disruption to residents and visitors. They do not stay outside of the "black poles" but come in close to shore on many occasions.
14300	Haven’t experienced an issue with jet skis and the current by-law
14439	Excellent proposal
14255	Dogs absolutely need space to run and socialise, fence of play grounds. If my dog is run off lead atleast 5-6 times a week he is a real pain to manage in the yard / barking etc….chasing a ball is all he knows and in Somerton park we rely heavily on parks in order for this to happen
14363	Concentrating JS into areas eliminates these areas from normal beach users use More bureaucracy , more costs, more rate increases
14328	As tax paying people with dogs we should be allowed to have the right to have our dogs present if there are trained
14239	Anything that can assist with community safety at the beach will help. Often at Brighton the jet skis are very close to swimmers, I’ve often considered them to be dangerous when they come so close to the shore and swimmers.
14492	Additional bylaws should create more jet-ski free areas

Comments you may have about this proposed change to By-law 4.

Contribution ID	Please provide any comments you may have about this proposed change to By-law 4.
14294	You can't walk down the path sometimes Recycling bins need to have the cardboard flattened and if lid doesn't sit flat don't pick it up People put it out a gust of wind comes and the rubbish is all over the place
14216	Would there be consideration for personal circumstances for when people need to manage bins outside of the 24 hour windows. Maybe two notices before a fine is applied.
14291	Why, for 18years, has the council ignored the problem of dumpsters & rubbish collection in Ramsgate St. Problem for years and not addressed. Its an impossibility that the community Safety officers (who I heard the Mayor state would manage this) never respond to basic parking problems so to think they'd manage this is nothing short of hilarious
14491	When bin collection has been missed the bin needs to be left out for a longer period to allow collection. This should not result in an infringement.
14328	What if there is an emergency or you need to be away unexpectedly this is crazy, if people are complaining about a bin being out slightly longer they need to get a life
14301	What does it matter
14204	What are people supposed to do who are away and can't get to their bins within 24 hours?
14534	We travel to a Clare property regularly and often we are not home to put bins out on collection day or bring them in after collection. Our neighbour uses his house as a holiday house and is rarely there when bins are collected. We assist by putting his bins out but this can't work if the proposed rules are changed. When home we put the bins out the night before and collect them when emptied.
14499	We have an airbnb next door whose red bin is often on the street for several days.
14842	We do this but getting fined for the odd say it is left out longer is harsh.
14482	Waste management trucks do seem to come later in the day . If you place your bin out at 6:00 the day before this by law means that if your are working late the next night ,and. not home by 6 , the 24 hour period would elapse . This seems ridiculous .if you insist on putting a time frame on it try 36 hours.
14308	Ut disallows flexibility for people in many ways. Chiefly, it disallows people with disabilities including most of our ageing population to have family, friends & carerworjers put the bins in & out on their rostered visiting days. Our neighbours are in the same position, ageing, unwell etc so we cannot rely on neighbourly help anymore.
14557	Unnecessary! What if people are away?
14513	Unnecessary and not worth enforcing
14277	To include business that leave bins on road not footpath e.g Gordon street business put out on road instead of back lane curb causing hazard for traffic flow and parking.
14240	This will impact ability for rubbish removal of people are going away and unable to put their bins out or bring them in. This could result in issues of smell etc. Yes it would be great to ask a neighbor but this isn't always practical or possible. This would impact people who rely on others to take their bins out due to physical limitations, especially in regards to the green waste bin which can be heavy to maneuver. This issue should be addressed individually if complaints arise not as a enforceable rule, especially when the Mayor keeps referencing common sense. I do not support this by-law.

14307	This is the reason why people think councils should be disbanded even though they are not currently legal in the constitution of Australia. People generally put their bins out and bring them in asap. Sometimes this isn’t possible. Making it a by law is a stupid idea and a waste of council resources
14356	This is not practical in all cases
14483	This is not a nannie state.
14357	This does not take into account people who travel for work eg. FIFO, mobility impaired people who might need assistance from family or carers. These are just some of the reasons someone's bins might be left out.
14697	This does not need policing. Shift workers or FIFO deserve waste collection without fear of a fine as much as any other resident.
14506	This does not allow sufficient discretion for personal situations eg Going away and relying on neighbours Carers visiting to look after the infirm elderly living alone
14384	This can be difficult for people going away even if for overnight. If planning on fining people it would seem to be another revenue raising process.
14497	This can be difficult for businesses, ie schools due to resources. Maybe a special sticker for an extended timeframe. Not such an issue with residential properties. Mind you my neighbour leaves emptied bins out far longer than necessary when they are home.
14374	This by law is entirely unnecessary and driven by a few vocal minority. This is not always practical for people going away etc and is a very minor issue for the majority of rate payers. This by law would cause further burden to council due to an increase in complaints. This by law is not practical to police.
14327	This also needs to be coupled with more awareness of bin schedules. Too many people move into the area, take the wrong bin out, and leave it out until the next bin day.
14222	There is no need for rubbish bins to be put out before or 24hrs of service. Hindrance to road users for parking etc
14351	The ROI on this is very, very low. It’s simply policing people’s lives for no beneficial reason
14320	The majority of people to the right thing are you going to enforce this? If not does waste time and money.
14254	Supportive, as long as there is consideration to extenuating circumstances such as workers that must go away for more than a day at a time.
14337	Sometimes you can bring a bin in within 24 hours. I dont the council needs to be strict on this.
14345	Sometimes people put their bins out early, rarely do people bring them in early- this is just asking for bad neighbour behaviour
14332	Sometimes people need to be away and need to out their bins out earlier (or leave them out longer). It’s not hurting anyone if they’re left out a bit longer.
14362	Sometime residents are away and 24 hours to bring them in or take them out is not enough time.
14255	Read number 3…. This council decision is a joke…. Another way to numb our soul amidst all this drama… even coming after the dogs… shame
14324	People work and have other commitments so this proposal is restrictive. Do not tell me when I have to put out or collect my bin. I pay rates for my convenience

14530	People use their bins to prevent people parking on the street in front of their property. This change would prevent this.
14295	People go on holidays. Get real. There are lots of other issues to resolve in this LGA, before we worry about waste bins on the kerb.
14208	Over a weekend period when travelling it is often required to place bins out. With the changes to have green bin weekly and recycle and waste bins alternate weeks. This often is a challenge, I would recommend that 24 hours is too short and the allowable time period should be at least 48 hours either side of scheduled pick up.
14203	Our street bins are put out Tuesday morning for pick up Thursday and then taken in Friday or Saturday, resulting in the bins being kicked over and rubbish blowing around the streets
14321	Not feasible especially for elderly who rely on help to place bins out. Very restrictive
14263	Need flexibility. Generally 24 hours each side of collection is ok but sometimes gardeners put out green bins for older people and may be more than 24 hours prior.
14339	My wife and I are airline pilots. We are unable to bring the bins in inside 24hours some weeks. Will there be an exemption for those who cannot comply?
14338	Most people retrieve their bins in a timely manner. If they are left out for longer it's generally because the neighbour is sick or has been taken to hospital and often the first indication that they need some neighbourly support.
14217	Most people do the right thing , sometimes life's busy or people go away for a few days and have fuck wit neighbours who won't bring in their bin Like how much policing of crap do you need Focus on issues like the quality of the shared space and create actual bike lanes that don't just end
14487	Make it 48 hours either side. Help to account for persons who become ill, elderly people who need assistance with bins from family members.
14317	Life never runs on time. We all get delayed, things pop up and sometimes we go on holidays. This proposed change is in fair and unreasonable.
14239	It's a great idea, not that I notice this a lot on my walks, but a time limit can only help. The times stated are very reasonable.
14214	In addition to leaving bins out some times for weeks, Large unit groups on the Broadway are continually leaving hard rubbish around bin areas, how is this managed?
14529	If you travel you can't put your bin out . It's already reduced to fortnightly so it is total impractical to expect a small bin to hold a months house waste if you travel for business or leisure. What are you suppose to do with your waste. Council rate are enormous and it's bad enough to only have it collected fortnightly . Over reach!!!!
14300	Ie this problematic to enforce. Will lead to more neighbourhood complaints that end up involving council.
14450	Ideally it would be 36 hours as if they are missed on the night of the collection, its likely they wont be able to be brought in until after work the following day, therefore exceeding the 24 hours
14430	I wonder how this will be managed, for tenanted properties? Many property owners won't pass this information on to their tenants. Will there be a flyer sent? Outlining ALL the changes so that no one can say they didn't know???

14518	I understand the need to keep the kerb tidy, and most residents do the right thing, so I don't believe it is necessary to make this a bi-law.
14283	I thought it was law! Long overdue. But make sure the change is properly publicised!
14857	I think this is a reasonable time frame, however I'm interested to know what the proposed disciplinary actions for this by law are? Fining people for first offenses would be disproportionate.
14358	I think it should be 48 hours
14367	I think 24 hours is too restrictive if people are away for a couple of days. 48 hours would be more appropriate
14193	I live in a lovely street in Glenelg North. THe house opposite mine is now an Air b'b. RUbbish bins are often left out for an entire week by rentals. AIr b'b issues need to be included.
14299	I have air bnb across the road and bins can be left out for days
14352	I feel for the most part people bring bins in, if they don't it's not a big deal and I feel we will be become overly governed if everything is monitored. Please focus on bigger issues
14243	I don't see this as an issue, in our area of Seacliff, nobody places bins out before the day before pick up and if a bin is left out longer than a day it is done as an accident not a regular occurrence. It would be a shame to start to penalise people for this. I believe of greater concern should be the cars who park in front of bins on bin day and block the truck from collecting the residents rubbish. That should be the issue we are discussing.
14311	i am presuming 24 hours prior and after means if bins are collected wednesday they can be put out any time on tuesday and must be bought in by 11.59pm thursday (this should be clarified)?
14851	I agree with this on principle, but think it should be only enforced for repeat offenders who regularly leave bins out and should not put people who are disadvantaged at additional expense when they cannot practically bring their bins in due to illness, absence or injury. Should not be an excessive fine
14233	I agree that bins shouldn't be left out but 24 hours before or after collection is very stringent. It would be ok most if the time but is there any leniency if this isn't met on some occasions. G What about when householders are away for a short time and may need to leave bins out for a few days to avoid rubbish build up.
14206	I agree but who will manage this and how?
14282	How will this be monitored? What is the penalty for leaving bins out?
14336	Households are under enough time pressures without being asked to manage this. I feel like there could be a reasonable time of a further day or two? Perhaps do the job of managing those who are being unreasonable without penalising everyone who generally does the right thing. This blanket approach is outdated.
14211	Great idea
14262	Fully support this change. Thought this applied already. Would go further to also prohibit overflowing bins and and requiring residents to maintain a reasonable state of cleanliness. Sick of bins full of maggots breeding flies.
14346	Doesn't consider folks who are travelling, unwell, in hospital, neighbours haven't brought their bin in. How about 72 hours, an enquiry by council officers to the residence AND their neighbours before a notice is issued.
14474	Could we first try educating and reminding people on appropriate timeframes to have bins out before introducing by laws or could people apply for a case by case exemption for 1-2 weeks at a time? I think the overall principle/idea is good but it would be a shame to penalise people who don't regularly

	leave their bins out for longer than the quoted timeframe but on occasion have a genuine need (eg maybe they are in hospital, on holiday for a short time etc)
14832	But some provisions should be in place for when people have gone away.
14478	Another unnecessary law, people get caught up and or have accessibility issues. I just helped take a neighbours bin out. What's the worst that will happen ' we will see a bin on the street while walking' how ridiculous. Waste of money no need for this by-law
14363	And we are on holidays with no one to retrieve ???? A bull dozer approach for maybe 1 or 2 who leave their bins out Costs to enforce and regulate = more Council Kingdom building = more rate increases
14849	Although i do agree with the premise of by-law4, more nuance is required. The policy needs to outline specifications and focus on serial bin negligence, opposed to one off occasions of bins being left an extra day or two, elderly residents, people who have been injured and cannot walk temporarily, those relying on a caregiver to bring in a bin for them. This may mean a bin potentially comes in 1-2 days later, but do a much more genuine reason than those who pollute our nature strips with their bin regularly. provisions for once off short term holidays, eg leaving a day before or returning two days after a short interstate strip must be included, these people shouldn't be punished for what would realistically be a very rare and genuine occasion.
14439	Agree. Bins are an eyesore
14510	Absolutely ridiculous over reach of council. Bins are put out when residents have time and where residents can fit bins in overcrowded streets. To put such a ridiculous timeframe in place takes no consideration of the weather, aged residents, shift workers or any other situation that impacts residents daily life ie: busy lives!! Move on and start fixing the big issues council is responsible for.
14387	90% of people will bring them in straight away after collection
14326	48hours is more reasonable
14511	48 hours would be more acceptable. And what would happen if you're away and forget to ask the neighbours to put your bin in?? Or if it's pouring with rain when you're home and the next day and you don't want to go out in the weather, maybe for safety reasons?? This is a silly thing to be worried about.
14490	24hrs to take out yes. But would prefer 48hr to bring in.
14790	24 hrs is stupid. At least 48 hrs as you may need to put your bin out earlier or bring it in later due to bring away or any unforeseen circumstances.
14372	24 hours is to short a period of time to cater for circumstances where a household may go a away a few days before collection day. Eg - Easter collection then year was on a Saturday and we went away on Thursday morning, returning Monday arvo. There are so many examples of this…. what is the % of b7ns that are not bought in for this to be a rule….
14527	24 hour is too short. If people need to go for a holiday and they can put the bin out at least 3 days before the bin collection day and collet back no longer than 3 days. This give a buffer time for people who went for travelling with sudden accident.

Comments you may have about this proposed change to By-law 5.

Contribution ID	Please provide any comments you may have about this proposed change to By-law 5.
14372	You have not provided details of distance around the proposed areas, for example in Wigley Reserve – the lawn area is this included in the leashed area.
14473	Yes. Some children are very scared of dogs and having areas where dogs are required to be on leads is important for them
14221	Yes this should be brought in BUT WHO WILL POLICE/MONITOR this and what fines will apply. The council is a toothless tiger when it comes to actually enforcing the laws and applying any fines/bans
14544	Would prefer dogs to banned from children play spaces/playgounds, not just leashed.
14387	Why was this not sent out to dog owners as a text message like you do for the fireworks. Seems a little sneaky trying to get this through without notifying the people that it will impact
14338	Where is the common sense? Dogs do not go into children's playgrounds. This by law has the potential to limit unleashed dogs under effective control on the beach.
14222	Where are people to allow dogs off leash, what happened to shared parks
14337	When I owned a dog I never let him off the lead due to fear of other dogs attacking him. Also out of respect of other people who may have a fear of dogs. Im sick of dogs being off leash in non dog off leash areas, they trip people over and cause injuries. Nothing like a peaceful walk spoiled. If they want dog off leash time, dog parks, off leash beaches and their backyard.
14363	Whats next – Ban ALL dogs Designated Fitness areas - ??? Council Work Zones – Work ? Again Council to the rescue saving the day , building its empire at our cost on a matter that commonsense can sort out
14310	We love interacting with the dogs at our local park. It would be so sad to not be able to throw balls for them. We are unable to have a dog if our own at the moment, and truly love getting to play with the dogs at our neighborhood park (old gum tree).
14285	We live near Seaforth Park on Tarlton St. Residents often let their dogs have a run in the park, and with very few exceptions, keep a close watch on their dog, and pick up any faeces. Have never seen a dog do business near the playground equipment. Would hate to have unnecessary restrictions put on our 9 year old retriever.
14204	We live near a park with a play area that is not enclosed and happens to be right in the middle of the park. This means there is space on either side of the play area that our dog likes to explore, but is technically within 5 meters of the play area – which would make so much of the park unusable for dog owners to exercise their dogs. We have trained our dog not to enter the play area and put him on a lead if there are other children around. This by-law should consider owner responsibility a bit better.
14334	We have very few green spaces in Glenelg, Glenelg South that are open non playground areas. Owning a dog offers great health benefits and ensures exercise for most owners. Our beaches are packed with dog owners and when the 10am on leash rule starts the beaches go quiet. Surely that's a sign there are many dog owners who enjoy letting their dogs off leash. Instead of just removing benefits for dog owning rate payers why don't you look at adding a park where dogs are allowed. All I see from this council is the removal of benefits for rate payers.

14559	We don’t feel this is an issue and if there is an issue we feel that the playground should be fenced.
14856	Unfortunately, I have witnessed many dog owners with limited control of their off-leash dogs and have firsthand experience of two dogs approaching my children in a play space area in a stalking manner with owners exhibiting no effective control. I am in support of this for the safety of children. Could there be clarification that if the play area is fenced dogs may be present off lead given the added safety of the fence.
14258	This would significantly reduce areas where dogs can be off leash, which is already limited. While the beach is available, not all dogs are able to go on the beach for various reasons, and time limits are already imposed over day light savings. I do understand dogs being leashed near council work sites, but do not agree with further limiting areas where dogs are able to be off leash. If this is enforced, are there ways to ensure spaces can be used by all members of the community?
14317	This proposed change is totally unreasonable. Dogs need exercise. They need to 22ocializa with people and other dogs. We walk our dogs to the park. We have them under effective control. How is a park different to the beach? Kids are on the beach and we all share the space in harmony together. Where can dogs be walked off lead if you remove the ability to use a park? Most parks in the CoHB have playgrounds and or sporting facilities. Where can dogs be walked in daylight saving hours off lead, when the beach is restricted? If there is concern for kids safety, fence the playgrounds. Angus Neil reserve is unsafe as it is. The eastern side of the playground presents a fall from heights hazard. Dogs need green space to exercise off lead.
14295	This proposed change is outrageous. How about you fence the play areas and provide a gate if you feel so strongly about this. You guys don’t even look after the parks properly. Angus Neill Reserve is a disgrace. The bloke mowing the lawn couldn’t run a bath! Look at the damage your workers have done to the footpath on Marine Parade. Dogs need space to run, play and interact with other dogs and humans. You can’t look after the park, yet you want to restrict people and animals using them. Fence the play areas if you feel strongly about it. Seriously, who thinks if these idiotic ideas?
14486	This proposed by-law is absurd. It is yet another Council policy that is lacking in any supporting evidence. Council wishes to enact controls, and thus enforcement by way of financial penalties, but has not provided any supporting evidence of safety issues. Council admits to the lack of evidence in the draft dog and cat management plan. Why is council seeking to attack our long standing culture of dog ownership? Why is Council giving succour to 22ociali law of treating dogs as haram? Why are dogs required to be on a leash if the playground is already enclosed? The requirement for dogs to be on a leash 200 metres from a sign stating “council worker site” is just ludicrous. This proposed by-law is total junk
14306	This proposal significantly impacts responsible dog owners. For example, dog owners with children will restrict natural cooperative interaction between our dogs and my children. Support dogs and their owners are also severely impacted where the dog will no longer have the opportunity to exercise freely and responsibly. The mental health impacts on owners and dogs with this proposal has not been considered. I suggest a program of installing appropriate fencing around child play areas is developed over 3 or 4 years to remove any concerns regarding dogs in child play areas.
14494	This may affect dog owners if all of the parks they live nearby mean they can’t let the dog off.
14880	This location Old Gum Tree is ideal for dogs to 22ocializa together in a safe place. Many have set times for the dogs (up to 10:00am) eg. Also fence off playground area could be an option. All dogs are well

	behaved together and enjoy this morning park. It would be a sad outcome if it would be closed for the dogs who 23ocializa all together in a safe way for so long. All pet owners are very careful how the park is looked after with their dogs. I hope outcome will be resolved very soon.
14260	This is completely unfair. Dog owners could be able to enjoy the park as much as everyone else. As long as dog is under control, dogs should be allowed to continue bring in parks off the leash.
14217	This is a sensible rule – no objections
14369	Think it places an unfair burden on dog owners and lots of these parks have more dogs than children going to them. Dogs do not tend to bother the children and it is important that they are able to run around as well. These are also dedicated dog areas and this is unfair to take that away
14361	These leaves a really restricted snout of areas for dogs to be off leash. There is a large lark nest my house with workout equipment – no one ever uses the equipment and there are dogs playing there , safely, under control at all times. With so many parks having playgrounds or equipment this leaves really only dedicated dog parks where dogs can be off leash. The limited dog parks are already crowded and with people having less opportunity to exercise dogs I fear will impact not only their health but also their ability to exercise energy causing more noise issues with dogs barking
14327	There needs to be fenced off areas for dogs to play and do zoomies safely. You can't punish animals being themselves without proactively having an alternative solution
14315	there is not enough areas where dogs can go off lead in the brighton area especially with the algal bloom I cannot risk taking my dogs to the beach. Ovals like McAuley are great for dog exercise and there is a small play area which is rarely used after school hours. We need to be reasonable here,
14257	There is no justification for this change. This is just council overreach . Please provide data to compare injuries to people/children in parks compared to injuries by dogs inside their own homes. Anyone who is taking their dog to the local park for some exercise and to socialize with other dogs is clearly invested in the well being of their animal, and would be sensitive to other park users. It is particularly galling that council has not notified every registered owner of a dog in the council area to invite them to comment on this proposed change. This is an easy process , and has been done before with other news in regards to dogs. Why is this? Perhaps they didn't want to receive a major backlash to this proposal. Please provide some justification for this stupid proposal.
14876	There are no fenced parks for dogs in Glenelg North other than the Old Gum Tree. That park is ideal for dogs in a safe environment where children and dogs cohabit easily. Dogs need exercise and run around freely. The beach is not always an option. Most dogs that go to the Old Gum Tree are under effective control. If you propose changing by law a suggestion would be to fence off the playground area. There is plenty of space for both children and dogs to share the space. They can co-exist safely and enjoy the park
14220	There are no designated dog parks in Glenelg, so this proposal means that there will be no parks in Glenelg for dogs to enjoy off leash. Turn one of the playground areas into a dog park if this change takes place, so dogs have somewhere to run and sniff off leash. This proposal is very unfair to dogs and their owners living in the area.
14207	There are more people with dogs than with children. Restricting where dogs can olay (further) is not ok.
14442	There are many spaces currently including playgrounds where dogs also enjoy being off leash. The playgrounds should be fenced off or enclosed rather than not allowing dogs to run on the grass areas near by.
14843	There are many play areas that do not allow dogs within the fenced area and that is reasonable. However for the few parks that allow dogs off was and contain within the fenced off area a child's play

	area … it is not appropriate or reasonable to allow dogs off lead and require them 5 m away from the play areas . For family's like us with dogs and small children (and a disabled husband) it is extremely difficult to find a place where we can all relax and enjoy . I cannot realistically allow the dogs exercise and sniff off lead and police them within the 5m rule and manage the children etc . There are only few inclusive combined dogs and children play facilities . If families wish to go somewhere without dogs there are plenty of fenced off play areas to chooses from that prohibit dogs .
14552	There are beautiful dog parks like the old gum tree where kids and dogs both enjoy freely and have for many years. A lot of mums need to manage exercising dogs and kids at the same time and can't do that with the dog on a lead at all times while helping multiple children. It's mainly the mums by themselves at parks.
14885	The Old Gum Tree Reserve has always been an excellent place for dogs and children to co-exist with the people that bring their dogs to this park always picking up droppings and take control of their dog off leash. I have been coming at 7.30 am in the morning for the last 20 years and have never seen any problems with dogs in this park which is the only fenced off leash area for dogs in Glenelg North. Two options if there was a problem is fence the playground off from the rest of the park or as with the beach have a time limit off leash which could be excluded from 9.00 am to 4.00 pm. But really this is not needed as Glenelg is working fine as it is. There is no problem here so why change it the dog owners look after the park.
14291	The more rules, the more you force dog owners to leave their dogs at home. Mental health, outdoor exercise and family/community enjoyment is diminished with every rule applied due to the lowest denominator. HBC is full of good pet owners and well 24ocializat dogs. HBC does not monitor times for off leash on the beach- have not seen a single inspector on the beach over summer. FENCE THE PKAYGROUND AREAS for kid safety. I cannot take my dog to dog park due to children- she likes to play chasey! I don't want unknown little kids near my dog, but parents seem ok to let kids approach unknown dogs, so what measures do you plan for that scenario
14318	The grounds of Partridge House is a well used, respected and loved venue for dogs and their owners to gather, exercise and 24ocializa. Whilst there is a playground that is not currently fenced in, every owner and their dog that I have ever seen use this site has always done so with the greatest sense of carefulness and sensibility as to ensure the safety and enjoyment of all creatures and humans. This by-law will have a significant impact on the community and I vehemently disagree with the proposal and strongly urge that the Council reconsiders the inclusion of Partridge House in this new by-law.
14881	The Draft Dog/Cat Management Plan and proposed by laws particularly 9, 9.1, 9.3, 9.4 and 10 (or 10?) Household garden sizes are shrinking as blocks are subdivided and apartments built. S A's algal bloom has made dog owners cautious about using the beach to exercise their dogs off lead at the beach. We need MORE off lead areas not fewer. There are many worldwide scientific studies which show that owning a dog improves the health mentally & physically, reduces stress levels, improves social interactions & decreases feelings of loneliness and isolation. In many other countries dogs are allowed in public transport, planes, restaurants & supermarkets. Why is Holdfast Council by proposing these bylaws without increasing or creating specific parks, fenced areas where it is safe for dogs to interact punishes, denying Holdfast residents these scientifically proven benefits to their health & well being. Working parents of young children have very little time to spare so the inability to exercise dogs & children together which these changes propose would be a huge imposition. Your blanket proposed drafts include the ludicrous situation where EVEN IF you AND your DOG AND OR CHILDREN are the SOLE occupants in these areas they will be still not be allowed to have the dog off leash. 1. What about time restrictions like at the beaches? Off leash times eg early morning & then evening – adjusted for the seasons like the off lead beach restrictions. Community owned parks 2. WHEN CHILDREN ARE NOT PRESENT (other than yours) also seems like a logical exclusion.

	3. Please let me know the ratio of children's parks compared to the number of off leash dog areas fenced un-fenced in the H. Council area 4. Before these bylaws are passed will you be creating fenced dog parks across the town? 5. Would fencing be a solution? I live close to Old Gum Tree park and a fence across the north south pathway on the play equipment side would leave a safe off leash area big enough for dogs to exercise in. It is not only dogs who might stray into an unfenced area as there are many children who like to interact with dogs and a gate would have to be opened for that to happen.
14348	The dog changes are not reasonable and it should be under effective control not on a lease at all times.
14483	The current laws of having to keep pets under control at all times is suitable. This is not necessary
14377	The council and Government have allowed smaller housing blocks. If this by law is approved there will be no where for dogs to run off lead. Dogs need areas to exercise and 25ocializa. If there is a problem with the dogs off lead where play equipment is, then council should consider fencing around the play ground.
14554	The community, specifically in Glenelg north, of dog owners are responsible and thriving. Often you'll find these owners cleaning up the mass mess left in parks on the weekends for kids parties. Dogs are responsible and under affective control at all times. These parks are for dual use and won't be worth the upkeep without the social thriving dog community. Often these attendance times to do overlap.
14847	Thank you for the opportunity to provide feedback. Partridge House is a well-established off-leash dog area that is heavily used by the local community. Without a physical barrier, it would be extremely difficult in practice to consistently maintain the proposed 5-metre buffer between dogs and the play equipment. In my view, compliance would be largely unenforceable and would create ongoing confusion and conflict between different user groups. As a resident of Penzance Street, we use Partridge House almost daily, and my observation is that the space is used far more frequently by dog walkers than by children using the playground equipment. Given this existing pattern of use, and the practicality challenges associated with the proposed buffer in the absence of a physical barricade, I am opposed to the current plan. I am also concerned about the consultation approach. The sign currently installed at Partridge House is obscured by vegetation and only visible from a limited angle. I do not believe this meets the spirit of transparent and inclusive community consultation, particularly given the number of regular users who may be impacted by the change. This feels especially inconsistent when compared with the extensive, in-person consultation and design engagement that occurred as part of the playground equipment redesign. A change that materially affects how the broader community can use the reserve warrants a similarly robust and visible consultation process. Thank you for considering this feedback.
14832	Sutherland Reserve, Glenelg South is one of the best parks around for this exact reason – dogs and children can be together, not in separate areas. As a Mum with a small child and dog, this is so wonderful! I been going to this park for 3.5 years since moving from interstate and I have never had an issue. The people that use this park regularly respect children and dogs, which makes it such a lovely community experience for all!
14529	Stupid idea Over reach

14263	Some dog parks are adjacent to play areas. Signs should indicate where dogs need to be on leash. Reducing off leash areas is not palatable.
14308	Simply fence of the section that contains childrens equipment! Why create such angst for the many many ratepaying dog owners?? Please stop disenfranchising people that feel alone &/or unsafe without their dog with them. Dog awners are increasingly being forced to endure the process to have their dogs approved as a licenced support animal. This will certainly have flow on future implications in increased approved numbers in community events & spaces. Why create that problem?? Dogs are very much support creatures & need to be included in family activities, both for the family & dogs wellbeing & happiness. I do not feel safe to sit & read my book in the local park on Bath Street Glenelg South without my dog with me. All sorts of different people access the mens toilets there. Seriously I would not feel safe without my dog. Both women & children are far safer with the presence of their family pet &/or support animal. Simply fence of the section that contains childrens equipment!
14297	Set times would make more sense
14206	Safety of the public comes first
14553	Requiring all dogs to be on a lead near playgrounds under the latest bylaw may be unnecessarily restrictive and overlooks the importance of balanced, responsible pet ownership. Many dog owners already exercise strong control over well-trained, 26ocializat animals that pose no risk to children or the public, and a blanket rule fails to distinguish between responsible and irresponsible behaviour. Such restrictions can reduce opportunities for dogs to exercise freely, which is essential for their physical health and mental wellbeing, while also limiting positive interactions between children and animals that can foster confidence and understanding. A more effective approach would focus on enforcing existing rules around aggressive or uncontrolled dogs, combined with clear signage and education for owners, rather than imposing a one-size-fits-all requirement that 26ocializa those who already act responsibly.
14826	Rather than limiting access for dogs to be off the lead in an enclosed space where we know they are safe, please consider adding fencing to the playground so it is enclosed within the park. I walk to parks within the council area with our dog and 3 children, the kids often play on the playgrounds and the basketball/tennis courts while our dog enjoys a play and a run with other dogs. It would be such a shame to have to take him elsewhere to get his exercise as it's not the same if he's on a lead. The parks are here to be enjoyed by all! Going to the park with our dog is a way to 26ocializa with other locals with dogs and it would also be a shame to 26ocializ this interaction. You will have a LOT of unhappy dog owners if this by-law was implemented.
14543	put a fence around the playgrounds you make enough money from council rates to do so
14857	Please remove the bracketed line about "within 5m of unfenced". This is too open to being abused or misinterpreted by people who do not like dogs. If a playground is fenced it's very reasonable for parents to expect no off-leash dogs inside the fence. This is trickier when there is no clear boundary for where dogs can and can't be. If this by law is specifically intended to protect children, It should also be limited to when children are present. There should not be an opportunity to demonize dogs or dog owners for unreasonable reasons.
14215	Please include leashes for public walkways like foot paths
14849	Please do not change by-law5!!! Partridge house is a pillar of the local dog community. Friendly dogs gather here every day to play together and have never impacted the playground. Dog users make up the majority of partridge house users most of the time, as well as parents come to the playground for a place where they can entertain both their children and their pets in one safe convenient location. Keep partridge house dog friendly, it is a space for all.

	Additionally, I found the signage at partridge house, notifying the public of these proposed changes to be placed quite maliciously, hidden placement(behind a tree) giving the impression that it was placed there out of obligation rather than desire for genuine public consultation.
14862	Please consider fencing playgrounds so that dogs may be off leash & children are safe – example is Da Costa park in Glenelg East. Everyone wins this way & fencing is not as expensive as having to police people's actions/inactions.
14557	Playgrounds have been mixed with enclosed dog areas for a reason … dogs are family pets and families should be able to play together. If this is really necessary please provide funding to create segregated areas from dogs with playgrounds separate.
14256	Playground areas should be fenced off the same as tennis courts.Dogs should be able to run and play with each other off leash as most dogs won't play when on a leash.Council rates and dog registrations are paid so our pets can enjoy the community the same as we do. It's a bonding time for our dogs to play with each other and without it we will have dogs barking and howling during the day and night when we are not home with them. It's a ridiculous idea and I hope common sense prevails. Why hasn't this proposal been sent out to all registered dog owners so we have a chance to comment. I only found out about this by a random person.
14875	Perhaps it should be like the beach and have time frames 7-9 off lead in the morning 5-7 off lead at night. The rest of the time can be on lead. Fence the playground area and leave the grass for dogs
14307	Parks are for people not dogs. My children are constantly having to avoid dog mess in our parks. Dog owners are really irresponsible for cleaning behind them
14246	Our dog is always in control without leash and loves being around people and children. Good for exercise safe for not getting run over by traffic. They should get same priority like children to be in the parks. Please let them enjoy themselves running and playing in local parks.
14547	Old Gum Tree reserve is a shared space. Unless you fence off the play equipment this new rule would effectively remove the area for off lead dog recreation – sorely needed in our council area as there are very few parks where there are no pieces of play equipment. Rethink this proposal or indicate that you are prepared to fence off more playground areas.
14499	Not everyone loves dogs, and they can be unpredictable
14440	No you need to be fencing the direct child play equipment areas or designate this to small dog breeds only like interstate where it works well. It's the larger dogs that are intimidating although some are friendly but they need more open run space.
14351	No foreseeable benefit
14331	My dogs are always on leash and have been attacked by dogs off leash in a children's park. One can imagine if that dog attacked a small child the damage it may inflict.
14320	Most people do the right thing. There are so few places dogs are allowed to go and even less where they can be off lead. If there are under effective control then that's enough.
14355	Most dog owners are very responsible however some are not. Lets not punish the good ones in an effort to stop the bad ones. The bad ones will still have their dogs off leads no matter what the BY Laws say.
14492	more dog free public areas and park areas should be designated.
14341	Maybe in some cases, but we have two parks near us Partridge House and Sutherland park. Both have lovely areas for dogs to have a sniff and roam. Both of these parks have play equipment. Are you proposing to fence off the play equipment so that the dogs can still have a free roam of the two parks? Otherwise this would be a serious loss of area for dogs to have leash free time.

14324	Many people are responsible dog owners. This proposal is too restrictive for the wellbeing of animals and their owners.
14350	Make the dog owner accountable for their pet. More often than not residents and their dogs enjoy these spaces as they should
14356	Make set times where dogs can be off leaf, like early in the morning, before the children get there
14280	Just safer for children and adults. Easier to control dogs on leashes
14339	Just another restriction to punish those who are able to maintain proper control of their dogs.
14622	Itake my grandchildren to this park weekly- my youngest is scared of dogs – often they come running up to , causing great distress. The owners reassure they are safe but this pointless as my grandson is terrified when they come bounding up to him. There is also often dog poo near the swings
14283	It's plain common sense.
14840	It's not clear to me, on reading the proposed by-law, whether clauses 9.2 and 9.3 mean people living within 200m of relevant sites would have to keep their dogs on a lead in their own properties. The clauses specify the full area within 200m, with no exception for nature of land lying within that area. I couldn't see any qualifications or other restrictions based on land use within the by-law. Also, 200m seems excessively large a distance for the purpose of the by-law. The 400m diameter around the relevant site (council worker site, hooded plover area, etc.) covers roughly 20 quarter acre housing blocks. This is about half the distance from Brighton Road to the beach. So anyone exercising their dog on Brighton High School's back oval would need to put their dog on a lead if council workers are working in Repton Road – even though neither party would be aware of the other at all.
14245	It's crazy. The park we walk our dog only had children in rarely. Fence of the park if needed. But dogs should be allowed to exercise I have seen loads of owners using the park safely with their dogs to connect and meet up – often the only social interaction on their day
14212	It is important the Council enforce this by-law and all other laws relating to dogs as within the Glenelg area there is an increased problem with unleashed dogs and there is no enforcement
14390	It is difficult to look after both children and a dog when the playground is fenced. Will urban in-fill there are fewer gardens and public parks are increasingly important for exercising dogs. Without exercise dogs are more likely to become problem or barking dogs. If you don't allow dogs off-lead then less abled people can't exercise their dogs, who are often an important source of companionship.
14300	Isn't this already covered in the dog and cat management act?
14471	Increases safety for children in playgrounds- it's reasonable that kids may not be comfortable with dogs roaming around. I'm very supportive of this change – it's not limiting access for dogs to parks, just keeping them on leads when very close to play equipment which is safer for both children and the dogs too.
14301	If your dog is off leash it's because they have appropriate recall. If this goes ahead it just ruins it for the dog and dog owners. One of the parts that is the best about living in holdfast bay is exactly how dog friendly and popular it is for dogs. Don't take this from them
14839	If this is really necessary can it please be for given times like at the beach? Majority of the time dogs are in our park there are no kids there as it's early morning. Before 9am weekdays would be sufficient to allow time for dogs to run around when very limited use of playgrounds. Thank you
14376	If this is enacted, council must provide areas of suitable size and location for ratepayers to exercise their dogs. An appropriate alternative would be to fence the play equipment providing designated space for dogs and children.
14697	If this is being considered as an issue for safety for children then the bigger issue is the beach. Why do we allow dogs off lead for the entire stretch of the coastline and 28ocializatio the dogs enjoyment of the beach over young children and families .

	I have experience being at the beach with 3 young children with multiple dogs off lead approaching and owners trailing behind by 100 meters yelling “ don’t worry they are friendly “ as the dog bounds up without any brakes and the child meets the dog at eye level. I am aware that a window of dogs on lead is offered during daylight savings after10am but this is outside of the sun safe message we offer out children of sun protection when the UV is high (previously between 11-3). Why is this is the only safe time to bring children to the beach without having dogs everywhere. Offer the dogs the midday time slot! Please give children a safe place to enjoy the beach in the morning, and in non daylight savings, that is free from off lead dogs.
14328	If they are trained adequately they should also be allowed as a tax paying resident with a dog we should have rights also
14877	If dogs have to be on a lead as a resident of Glenelg North Im happy to take my day for a street or beach walk. Animal have rights and need to have their even limited freedom. There are very limited fenced areas in Glenelg North Another and better alternative here to be considered
14296	If dogs are not allowed to run free on parks with playground on it can the council then provide more specific dog parks. Council should take then precautions of banning suspicious humans such of paedophiles from parks with playground as well. Or ban children from approaching dogs on leash as some kids are aggressive towards pets
14497	I’ve had a dog and he was well trained. Unfortunately many people are allowing dogs in areas I believe could be risky, particularly when other dogs are present. Children can’t read a dogs behaviour and are trusting they are safe. This by law is definitely necessary for their safety.
14370	I’ll build the fence around the playgrounds myself, it is completely unfair for dog owners who’s dogs need exercise and personally I have not had a bad experience with my dog and other people’s children
14332	I would also add to this that dogs not be permitted on any school ground or at a school event at ANY time. Kids shouldn’t have to worry about stepping in dog poo while out at recess, and we shouldn’t have to worry about dogs at our children’s sports days and other events. Dogs don’t belong around schools.
14336	I think you should do some extra work to give specified zones and not, once again, simply make a blanket rule which doesn’t reward the majority of people who do the right thing and keep their animals under control. This requires more of the council but that is their job.
14546	I think this is a ridiculous change. The parks in the local area are a fantastic mixing ground for adults, children and well behaved dogs. I strongly reject the proposed action and hope the council reconsiders immediately.
14787	I think playgrounds should be fenced so children cannot come up to dogs.
14357	I think a more practical solution is to have dedicated off leash times in parks. It’s unlikely that play equipment will be utilised by children before 9am, why not have that as an off leash time. Your other option is to fence all play areas, but that will cost more money than putting up signs.
14490	I think a lot of fenced zones in holdfast area are designed to have a large grass area and playground. I think this will be hard to manage and stop dog owners from being able to use a lot of spaces. This is too restricting. You almost need to put a fence in a fence zone to secure the playground. There has to be another way. Or another consideration.
14850	I take my dog to 2 different parks in Glenelg, partridge house and bath street. I have met many other dogs and dog owners at both parks and have made many long term friends. Both parks have an open playground and one has an open tennis court. This new by law would essentially mean both myself and

	the other dog owners would no longer be able to walk our dogs to these fantastic community spaces. I think this proposal is very short sighted
14563	I support the general principle of ensuring safety in shared public spaces, particularly around playgrounds where young children are present. However, I believe the proposed approach risks being overly restrictive and may not reflect how these spaces are actually used by the majority of responsible dog owners in the community. In many real-world situations, particularly for young families, a visit to the playground often involves both children and a dog. In these cases, the dog is part of the family activity and benefits from exercise and freedom of movement while children use the playground equipment. A blanket requirement for dogs to be on leads in all such areas would unnecessarily restrict this common and generally well-managed scenario. I would also note that it is not practical to legislate for irresponsible behaviour by a small minority of dog owners. In my experience, most dog owners who use these shared spaces are responsible and maintain good control of their dogs. Enforcement and education should focus on those who fail to manage their animals appropriately, rather than imposing restrictions that affect the majority who already act responsibly. With regard to fitness areas such as the Bowker Street oval, my experience is that it is already used in a very responsible way by the community. The oval is not fully fenced, and as a result, dog owners tend to exercise judgement before allowing dogs off lead. Most dogs in this space are well trained and remain under effective control, particularly given the visibility of other users and sporting activity. There are periods, particularly in summer, when 30ocializa sport takes place. During these times, most dog owners already keep their dogs on lead or maintain close control. Outside of structured sporting use, the oval is heavily used for walking, exercise, and off-lead dog activity, all of which generally coexist safely due to mutual respect among users. I am concerned that introducing a blanket rule requiring dogs to be on leads at all times around such areas would significantly reduce the amenity of the space for regular users, without clear evidence of a widespread problem. In effect, it would restrict daily recreational use for many responsible residents in response to occasional and already well-managed conflicts of use. Public spaces should be managed in a way that maintains safety while preserving reasonable freedom of use. I would encourage a more targeted approach, such as clear signage during 30ocializa sporting events, rather than permanent blanket restrictions. Thank you for considering my feedback.
14352	I support part of this but not all. My dog is often off in an unfenced area. There is a playground and I have good control of my dog. Dog spaces are not for all dogs I don't take my dog to the dog park and I feel this places undue pressure on the people who do the right thing keeping their dog under control. I often walk my dog at Bowker street oval and if there is an event put her on the lead. This seems like common sense which I know is not so common these days I feel like these bylaws are punishing those who do the right thing.
14852	I strongly disagree with this change to By-Law 5. I have been a resident in the Holdfadt Bay Area for 15 years and in that time I have had 2 children and most recently become the owner of a dog. I live between two community grounds that are, in my opinion, multi-use spaces for all members of the community to come and enjoy, not just children's play spaces. I am at these grounds just about every day of the week and I have only experienced community members being respectful of each other. The council has stated issues occurring as a reason for the change but has given no clue as to what these issues are nor has any statistics been given. I am also doubtful as to how much community feedback was asked for before the ByLaw 5 change was written. Making changes based on councillor

	and staff views is not ok. What about Nuisance barking? This is a real issue under the current By-Law and I am certain that by introducing this change to By-Law 5 nuisance barking will increase hugely. Dogs will be left at home and not 31ocializat like they need. I have seen many families with young children and their dogs enjoying the playground altogether. How are they meant to supervise their children playing and make sure their dog is 5 metres away? If safety of children is really required then I am all for it but the council needs to provide evidence to change my view that is based on my years of experience. And then, I propose that fences be put around the playground equipment so that the community grounds can still be used for all members including their pets. I call for a meeting to take place so the council can provide the information they have to make the change and they can hear properly from the community. It is ALL members of the community that the council is working for after all. Thank you.
14243	I STRONGLY APPOSE THIS CHANGE TO BY-LAW 5. While I can appreciate the proposed change being to create a 'safer' barrier between children playing, work zones, recreational time and dogs, I believe that this is short sighted and will create more issues for both council and its residents. Going on your figures '2023-2024 Our Holdfast Annual Report', every second household has a dog in our Holdfast Bay community. For these dog owning residents, time with your dog off leash IS recreational and vital for both the dogs mental and physical wellbeing and the owner. During summer, or periods of algal bloom at our beaches, dogs off leashes are curtailed between certain hours or not at all. Dog owners congregate at gated dog parks to allow both our dogs to safely interact and stretch their muscles and their owners to form healthy communities of our own, bonding over shared 'pack' interests. For many of us, this is our only way of interacting with those in the wider community. Unfortunately there are often children's playgrounds included on one side of this area ie Bath St Glenelg STH. Or tennis courts on one side and playground at Tarlton St Glenelg STH. I personally have never seen an issue at either of these places and I am a dog owner and a parent. I propose that if this by-law passes, fences will need to be placed between the playground areas and the grassed areas to allow for a dog run area and a child / tennis area. This would be simple to do at Bath St. Speak to any dog trainer – Dogs require time off lead and space to interact! Be aware that by funnelling too many dogs into 1 or 2 off lead areas ie thinking that they can all use 1 area, causes dog aggression and community discord. Proposed change to By-law 5 does not meet the needs of the community or dogs as it currently stands.
14299	I play tennis in Bath street and dogs are always wandering around this small park, I don't like dogs, and don't want to pat them , not all people like dogs!
14879	I live close to Old Gum Tree Reserve, currently both dog owners & families use this area. It is very important that areas where dogs can 31ocializa be available. The dog owners are responsible for not only picking up after their dogs, but also often cleaning up other rubbish to maintain & beautify the area. Having dogs in the park playing & being well mannered is a huge plus for Holdfast Bay. With more & more apartment developments being approved by council it has never been more important to have off leash areas. If playground equipment is the issue, fence around the equipment and leave the parks for all the 'RATE PAYERS' equal access to the amenities. The Old Gum Tree attracts as does much of Glenelg many visitors from interstate overseas and other councils. Let us show the way that we can negotiate this issue without 31ocializat a group that is very pro-active. Please do not initiate a 'leash' dog in the parks!!
14354	I like seeing dogs and their owners 31ocializati in our parks.Fence off all children's playgrounds to separate children and dogs.
14393	I have prepared and will send today a detailed email response to this proposal.

	Note also, that this submission process is confusing. The opening page indicates the dog issue is item 3 – whereas that relates to jet skis.
14298	I have 2 dogs myself but dogs and children can be an uncertain mix. Regrettably there are dog owners who do not supervise their dogs so for the safety of everyone I feel this change is very important.
14340	I go to many parks with my dog Most of the time there is no one around More effort required to empty the bins in these parks
14851	I don't agree with the change to by-law. I am a regular user of Partridge house as a safe place to allow my dog to play off-lead in a safe and friendly environment. Partridge House is a fabulous place to allow dogs to play with other friendly and well controlled dogs. I have been taking my dog here for the 6 years we have lived in Glenelg and have made many "dog-park friends". People gather and chat every day, making good use of this wonderful community space. It is a great place to take both my dog and my children in a safe location. The playground upgrade is great, but we love Partridge House BECAUSE we can take our dog. The nearest dog park is Oakland's Park and without a car, we cannot get there. With the last year of algal bloom, we have been unable to take our dog safely to the beach, so Partridge House has been a great place to allow her to run and play safely. I have found all the dog owners at this location to be responsible with their dogs and have never seen any problematic behaviour from any dogs here. Please keep partridge house dog friendly! I only became aware of this proposal because a fellow park user pointed out the sign to me today, which I have to say was placed in such a way that seems to have been intentionally hidden behind trees and not on the gates to the park where signage for community events is usually placed. This appears to be a deliberate attempt to avoid community input. This proposal would mark a very sad change to a vibrant community space that is used responsibly and respectfully by locals. It is one of the amazing spaces that brings community together. Old and young, families and individuals. Please don't change this beautiful shared community space because of proposed changes to playgrounds! And what about Bath Street park?? We need safe spaces to take our dogs.
14527	I don't agree with the by law 5 as a mum with pet and children I need to let my kids to have a safe enclose area to play as well as an area that is safe for my dog to play around and sniff around freely. People have the obligation to look after their dogs if they are not on leash and make sure dogs are safe for the kids in the playground. But not just purely separate them or put the dogs on leash. This proposed change will definitely provide so much trouble for parents who would like to take the dog and the kids out at the same time. If there is any accident happened, the dog owner will need to shoulder their responsibilities for taking care of the kids and maybe if the situation is sever they can get fined with high amount of money. People with kids playing on the playground can report the improper behaviours of the dog owner to the council with evidence and they can get fined. Or some of the playground can be listed as dog friendly and dogs can only access those types of playground with a lawn. People will also have the choice whether they take their kids to the pet friendly playground.
14645	I do not support this change. We regularly take our dog to the Sutherland Reserve like many other people in the area. The dog owners here have always been very respectful and friendly, and we have gotten to know many of our neighbours by taking our dog here – we wouldn't have gotten to know so many of our neighbours otherwise. Dog owners here are also very conscious of young children and already keep their dogs on leads if there are any using the playground. To restrict dogs when there are

	no children present is outrageous and would make waste of the beautiful grassed area. If anything is to be done at this location, it should be fencing off the playground area to prevent dogs from wandering into the playground … But again, if there are no children present then what realistically is the risk? There's far more people using Sutherland Reserve's grassed area to run and 33ocializa their dogs together than there are people using the playground or tennis court, hence retaining the open space for use by dog owners should be the priority at this location, so the common sense approach would be to fence off the playground if there's such a concern.
14239	I do in the main, however how would the dog walker be sure and really know every time what is and what is not 33ocializa training at ovals? But in the main, yes, dogs do need to be leashed at certain times.
14311	I do agree with this but wonder how with the unfenced playgrounds and the requirement to be leased if within 5 metres and unleashed outside of 5 metres I'm not sure how this would work with dogs running free around playgrounds .. also presume that this means parks without playgrounds dogs can run free ?
14405	I currently live in the Somerton Ward, and all parks within walking distance from my home have either playground equipment and/or tennis courts. I understand that the intention of the changes is to ensure safety for all users of the shared space, and to make clear when dogs can and cannot be off lead. In my opinion the by-laws would be strengthened by clearly stating when and in what circumstances off lead activities are permissible in shared park spaces. With respect to sporting facilities, most tennis courts are fenced for safety reasons, in particular, to prevent park users including children, being hit by balls. This also prevents dogs from entering courts, and I am not aware of any dogs interrupting tennis games at the parks I attend. In the case of other sporting facilities, such as ovals, it is clear when these are being used for games or practice, and as a result can be easily avoided as these are usually scheduled activities. On the other hand, playgrounds are often open unfenced spaces within a multi-use park with varying and unpredictable levels of use. Child safety in playgrounds is paramount and maybe there are alternative ways of achieving this, such as barriers/fencing with separate points of entry to the playground. This may also provide young children who are scared of dogs reassurance that dogs cannot get into the playground area and will hopefully alleviate their anxieties. We have fences around our homes to keep children safe and this would be an extension of this in a playground setting. A review of best practice in fencing around playground areas indicates that fencing should serve to separate play areas from hazards such as busy roads, waterways, or off leash dog areas. I imagine there are examples of best practice interstate or overseas that the Council could learn from. There are of course budget implications to this and perhaps part of the dog registration fees Council collects could be used to support this. Points for clarification Is it the intention of the by-laws to ensure that dogs are at least 5 meters away from all playground spaces at all times (unless leashed), even when the playgrounds are not in use? This is particularly relevant for smaller parks. Is this making the park less user friendly for families with dogs? Having to juggle children and maintain a leashed dog may pose difficulties. If fencing is not seen as viable, then possibly a percentage of parks could be designated as dog free or on lead only. This would enable families and individuals who wish to avoid dogs for a myriad of reasons (e.g., child safety, personal safety and cultural reasons), to feel that it is a safe and welcoming space. This would also leave parks available for individuals, families and children who enjoy dogs. Just as child safety is important, so is community that is built through common interest and love of

	dogs. Exercising dogs is an important part of daily life. It gets people active, combats loneliness, both of which are known factors in improving and maintaining good physical and mental health. I personally have gotten to know more people through taking my dog to local parks for exercise, than through any other service/ facility that Council provides. Dogs are extremely important in the lives of many people and it requires the Council to give consideration to how it can help to build and maintain a happy and healthy community. In the interest of community engagement on the matter it may be beneficial to call a community meeting where Council can presents its concerns, provide information on the number of incidents in parks involving adults/children, and outline a range of solutions. Council has taken measures to ensure dog safety by provide text messages when fireworks are happening in the local area, perhaps this same communication channel could be used to inform dog owners of such a meeting or of the proposed by-law amendments.
14345	I can't remember this ever being an issue- it's more of a individual issue that dog owners as a group.
14254	I am supportive of protecting children entirely. I am not supportive of enabling this by-law until suitable additional fencing or other delineation is put in place to make this by-law logical to enforce and control. The three dog parks I visit regularly will all be subject to this, as they all have children's play equipment of some type in close proximity to the intended dog area. This would render all three dog parks either not usable or having decreased faculty. These parks are used by many dog owners and are not only great for the dogs, but beneficial social outlet for many dog owners. Please consider enabling this by-law through appropriate physical controls prior to bringing in the by-law into affect. There will otherwise be significant backlash from the community.
14278	I agree, but is council going to enforce this? The same dog owners still walk their dogs around Glenelg unleashed, many at the same time each day. You would only have to look at your CCTV to see this. Council also needs signs banning cyclists riding through playgrounds.
14282	How will this be policed? What is the penalty? How is the council currently policing dogs on leashes – not very well!!
14845	How ridiculous! Please explain how this can be managed by the owners? Are we to leash them at 4.5m then unleash them at 5m? Do we have to carry a measuring tape? These areas are for all people to enjoy including with their animals. There is already rules for control of pets but they unfortunately cannot read or measure distances accurately. If n area is fenced I do not see why this rule should apply and if it's unfenced then and I would suggest fencing the area because that is the only way to ensure separation. Just like the playground installed at Partridge house which is no longer used by the young children and their parents/grandparents I met there every day because it is not designed for anyone under 7-8 years old. Just like the Jetty road upgrade that looks dirty all the time because of the materials selected, is still impacting businesses, patrons and is no doubt way over budget. Just like the And just like the broken gutters and poorly maintained footpaths that can't be used by the elderly or disabled because they are dangerous, the council seems hell bent on objectives that don't align with the needs of the residents. Bring on the council election.
14359	How ridiculous to expect dogs to be leashed under this proposed bylaw. The obvious fix is to fence off the children's playground area. This provides a level of security for parents who can see clearly who is in or near the playground and safely contains their children and stops predatory activity from paedophiles simply walking off with their children without passing through a gate. The biggest threat to these kids

	are paedophiles lurking and interacting with children in playgrounds that aren't secured with fencing. Well behaved and supervised pet dogs are not the problem.
14251	How can you play catch a ball with your dog if they are on a leash and need exercise. I respectfully suggest the children's playground areas be enclosed. This protects the safety and security of children and allows to play freely with dogs when in the open play area under the supervision of their caregiver.
14275	Hi, Can you please include the wording that you have in the summary info (below) in the actual bylaw to ensure it is clear that where a playground is not currently enclosed by fencing that there is the within 5m rule. I was approached yesterday at Sutherland Reserve where people are concerned that dogs will need to be onleash in the entire reserve. When I reviewed the information and contacted Lindsay at the Council it was clear that this was a misunderstanding as the broader reserve is still off lead apart from 5m around the playground area. They were wanting to petition council about fencing off the playground within this reserve. I am strongly opposed to that as this park works well as a park for all. Providing a separate dog area would reduce childrens play (kick about / picnics etc) and create an overused dog zone. Most people manage their dogs and communicate with other park users to determine if their dog should be off lead at that time and that is the appropriate use of this open space. 'Children's playground means an enclosed area in which there is equipment or other installed devices for the purpose of children's play (or within 5 metres of such devices if there is no enclosed area' in the actual by law as this provides clearer understanding of
14403	Fence playgrounds. Partridge house is a lovely space I take my dogs twice a day and there are always so many dogs there – all well behaved, all being attentively watched by their owners. Responsible pet owners should not be punished
14481	Even the 'friendliest' of dogs have slobbered on my terrified kids faces. It's unacceptable and so dangerous.
14384	Dogs should be on a leash anywhere children are playing. Also it puts more emphasis on dog owners to clean up after their dogs. In fact I feel dogs should not be in playgrounds.
14360	Dogs should be allowed to run around d at a park! Ridiculous, most people manage their dogs well. Do not change the rules for a handful of irresponsible dog owners
14244	Dogs should be allowed in parks under effective control. This is taking away dog exercise and enjoyment based on a minority who do the wrong thing. A better solution would be to fence of playgrounds. This is beneficial for dog owners and also parents – not worrying about children wandering off.
14803	Dogs play an important role in people's health and wellbeing, especially the elderly. Available spaces for dog exercise should be available to all residents. Park spaces were often established before playground equipment. Fencing should only encompass equipment and tennis court areas leaving open grass and tree areas available for dogs exercising. There are no dog parks in our suburb, Somerton Park
14518	Dogs off leash need to be supervised by their owners and 35ocializat the owners and dogs who behave well is unfair. It would be difficult in shared areas such as the Gumtree park in Glenelg North to ensure the dog is 5 metres away from the playground at all times.
14884	Dogs need space to run + play. Very few homes now have the space. Humans + dogs should be able to share council green space. Of course dog owners have to pick up dog faeces. Most do, + some do for others + some don't unfortunately. Similarly, humans should ensure human food isn't left on the ground (for dogs to eat). Common respect of dog owners + adults supervising children is to be

	encouraged. Council need not impose restrictions on dog freedom in council green spaces, just encourage common manners.
14461	dogs already not permitted inside fenced play areas. Leashed within 5 meters of unfenced areas seems reasonable.
14533	Dog owners would be obliged to pick up dog faeces which is a significant peoblwm
14855	Disagree. Daylight savings already limits off-lead time, and this proposed change will further reduce opportunities for off-lead recreation times for dogs and dog owners. The play area at Partridge House is unfenced which would make enforcing this restriction very difficult, furthermore many families that use the play area will often bring their dog too. Off-lead time is essential for dogs as it provides them with the freedom to run, sniff, and explore without restrictions. This freedom is crucial for their physical and mental well-being and your proposed changes will limit this as people will essentially need to put their dogs on leads to practically maintain the 5m rule. Partridge House is a popular meeting place for dog owners within the immediate and surrounding areas and many people who live on their own use this as a meeting space for 36ocialization with their dogs being the commonality that brings them together. I would also encourage the Council to extend the consultation time and make the sign more visible; at present it is obstructed by a tree and there are far better places to install the sign to ensure transparency and fair access to provide feedback.
14281	Currently, there are parks with grassed areas where dogs run off-lead and have playground areas that aren’t fenced off. There have been no incidents or issues between children & dogs in these parks. The dogs and children’s playgrounds happily coexist.
14487	Council should be funding the enclosing of kids playgrounds such as Angas Neil Reserve. Instead of wasting money on a botched Jetty Road Glenelg Refurb and then asking residents to fork the bill with a greater than 2% increase in rates… Jetty Rd refurb and the contractors who won the tender did a horrible job, still looks unfinished.
14344	Council needs to focus on irresponsible dog owners that don’t clean after their dog. Streets are disgusting and council has shown zero will on addressing that issue for years now.
14193	Council need to provide a dog park.
14252	Childrens playgrounds to be fenced, dogs to be unleashed. Especially with the algae bloom, dogs need a space to run around. I pay my rates in this area for the freedom my dog can have and the exercise/social aspect we both give each other. Families and their kids are getting preference over retirees/dog lovers; very disappointed of the idea.
14790	But don’t agree with the 200m council sign rule. A bit far fetched since you can be within 5m from a play ground.
14550	As there is no designated dog park provided by Holdfast council, this is very discriminatory to people with dogs. Especially as the parks I attend often have no children playing on the equipment. Put more fences around the play equipment so dogs can get a run in these parks off lead. Or please provide a dog park for big and little dogs.
14842	As someone who has children and a dog we often use mixed space areas to allow our dog to chase a ball and kids to play. To remove dogs being off leash where there is play equipment or exercise equipment nearby leaves nowhere where this can happen in our council area that we can walk too. Pointing to facilities in Marion council area doesn’t cut it as I can get there without taking the car.
14367	As long as it doesn’t apply to the park area where there is a separate fenced playground area. Ie in Susan Grace Benny park in Seacliff Park I agree dogs shouldn’t be within the fenced playground area, but believe they should always be allowed off leash in the rest of the park.
14522	As long as dog owners are responsible and are able to recall their dogs, there shouldn’t be an issue. I primarily take my dog to the old gumtree park, I think it would be beneficial for a closed off section to keep dogs and children separate if needed.

	Similar to the Oakland's Rd dog park.
14458	As a responsible dog owner that utilises Bowker Oval. As this oval is utilised by various clubs at different times, some with a booking and some without, it will be hard to determine when you should have your dog on a lead. Perhaps at this oval, prescribed times for off leash times? I do agree with Playgrounds, Tennis Courts and the like. Bowker Oval however could cause some contention.
14722	An exception must be made to the old gumtree enclosed area. Or at minimum fence in the playground in the centre of the park so that clean and responsible dog owners can continue to give their dogs a safe environment enrichment area off lead. This develops and maintains a well rounded dog that is safer and more amiable in the neighbourhood.
14321	Already so restrictive rules , unlike other countries including uk where dogs are allowed in hotels , shops I even on buses and trains etc on leash Dogs on leash are not an issue , I it's becoming more isolated for dogs and often without consultation or national parks.
14427	Agree with Children fenced area (please enclose MORE) and THREE METRES, (not 5) Need more words and flexibility around next… Tennis courts IN USE, Sports Oval area being used or appropriate wording eg Mawson/ McAuley… there is a soccer oval, and there is a cricket oval, and there is a football oval, there is absolutely no reason if they are for instance playing soccer why someone can't be on the football oval with their dog of a lead, under effective control. Etc additionally wording regarding practice session, that could be me and my son only, the practice may just st be at the cricket or soccer nets and no reason why the rest should not be free to use.. Word Area, YES THANK YOU
14380	Agree dogs should be on leads when in designated play areas or play grounds and sporting ovals or courts and when council has signage up indicating Council Worker Site however, I believe responsible dog owners who pick up after their dogs, only allow off lead where the dog is well behaved and not aggressive, are paying the price for those owners that are irresponsible. Whilst I agree in principal, I also agree we should be able to let our dogs off leash at certain times of the day for a bit of a run around and also when it is not impacting others using the park eg school hours. A group of our dogs love a frolic at the back of Partridge House in the morning when most kids are at school. I think if its school days, or no kids or visitors are being impacted and our dogs are kept away from the playground area, then this should be allowed. I think it would be beneficial to put signs up to remind others of their responsibilities. Please do not place a blanket ban on our parks! The designated dog parks are truly awful, overrun by aggressive dogs and uncontrolled by their owners. I would be too scared to take my small dog to one of these places!
14277	Agree – would be good to see dog park facility closer to jetty road
14416	Absolutely not. This is completely unnecessary and over the top in comparison to other councils. Holdfast bay has a reputation for being total grandmas. Just relax.
14391	Absolutely not! The playgrounds should be fenced, for safety of children, if from dogs, but even running up onto roads or getting lost in the park. The parks are a shared space, for adults, children and pets. Please don't take that away from the community. Fence the playgrounds instead.
14865	Absolutely no! Dog owners need to be responsible. If there's any risk they stay on a lead. Many of us have very small and beautifully friendly dogs that children and their parents love. Playground areas and parks are a community place ~ for all.

14474	Absolutely agree with this. We have 2 dogs who we look after very responsibly and our young son is very confident around dogs but the amount of people who just let their dogs roam and run up to young children in playgrounds (literally spaces designed for children) is unbelievable. It doesn't matter whether your dog is "friendly" you don't know whether that child may be frightened of animals/dogs and having a young child approached by a stranger dog or knocked over by a large excited dog is certainly not a good outcome. If there is any opportunity to strengthen by laws in relation to having dogs on lead in our beaches for the same reason that would be hugely beneficial. At the beach, the by laws for dogs on lead should reflect the times that families most frequent the beach (often early in the morning)
14294	100% hopefully this is the start Our beautiful beaches are overtaken by people getting out there cars and bringing their dogs They run up to kids playing and even adults that are terrified of dogs We had an interstate visitor from Sydney they could not believe the dog poo on the path walk Somerton to Glenelg they don't allow dogs on the beaches If we have dog parks do a dog beach that's not used much by humans Our beaches never had this many dogs Even our school near by paringa primary a big sign no dogs all weekend people have there dogs running about the grass area where the little kiddies will be playing It's out of control You can't make beach times for dogs on leads because owners don't care
14343	100% agree dogs should be on lead unless in bog parks. Sick to death of off lead dogs running amuck and owners insisting they're friendly. My husband has a sever allergy to dogs and many people I know are fearful of them. Just keep them on a lead under control and don't inflict them on people who choose not to be approached by them. Thank you for considering this.

Comments you may have on the proposed By-law 7

Contribution ID	Please provide any comments you may have on the proposed By-law 7
14311	yes i do agree with this and will this apply to persons who already have roosters ?
14222	Yes due to noise concerns/complaints people should hold a permit
14363	Yep lets manage the Roosters - detracting from real issues like street parking , traffic short cutting and speeding thru our back streets
14499	Who wants to be disturbed by rooster crowing?
14790	Where does it end. Next will it be permits for barking dogs???
14345	Unless council is going to reduce the number of cocks working in the council office too
14291	Too noisy in suberbs
14840	This seems a bit unnecessary. The noise from building sites adjacent to residences is both more frequent and more widespread, yet we accept it as a part of everyday life. Is this just using a hammer to push in a pin?
14262	This needs to apply to all birds kept as pets, particularly parrots. It is not acceptable for someone to be keeping large birds loud enough to be heard across the South American jungle in a residential beachside suburb. It doesn't matter what time of day it is, persistant screeching that can be heard blocks away is obviously going to impact on peoples enjoyment of their property. Noise from animals shouldn't be dealt with under the same legislation as noisy air conditioners.
14339	This law whilst not affecting myself gives the council too much power in having a say as to how people choose to live their life. The council should Issue fines based on individual cases. I have never heard a rooster in my 8 years between Glenelg and Seacliff
14351	This is comical. No net beneficial outcome to such a niche rule.
14294	They encourage vermin
14554	The community, specifically in Glenelg north, of dog owners are responsible and thriving. Often you'll find these owners cleaning up the mass mess left in parks on the weekends for kids parties. Dogs are responsible and under affective control at all times. These parks are for dual use and won't be worth the upkeep without the social thriving dog community. Often these attendance times to do overlap.
14280	Sounds a bit petty
14282	Roosters should be banned. Full stop. No exceptions! How can the council possibly 'manage' the noise of a rooster??? Can you tell a rooster to be quiet??!!!
14327	Roosters are noisy - and contrary to belief, actually crow all day and night if they can.
14496	Roosters are no different to dogs continuously barking. Manage them both the same please.
14487	Really what a joke… if it bothers someone tell them to move or wear some ear plugs… absolute waste of time and resources having to manage this or go through court process when people refuse to pay fine for a unregistered bird.
14193	Pet laws need to be addressed full stop! I have a rental next door. The renter leaves the dog, that has separation anxiety, for hours at a time. The barking and crying is hard to listen to. The rental property has very difficult access so addressing the issue with the tenant is impossible. As the tenant 'comes and goes' it also makes it difficult to make a formal complaint to Council. Also. Parrots/cockatoos need to be included given the amount of apartments / balconies in Glenelg.

14300	Permit a good idea. As long as managed fairly and not just a mechanism for council to just have the right to say no all the time. Again, resources to manage and enforce should be considered
14362	People make noise I don't agree, do we have By-Laws for people revving their cars in the dark, warming their cars up to drive to work. Building construction noise is a real issue too. I'd rather hear a rooster crowing, I have lived in Glenelg East for over 34 years and have never heard a rooster. Council wasting time on stupid complaints.
14307	Not needed. The amount of times this would come up is the same as a noise complaint from anything else.
14849	My neighbour has a rooster and it is really not a bother. Yes it cocka-doodle-doos in the morning. it really doesn't wake you up or affect neighbours. humans have lived near roosters for 1000's of years, and now, at a time with the marvels of double glazing - isn't the time to put an end to that. Realistically there are many other things that make noise residentially. I am more concerned with how the council would deem a property worthy of owning a rooster? would it be at the discretion of neighbouring residents? or would this be an effective flat out ban on roosters with unlikely exceptions.
14384	Maybe. As long as they are not then charged for having to register their rooster as another revenue raising process.
14857	It would depend what standard of noise mitigation is required to pass the permit and whether this is a reasonable imposition on the rooster owner
14372	Is this really a problem …..
14511	If rooster noise is allowed to be unacceptable to residents, parrots making a huge amount of noise in trees outside residential homes should be allowed to be dealt with too by Council.
14350	If people want to raise chickens, let them
14851	I'm not sure that roosters are a concern in this area, but feel that it is reasonable to seeek a permit to have a rooster considering the impact it may have on neighbours if uncontrolled
14430	I'm doubtful this approach will work! Holdfast Bay Council areas are predominantly residential areas and NO ONE wants to hear a Rooster crowing, at some ungodly hour of the morning! People need to make a choice, if they want to breed chickens! Move to a more suitable semi rural area.
14338	I would prefer the rooster crowing rather than the car wash spray booth, pressure sprayers, vacuums, polishers and washing machines directly adjacent to our fence. Like the rooster operates 7 days a week.
14622	I take my grandchildren to this park weekly- my youngest is scared of dogs - often they come running up to , causing great distress. The owners reassure they are safe but this pointless as my grandson is terrified when they come bounding up to him. There is also often dog poo near the swings. I don't think dogs sho up d be off there lead at in the whole park
14299	I haven't heard any in my area, but could imagine they would be annoying
14206	I dont want to live next door to a rooster that wakes you every morning at stupid aclock.
14337	I didnt think we were allowed roosters in suburbia.
14217	How many people are owning a rooster
14239	Fully support this proposal. Our neighbours have a rather noisy rooster, and while he doesn't bother us I am aware that other nearby neighbours are disturbed at times. He does crow for most of the day.

14317	Can roosters be off lead in the park?
14216	Are there already licences and permits in effect regarding rooster ownership?
14283	Again, plain common sense.
14310	A rooster is no louder than the daycare... the children are out screaming and crying early in the morning and continue all day. I would rather hear a rooster.
14298	A no- brainer unless I'm a rural area

Other feedback you have on the draft By-laws.

Contribution ID	Please provide any other feedback you have on the draft By-laws.
14295	You guys need to get the basics right before you mess with the difficult topics. Your ground staff are incompetent and lazy. Fix Angus Neill reserve and return it to its former glory. You need better leaders on the ground. P
14387	Why was this not sent out to dog owners as a text message like you do for the fireworks. Seems a little sneaky trying to get this through without notifying the people that it will impact
14291	Why have registered dog owners NOT been contacted re proposed changes?? Expect major push back if you ban leash free exercise in parks for dogs. Smaller blocks, no backyards, bored dogs, increased barking and howling. Penalise bad owners NOT everyone- & HBC can't even do that. Fence playgrounds
14206	What about one for cats. I think its time that all cats are registered like dogs and kept in the owners back yard. I am sick of stray cats coming to my garden. SCARING the birds and pooping. Its time council took action that helped our wildlife.
14282	What about laws on e-bikes? Think this is more important than jet skis & roosters
14499	Well done HB!
14803	We would like to see something done about trailers being permanently parked on the street outside the owners house, especially making driver thoroughfare inaccess along narrow streets. Short term permits for construction work could be considered.
14221	To draft a bylaw means the council should be standing behind the by law and enforcing it......where will you take these wages from to do just this??
14306	This proposal significantly impacts responsible dog owners. For example, dog owners with children will restrict natural cooperative interaction between our dogs and my children. Support dogs and their owners are also severely impacted where the dog will no longer have the opportunity to exercise freely and responsibly. The mental health impacts on owners and dogs with this proposal has not been considered. I suggest a program of installing appropriate fencing around child play areas is developed over 3 or 4 years to remove any concerns regarding dogs in child play areas
14248	This council has completely lost the plot after what they did to Jetty Road. If they can't even get that right, how are we supposed to believe these new bylaws will be enforced properly. I constantly see e-bikes which are basically motorbikes flying along the Glenelg North footpath. It's dangerous for the community and for my dogs. How are these going to be classified and actually policed. And they aren't even on this list. Where is the community consultation. Another jetty road hack job.

	And then there's the dog poo I end up picking up from other people's pets. It just shows how little consistency or accountability this council has.
14357	The proposed dog restrictions punish dog owners. There are not enough dedicated dog parks in this area, we are limited where we can go already. Dog owners understand that they are responsible for everyone's safety and need to have their dog under control. There are already laws to protect against dog attacks. This proposal is unnecessary.
14547	The dog issue needs to be thought through more thoroughly.
14554	The community, specifically in Glenelg north, of dog owners are responsible and thriving. Often you'll find these owners cleaning up the mass mess left in parks on the weekends for kids parties. Dogs are responsible and under affective control at all times. These parks are for dual use and won't be worth the upkeep without the social thriving dog community. Often these attendance times to do overlap.
14262	Thank you for undertaking this consultation. Please publish feedback publicly.
14697	Thank you
14487	Stop wasting time and resources on rubbish
14193	Rental properties and air b'bs should not be allowed to spoil our beautiful Glenelg streets for which we pay a premium to live in.
14300	Remember every rule you put in place has to be properly managed, funded and enforced. Think carefully as when a rule is used unfairly or inconsistently you open yourselves up to criticism and ridicule
14338	Please enforce the parking by laws that are already in place.
14355	Please dont make rules then NOT enforce them. If you are going to make rules have someone to enforce them.
14849	Please do not change by-law5!!! Keep partridge house dog friendly, it is a space for all. realistically - roosters and jet skis are not a big deal , people can live without them. but we shouldn't kill the vibrancy and sense of community in our parks with by law 5 nor should we punish genuine tardiness with bins for once off offenders - punish repeat offenders.
14332	Please consider banning dogs from areas where children are - notably playgrounds, school grounds (including secondary schools), and sports facilities where school-aged children congregate (ovals etc). Not everyone likes dogs and not all dogs can be trusted. Plus the amount of times I've stepped in dog poo at my kids' school and at the oval is unacceptable.
14359	Playgrounds should be fenced for the safety of children from child predators. Unfenced children playgrounds leave children vulnerable to paedophiles walking through play areas and easily accessing vulnerable children. The ridiculous laws to punish law abiding rate paying dog owners is quite frankly an overreach that achieves nothing other than creating an angst ridden society constantly on alert for receiving ridiculous fines. It's a money grab and nothing else. If you want to protect children, fence in their playground to deter child predators. Your problem is paedophiles and not pets.
14790	Na
14345	Less govt, less laws.
14331	It is important to consider all feedback. Where injury can be caused eg dogs off leash and jet skis coming into shore it is imperative that the council take into account 'worst case scenarios'
14372	It does concern me the issues that you wish to pass by-laws for, seem very trivial and micro-management
14380	In regard to dogs off leash, if you are going to impose this at parks then I think a blanket ban on off leash dogs between 10am and 6pm should exist on our most popular beaches. Not just restricted to day light saving hours. If you ban off leash at parks then look out for Glenelg beach as all dog owners will flock

	there instead and let their dogs off causing all sorts of issues for visitors, other dogs and no doubt leaving tons of poo along our beautiful coastline!
14842	I'm disappointed in council not properly communicating the changes especially regarding dogs off leash changes. I only saw a sign in our local part this week 10 May). To make changes to bylaws without effective transparent consultation is not good enough. The council have a full list of dog owners given the registration and should have clearly communicated those specific changes.
14378	I would like to raise my concerns about the proposal to have dogs on leads at all times in parks with playground and sport facilities. As a dog owner I appreciate the current opportunity to exercise my dog primarily through retrieving balls and general interactions with other dogs. All parks within walking distance of my home have the aforementioned facilities which would eliminate this daily ritual that is an important part of my life, and would not only impact my dog but also my enjoyment of life living in Glenelg. It also provides an important social opportunity for me to mix with like minded people. As a retired widow this is an important factor in overcoming loneliness and maintaining my mental health. If the Council is concerned about older residents as it is with the safety of young children then it should look to find a solution that meets all users needs. I imagine this could be solved through either suitable fencing or a restriction in hours where dogs can be off lead e.g before 10am and after 5pm being the most common times children would be in the park. This gives families the opportunity to choose which times they come to the park and would be beneficial for families who also have dogs to have a choice about how they use the facility.
14850	I only found out about these proposals through a notice in partridge house that was hidden behind some trees. Something like this should have been letterbox dropped to every property in that area if you genuinely want feedback. Very disappointed
14579	I have provided comment via email. This form is confusing - I suspect many people give up trying to work their way through it when only wanting to comment on dog control
14851	I have only become aware of these proposals due to a fellow park user alerting me to the signage at Partridge House. I have not seen any other notice and feel that the signage at Partridge House was not placed in plain view for users of the park to be given the opportunity to provide feedback. This feels deceptive or at least not in the spirit of community consultation. Do better!
14240	I am in support of the by-law except for the waste management one. It is draconian and not necessary. Furthermore the rationale cited states numerous complaints are made to Council, yet in a ABC interview the Mayor stated not many complaints are received this by-law is not justified.
14256	I agree with 3 of the by-laws but the dog by-law is ABSOLUTELY RIDICULOUS AND SHOULD NEVER HAPPEN. You will lose confidence in the people and as a group who love their dogs as family members they will do whatever they can to stop this
14216	Holdfast Bay is pleasant and relaxed place to live. I hope that the extra rules don't over govern add council expenses to manage and enforce the issues raised, as this would become intrusive.
14393	Further to my email that will be sent today 22 April 2026 I question why inclusive consultation with ratepayers on these proposals has not been carried out? I only discovered these proposals via word of mouth . What was the reason for not contacting all ratepayers as occurs for comment on the business plan? Indeed, why have you not consulted all dog owners - which would be one email trail.
14341	Fence play areas in. Not restrain dogs who need grassy areas to play free in.
14257	Every rate payer should have been emailed with these proposed changes, and why the council thinks that the changes should be made.

14857	Do we have many fenced dog parks in holdfast? If not, creating these spaces may reduce issues of shared spaces.
14294	Do something about the dogs please it's trying our beautiful beach walks
14309	Disagree by law 5. Enclose the playgrounds and keep the space open for all rate payers to use as they enjoy the open space. Dog owners must be responsible for own dogs. I know we are.
14222	Caravans stored on streets within holdfast council area. These vehicles should be kept in a storage facility not kept on the streets
14454	Can a by-law regarding use of e-bikes on walkways be introduced? I'm concerned about the increasing number of young youths travelling on e-bikes at high speed on walkways like the foreshore. It is so dangerous for those riding and for people and children walking.
14504	Bins put in designated parking bays are a majour issue, especially in streets with limited public parking spots. We have a few people on our street who purposely put bins in parking spots instead of leaving them around the parking bay. This should not be allowed.
14217	Bike lanes dog poop bags on bins Bottle and car depot on the side of the exiting bins to help the poor buggers accessing the bins Can the shared paths also have the footpaths fixed Can you put bunting up to protect the dunes from kids - beach side

Emails

Emails

1.	So its come to my attention that the council want to bring in laws around dogs being off lead around playgrounds...personally I believe this leaves a large grey area that could b exploited by over zealous council officer's. If the council are so concerned they should erect fences around all playgrounds that are subject to this.
2.	Thank you for your response and for confirming that no final decision has yet been made. I appreciate the extension of the consultation period; however, I remain concerned that a significant portion of the community is still unaware of the proposed changes. While I understand the limitations around direct communication, a practical and fair approach for all ratepayers would be to install clear signage in all parks—similar to the signage currently used to advertise upcoming events across the Holdfast Bay area. At present, there are already signs in some parks that appear to be out of date, which suggests there may have been prior events or changes that warranted communication. Updating and utilising this existing signage infrastructure would be an effective and visible way to ensure park users are properly informed. I would also like to reiterate that many of the smaller parks are regularly used by highly responsible dog owners and respectful community members. These spaces are shared by families with children, both with and without dogs, and there is a strong culture of consideration. For example, if a child appears nervous, dog owners will typically place their dogs on a lead without hesitation. I have also been advised that these proposed changes may not be actively enforced by rangers. If that is the case, it raises a serious concern: why would Council encourage people to attend these areas and allow dogs off-lead if this is not aligned with the law? This creates confusion and risks undermining compliance, as it may appear that people are being encouraged to disregard regulations. Thank you again for including my feedback in the consultation process. I hope Council gives careful consideration to practical communication methods and the real-world use of these shared community spaces.
3.	I appreciate you actioning our request to install signage with QR codes in the parks. However, at present the link is not user-friendly. I am aware of several people who have attempted to submit feedback but found the process confusing and ultimately gave up. Ensuring that the digital information and submission process is simple, clear, and accessible would greatly improve community engagement and participation. I'd also be happy to help test any updated QR code or submission link with people at the park, including older residents, to see how easy it is to use. Now that the signs are in place, could Council consider extending the submission period? As it stands, the process feels rushed, and many people may not have had a fair opportunity to engage. In terms of alternative approaches, one option Council could consider is fencing children's play equipment. I understand there are concerns about cost; however, for the safety of children, this would be a reasonable and worthwhile investment. The play equipment at Wigley Reserve, in particular, is very close to the road, making it easy for a child to wander into a dangerous situation. Similarly, the park on Talton Street is not fully enclosed. Enclosing these areas would not only prevent dogs from entering but, more importantly, help keep children safely contained. Overall, it is not clear that sufficient consultation has been undertaken to explore alternative approaches. Given the potential impact, we believe any bylaw relating to dogs on leads in parks should either be deferred or the submission period extended, allowing more time for community awareness and input. This is a significant change that will affect many local residents and how shared spaces are used and enjoyed. If changes are ultimately introduced, I would also hope there is some flexibility in practice. For example, where no children are present, or where parents are comfortable with dogs being off-lead, it may be reasonable for the bylaw not to apply in those circumstances.
4.	Thank you for your response.

	However, based on the tone of your reply, it appears that the decision may already be largely settled despite the consultation process. This is concerning, as meaningful consultation should occur before positions are formed. I remain disappointed that dog owners were not directly notified of the proposed changes. Council already holds contact details through dog registration, and direct communication (such as email) would have been a simple and effective way to ensure those most affected were properly informed. The proposed changes will directly affect multiple parks within walking distance of my home, including Talton Street, Somerton Park. Importantly, all of the nearby parks contain playgrounds and would therefore be impacted by the proposed restrictions. This significantly reduces accessible off-lead space for local residents, particularly for those who do not drive and rely on walking to their local park. These parks are important shared spaces where families integrate exercise, social interaction, and community connection. This morning alone, I spoke with several residents at the park—families with children and dogs—who were unaware of the proposal and concerned about its impact. Dogs are an important part of many families' daily lives, and these parks provide not only exercise but also vital social interaction. For some residents, particularly those who may otherwise have limited daily contact, these interactions are significant for wellbeing. There is also a risk of unintended consequences. If access is effectively reduced across multiple local parks, dog owners may be pushed into a smaller number of remaining spaces. This could result in those areas becoming crowded and functioning more like traditional dog parks, which is very different from the small, community-based park environment we currently have—where dogs are well behaved, and residents know and look out for one another. I have also spoken with two councillors who indicated they believed the lack of direct communication with dog owners may have been an oversight. Your response suggests this was a deliberate decision, which is disappointing. I am concerned that the current process risks limiting genuine community input. If Council is seeking an accurate reflection of community views, greater effort should be made to ensure affected residents are properly informed and able to participate. Given the limited awareness among affected residents, I request that Council pause progression of this by-law and extend the consultation period to allow for proper community engagement. I also respectfully request that Council: • Reconsider the consultation process, including direct notification to registered dog owners; • Ensure all affected residents are given adequate opportunity to provide input; • Consider alternative solutions, such as fencing or site-specific approaches, rather than a broad by-law change. I believe residents should have a meaningful say in decisions that affect their local community, particularly when they contribute through rates and active use of shared spaces. Thank you for considering my feedback.

5.	Please accept this submission in addition to my previous submissions on this matter. In developing this submission, I particularly appreciate the conversations I have had with numerous park users; the Manager of Community Safety, Mr Adrian Hill; and Councillor Jane Fleming. Council responsibility I acknowledge Council's responsibility to manage shared public spaces and to address legitimate community concerns regarding interactions between children and dogs, particularly near formal play equipment. Indeed, I support measures that demonstrably improve safety where a genuine risk has been identified. Current By-laws Already Provide Management Options However, I respectfully do not support the proposed amendment as currently drafted, on the basis that the existing by-law framework already provides Council with sufficient tools to manage these risks on a site-specific basis. By-law No. 5 of 2019 already empowers Council to: • permit off-leash exercise under effective control (Clause 8); • designate specific 'no dog' zones (Clause 9); and • require dogs to be on-leash in specific areas (Clause 10). The Dover Square arrangement demonstrates how this framework can work effectively in practice. A fenced playground is designated as a 'no dog' zone under Clause 9, while the remainder of the reserve accommodates other community uses, including off-leash dogs under effective control pursuant to Clause 8. This balance has been achieved without amendment to the By-laws, allowing Council to respond proportionally and with appropriate signage. Problems with the 5-Metre Rule The proposed blanket 5-metre rule around unfenced play equipment areas is likely to produce impractical outcomes at reserves such as Sutherland Reserve, Seaforth Park, Partridge House, and potentially the Old Gum Tree Reserve, and others. In practice, the proposed buffer would: • create an invisible, unmarked exclusion zone that would be difficult for park users to identify and comply with; • effectively convert significant portions of these reserves into de facto on-leash areas, even during times when no children are present; and • create practical enforcement difficulties for Council. Key Principles for Consideration 1. Effective control: Dogs must remain under effective control at all times, regardless of leash status (refer Dog and Cat Management Act 1995 (SA)). 2. Shared spaces: Community parks should remain available for multiple uses, supported where necessary by evidence and time-based priority arrangements if appropriate. 3. Fenced solutions: Where supported by evidence, fencing may be the most effective means of providing defined safety areas for children while allowing dog owners continued access to open space. 4. Flexibility: Site-specific responses, informed by evidence, are more likely to produce proportionate and effective outcomes than uniform rules that are applied across diverse reserves. Many Holdfast Bay residents are both dog owners and parents, and management approaches should reflect this dual reality. 5. Enforcement: Physical fencing is more enforceable and provides clearer behavioural guidance to park users than an invisible 5-metre rule. Nevertheless, education and clear signage, supported by responsible dog ownership, would be the preferred approach for many park users. Conclusions

	• Safety objectives: Council can achieve site specific safety and management objectives effectively through the existing by-law framework rather than by adopting a blanket approach. • Lack of evidence: There appears to be limited documented evidence regarding the frequency, location, or nature of “poor interactions” between dogs and children sufficient to justify a universal 5-metre rule. • Proportionality: A blanket 5-metre rule may unintentionally convert large areas of community parks into on-leash zones, even when children are not present. Recommendations I urge, and recommend that the City of Holdfast Bay Council pursue one of the following options to achieve a proportionate and appropriate response to the interaction between people with and without dogs at the City’s community parks: 1. Option A: Do not adopt the draft By-law amendments in relation to dogs, and continue to use the existing by-law framework (By-law No. 5 of 2019) and manage specific high-risk areas through Clauses 9 and 10. 2. Option B: Adopt the draft by-law amendments only in relation to fenced playgrounds, exercise areas, organised sporting activities, and Council work zones. 3. Option C: subject to Option B, defer consideration and adoption of Draft By-law No. 5 pending further targeted, site-specific community consultation. To this end, Council might consider establishing a community based consultative team(s) with community representatives to consult, evaluate and recommend to Council on park specific options.
6.	I've tried to respond to the issue of changing the local by-law to require dog owners to keep their dogs on leads at the park on Taralton between Ferris Nd Marine Streets. Many of the people close to the park have dogs and we socialise there while our dogs run freely, but under our supervision. I have rarely seen children at the park However, if the council is concerned about the safety and welfare of children then I suggest the council erect fencing around the playground. If the council is concerned about its possible liability, i suggest that a sign be placed at each of the entrances stating that the park is a designated dog park and persons bringing children into the park are responsible at all times for the supervision, care and control any such children. Thank you for the opportunity to respond
7.	The proposed by-law 5 referring to the control of dogs is a ridiculous over-reaction. Dogs, their owners and other users of public parks and playgrounds share those spaces comfortably and conveniently. It is over-kill and another abuse of public authority to restrict dog owners from exercising and playing with their pets in public spaces. Restrictions already exist on how dog owners have to control their pets and they work effectively. Dog owners themselves understand the importance of effective control, especially when there are children around. If it genuinely is a concern, far better would be the strategy to fence the children’s play equipment. For instance, that would be very easy to do in many of the play areas, such as Partridge House, Seaforth Park and most of the other play areas in the council's jurisdiction. Failing that and if the by-law was to take effect, the council really must consider establishing other dedicated fenced dog play areas such as in the Marion Council area at Hazelmere Road. To proceed with this by-law without offering satisfactory alternatives would be an abuse of power and a dereliction of duty by the incumbent councillors.
8.	To all Holdfast Bay Councillors The park in our local area is a well-used shared community space that includes tennis courts, children’s play equipment, and open areas. It is used daily by residents not only for recreation, but also as an important social space for both people and their dogs. Many locals rely on this area to safely allow their dogs to exercise and socialise.

	With increasing housing density, smaller block sizes, and more people living in apartments, access to suitable off-lead spaces is becoming increasingly important. Restricting these shared areas without providing alternatives risks creating unintended consequences, including reduced opportunities for dogs to exercise and socialise, which can contribute to behavioural issues. If council proceeds with this by-law, I strongly encourage consideration of practical solutions that balance the needs of all users. For example, fencing the children's playground and designated equipment areas would allow those spaces to remain dogfree while still preserving open areas for responsible off-lead use. I am also concerned about the limited communication regarding this proposal. Many dog owners appear unaware of the change, despite being directly affected. Greater effort should be made to notify impacted residents to ensure fair and inclusive community consultation. This park currently functions as a shared, respectful space for a wide cross-section of the community. I urge council to consider solutions that maintain this balance rather than restricting access without viable alternatives. Thank you for considering this feedback.
9.	I am responding to the By-law 5 - Dogs in parks and reserves changes I presume this is based on incidents and complaints from parents of young children using the park, where the children have been harassed by dogs I have never witnessed such incidents but I would obviously not deny that they have may have occurred. A solution would be to fence off the play equipment thereby allowing both dog owners and small children to enjoy the spaces
10.	I have submitted the below feedback through the online form, but as I have not received email confirmation which I understand to be automatic, I am forwarding my response to proposed changes to By-Law 5 by email to ensure receipt. I currently live in the Somerton Ward, and all parks within walking distance from my home have either playground equipment and/or tennis courts. I understand that the intention of the proposed changes is to ensure safety for all users of the shared space, and to make clear when dogs can and cannot be off-lead. In my opinion the bylaws would be strengthened by clearly stating when and in what circumstances off lead activities are permissible in shared park spaces. With respect to sporting facilities, most tennis courts are fenced for safety reasons, in particular, to prevent park users including children, being hit by balls. This also prevents dogs from entering courts, and I am not aware of any dogs interrupting tennis games at the parks I attend. In the case of other sporting facilities, such as ovals, it is clear when these are being used for games or practice, and as a result can be easily avoided as these are usually scheduled activities. On the other hand, playgrounds are often open unfenced spaces in a multi-use park with varying and unpredictable levels of use. Child safety in playgrounds is paramount, and maybe there are alternative ways of achieving this, such as barriers/fencing with separate points of entry to the playground. This may also provide young children who are scared of dogs reassurance that dogs cannot get into the playground area and will hopefully alleviate any anxiety they may feel. We have fences around our homes to keep children safe and this would be an extension of this in a playground setting. A review of best practice in fencing around playground areas indicates that fencing should amongst other things serve to separate play areas from hazards such as busy roads, waterways, or off leash dog areas. I imagine there are examples of best practice interstate or overseas that the Council could learn from to maximise the safety of children and prevent injury, whilst enabling dog owners to exercise their dogs. There are of course budget implications to this, and perhaps part of the dog registration fees Council collects could be used to support this. Points for clarification

	Is it the intention of the by-laws to ensure that dogs are at least 5 meters away from all playground spaces at all times (unless leashed), even when the playgrounds are not in use? This is particularly relevant for smaller parks. Is this making the park less user friendly for families with dogs? Having to juggle children and maintain a leashed dog may pose difficulties. If fencing is not seen as viable, then possibly a percentage of parks could be designated as dog free or on lead only. This would enable families and individuals who wish to avoid dogs for a myriad of reasons (e.g., child safety, personal safety and cultural reasons), to feel that it is a safe and welcoming space. This would also leave parks available for individuals, families and children who enjoy dogs. Just as child safety is important, so is community that is built through common interest and love of dogs. Exercising dogs is an important part of daily life. It gets people active, combats loneliness, both of which are known factors in improving and maintaining good physical and mental health. I personally have gotten to know more people through taking my dog to local parks for exercise, than through any other service/ facility that Council provides. Dogs are extremely important in the lives of many people, and I hope Council can give due consideration about ways it can help build and strengthen a healthy community. In the interest of community engagement on the matter, it may be beneficial to call a community meeting where Council can presents its concerns, provide information on the number of incidents in parks involving adults/children and dogs, and outline a range of solutions. Council has taken measures to ensure dog safety by provide text messages when fireworks are happening in the local area, perhaps this same communication channel could be used to inform dog owners of such a meeting or of the proposed by-law amendments.
11.	Submission from [redacted] on draft changes to the Council by-laws specifically relating to dog management in community parks - 22 April 2027. I write to formally object to the proposed draft by-law changes relating to the restriction of off-leash dog exercise in community parks where there is unfenced children's play equipment. Please accept this email as my submission on the proposal, and forward a copy to Adrian Hill , Community Safety Manager, and all Councillors. I am a long-term resident of Glenelg South and have lived in the Holdfast Bay area for many years. I am retired and widowed, and my well-trained 11-year-old dog plays an important role in my physical and mental wellbeing. Regular off-leash exercise is essential not only for my dog's health, but also for safe socialisation with other dogs. These daily interactions also provide meaningful social connection for local residents. I regularly attend local parks including those on Bath Street, Partridge House, and Tarlton Street. In my experience, the overwhelming majority of dog owners in these areas are responsible, attentive, and respectful of other park users, including families with young children. These are the closest community parks, and the children's play areas are unfenced. Due to my age (75) and ongoing mobility limitations, I am restricted in my ability to exercise my dog on-leash for extended periods. Access to appropriate off-leash areas is therefore particularly important to me. Lack of consultation I am concerned that, while Council communicates directly with registered dog owners on matters such as dog registration and advance notice of fireworks, no equivalent effort has been made to notify or consult with dog owners regarding this proposed bylaw change. Awareness of this proposal appears to have spread primarily through informal, word-of mouth communication among park users. This is not an adequate level of engagement for a change that would significantly affect a large and identifiable group within the community. I ask Council to explain why direct consultation with registered dog owners was not undertaken.

	Evidence and justification It is assumed that this proposal may have arisen from incidents involving dogs and children. If so, I request that Council provide clear evidence to support the need for this change, including: • The number and nature of incidents • Locations where incidents have occurred • Actions taken in response (e.g. enforcement, education, signage, fencing) This information is essential to assess whether the proposed restrictions are proportionate and justified. Alternative approach: fencing play areas Rather than restricting access to large sections of community parks, a more balanced and practical solution would be to fence children's play equipment areas. Several recently upgraded and well used play areas, including those at Partridge House, Bath Street, and Wigley Reserve, do not include fenced play spaces. Incorporating fencing at the time of development would likely have represented a relatively small additional cost while providing clear separation between play areas and dog activity. Fencing would: • Improve safety for children • Provide certainty for parents who prefer enclosed play spaces • Allow continued shared use of parks by dog owners and the broader community Alignment with Council consultation commitments Council is currently seeking feedback on its draft 2026–27 Annual Business Plan and has emphasised its commitment to community consultation. However, the absence of direct engagement with dog owners on this by-law proposal appears inconsistent with that commitment. Summary of key points 1 I strongly object to the lack of direct and targeted consultation with registered dog owners. 2 Community parks should remain shared spaces for all users, including dog owners and families. 3 Fencing children's play areas is a practical and balanced alternative to restricting off-leash access. Ie only permitting on-leash dogs within a fenced area 4 New and upgraded play areas should incorporate fencing as standard. 5 Existing unfenced play areas should be progressively fenced over a defined period. Signs designating on-lead at the five meter perimeter might assist in the interim. 6 Any by-law change should be supported by transparent evidence and a clear needs analysis, including impacts on both dog owners and the wider community. Thank you for considering my submission. I would welcome the opportunity for further consultation on this matter. I would also like the opportunity to attend the Council meeting(s) when this matter is discussed.
12.	I have heard that this is going to be a no dog zone Many local people enjoy walking their dogs here it is also a lovely way to meet people in the area Please fence off park area so dogs cannot go in there also there is 2 gates into this area one by the park could be no dogs therefore dogs would go straight into the grass area

13.	Hi, I would like to put forward our vote and option that the Macfarlane street Glenelg north park be kept for us to meet to socialise and exercise our dogs. A possible solution may be to have early hours before children are at the park 7am- 9.30am and after 5pm at an evening .. This space can be enjoyed by everyone if we all have some boundaries and respect for all that want to come and enjoy this lovely park.. As a mum of a now 14 year old, I have also experienced over the years at times at the park with puppies running freely at other times and have jumped into our picnics over the years . Not a deal breaker as we love dogs and the owners were still completely chasing up their puppies .. that being said it does only take a couple of idiots to couple ruin it for us all.. It only takes a handful of families to have a bad experience and then we are all made to justify why we should share this park which is really sad. We are all hoping we can come to some sort of compromise that we can all still enjoy this outdoor space together. Thanks
14.	I would encourage Council to extend the public comment period for proposed By-Law 5. The signage currently located at Partridge House is obstructed and not positioned in a highly trafficked area. Users of the space are required to walk into the garden to read the sign or scan the QR code. Installing two signs on the gate, facing both into the park and towards Penzance Street, would provide greater visibility and more equitable access for community members wishing to provide feedback. This approach would also better align with the spirit of transparency that residents should expect from Council when making decisions that impact daily community activities. Please feel free to reach out if you would like to discuss this further.
15.	BirdLife Australia welcomes the opportunity to comment on City of Holdfast Bay's By-law review. BirdLife Australia's Beach-nesting Birds Program BirdLife Australia is a highly respected, science-based, not-for-profit conservation organisation. With our specialised knowledge and the commitment of our Australia-wide network of 13,000 members, and more than 100,000 volunteers and supporters, we are dedicated to achieving outstanding conservation results for our native birds and their habitats. We have an extensive ongoing program of research, including our National 'Beachnesting Birds' Program, developed to address the impacts of people and recreational activities on beaches on the breeding of Australia's native resident shorebirds, such as the Hooded Plover and Red-capped Plover. The Hooded Plover (Eastern) is listed as Vulnerable under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the South Australian National Parks and Wildlife Act 1972 (Schedule 8). The Hooded Plover is the most threatened beach-nesting bird in South Australia because it relies exclusively on ocean beach habitat for laying eggs, incubation, and raising chicks which can't fly for 35 days. The chicks have to feed themselves from day one, so that means they must go outside a fenced area to feed on the beach and at the water's edge. Breeding pairs establish territories of approximately 1km of beach where they will nest at multiple locations during the breeding season, and this territory must have enough food resources, shelter and undisturbed nesting habitat to support survival and successful breeding. While Red-capped Plovers are not listed as a threatened species within Australia, they are at risk of population declines and local extinctions, especially when their breeding habitat overlaps with areas of high human disturbance i.e. metropolitan beaches. In these locations Red-capped Plovers face the same threats and challenges as Hooded Plovers. The Beach-nesting Birds program has been operating since 2006 and has trained volunteers and land managers in on-ground protection of priority breeding sites, engaged with residents and schools to raise awareness of the plight of these birds, and established the Friends of the Hooded Plover Fleurieu Peninsula and Adelaide Metro group. Working in partnership with and support from Green Adelaide, and the National Landcare Program, in partnership with Hills and Fleurieu Landscape Board, councils (including City of Holdfast Bay) and the Friends of the Hooded Plover Fleurieu Peninsula and Adelaide Metro this has been a very effective program at boosting breeding success of these birds.

	One of the aims of the Beach-nesting Birds Program is to seek a balanced approach to protecting beach-nesting birds and coexisting with recreation on beaches. BirdLife Australia commends the City of Holdfast Bay in their support and active management of Hooded Plover nesting sites. In South Australia, the program began on the Fleurieu Peninsula in 2008, and Hooded Plovers may have only been observed foraging on the Adelaide metro coastline, but there were no breeding pairs on the Adelaide metro coastline at this time as the population as a whole had already declined so much. However, in 2016, as the population of Hooded Plovers started to recover on the Fleurieu, combined with dune restoration efforts along the Adelaide Metropolitan coast, a pair of Hooded Plovers successfully established a territory and nested at Seacliff. Hooded Plovers continue to nest at Seacliff/Brighton and at Minda Dunes and the Council's active management and support for Hooded Plover conservation is commendable. BirdLife Australia would first like to thank City of Holdfast Bay for your ongoing support for the Beach-nesting Birds Program along your coastline and for the opportunity to provide advice for the review of the City of Holdfast Bay by-laws. The City of Holdfast Bay has a diverse and spectacular coastline which provides essential habitats for coastal-dependentnative species, including shorebirds, seabirds and waterbirds. BirdLife Australia has particular interest in the review of by-laws due to the significant impacts of dogs on Australia's native resident shorebirds that are found on the beach in the City of Holdfast Bay. Please consider the following recommendations. By-law No 3 – Local Government Land The contents in the current by-law are good but could be improved. Please consider reviewing the regulations around e-bike use on beaches and plan for mitigating the impacts caused by increasing use. There have been instances of direct strike of flightless chicks by e-bikes, as ebikes can move at speed and have similar impacts to vehicles in sensitive breeding areas. Consider restricting the use of e-bikes on the foreshore and especially near Hooded Plover and Red-capped Plover breeding areas and other high biodiversity areas (e.g. Minda Dunes, Young Street Drain, intertidal reef zones). By-law No 5 – Dogs Council is to be commended for including Red-capped Plovers throughout the by-law. This species is also highly vulnerable to human disturbance and is slowly disappearing from their coastal habitats due to human pressures. The current by-law states: 6.9 Hooded and Red Capped Plover breeding site means any land within 200 metres of a sign placed by or with the permission of the Council on any Local Government land or public place that indicates a Hooded or Red Capped Plover breeding nest, eggs or chick(s) are or may be present on the land or in the vicinity (which may be the case by way of the sign that includes the words 'Hooded Plover Site' or 'Red Capped Plover Site' The extension of the distance to 200 metres from 100 metres is commended. There is considerable research on 'flight initiation distances' of breeding Hooded Plovers, that is the distance to which they respond to people and/or dogs on the beach. When incubating, these birds respond between 85 to 142 metres away and are 'disturbed' from caring for/attending their nest (Sanchez-Gomez et al. 2024). When they have chicks, this distance increases and is usually greater than 100 metres on average (Sanchez-Gomez et al. Unpublished data). It would be of high benefit to reducing disturbance to breeding birds, to have dog leashing occur from 200 metres of the breeding birds and also would ensure that by the time dog owners encounter signage and their off leash dog has run ahead of them, that there is distance and time for recall and leashing that still limits impact to breeding birds. It should be noted that neighbouring councils have a 100 metre distance requirement, and there could be initial confusion if dog walkers are visiting a number of beaches, however, local residents would be able to be well communicated with regarding the change. Additionally, the way the by-law is worded allows for increasing the Hooded plover breeding protection zone as needed, by installing additional signs along the length of the foreshore (ie one sign every 200m installed along the stretch of beach being used by roaming chicks). Chicks can roam up to 1-2 km per day foraging along the shoreline. 10. Dog Prohibited Areas

	A person must not allow a dog under that person's control, charge or authority (except an assistance dog) to enter or remain: This regulation could be improved to include additional protection of breeding Hooded Ploversand Red-capped Plovers in that dogs become prohibited from entering the breeding (fenced) zone, enclosed by a temporary fence or other barrier and identified by a sign - see Onkaparinga By-law 7. In addition, the creation of 24/7 Dog Prohibited Areas in known high biodiversity areas would make dog compliance more easily enforceable by Council. Areas for consideration could include: • Wherever Hooded Plovers are breeding. During the nesting phase within 200 metres north and south of the nesting site, and once chicks hatch installation of 'swash zone' signs to prohibit dogs anywhere within that zone for at least 5-6 weeks until the chicks have fledged (able to fly). • Minda Dunes (from Somerton SLSC to southern rock wall) ~400 metres. • Seacliff to Kingston Park (from Seacliff SLSC to Kingston Park Coastal Reserve) ~600 metres. • Young St Drain (200 metres north and south of the drain). This would also provide safe 'dog free' areas for human activities protected from risk of unwanted dog attention/attack (ie Nippers and young families). There are currently no 'dog free' beaches along the Adelaide Metro Coast in place to protect wildlife. Holdfast Bay Council would be the first to implement such a by-law and would be considered trailblazers in this space and highly commended for such an initiative. A temporary trial period of 1 year could be initiated to determine feasibility, environmental and community benefit. See example of Dog Free Beaches in Victoria here: https://yoursay.geelongaustralia.com.au/ocean-grove-main-beach-dog-controls-trial Thank you for the opportunity to provide feedback during the by-law review. We would like to acknowledge the support of council in the protection of beach-nesting birds and other birds that use the Holdfast Bay coastline and the combined efforts of City of Holdfast Bay, Green Adelaide, BirdLife Australia Staff and Volunteers, and the community. These efforts are particularly important during a time when the Hooded Plovers may be under additional resource stress because of the harmful algal bloom. Please let us know if you have any questions or would like to have additional discussions about the by-laws.
16.	Hello This morning on ABC Radio 891 they were discussing the issue of dogs in playgrounds and mentioned that the City of Holdfast Bay is seeking feedback on this issue. I am a resident of Holdfast Bay with young grandchildren who frequently visit the playgrounds in our area. I am strongly opposed to dogs being allowed in playgrounds. My thoughts are below. Some dog owners do not clean up after their dogs. This creates a health hazard for children. This is especially hazardous for babies crawling on the ground. Not all children like dogs and many are afraid to play where dogs are wandering freely. Dogs often become excited and playful around children. While some owners consider this harmless fun it can be frightening for children who are not familiar with dogs. Thank you for considering my feedback.

Item No: 15.7

Subject: **PARKLETS AND NEW COUNCIL PARKLET AND CAR PARK ACTIVATION POLICY**

Summary

This report provides an update on the parklet trial undertaken at the corner of Byron Street and Jetty Road, Glenelg, and summarises the outcomes of a community consultation project undertaken in 2024. The findings have been reviewed and considered strategically, informing the development of a new Parklet and Car Park Activation Policy for Council's consideration and endorsement.

Recommendation

That Council:

1. notes the outcome of the parklet trial located on Byron Street, Glenelg;

2. notes the outcomes of the parklet community engagement process;

3. adopts the new Council Parklet and Car Park Activation Policy as presented in Attachment 3;

4. endorses the following proposed fees for inclusion in the 2026-27 Fees and Charges Register:

a. Parklet Application Fee: $220;

b. Parklet Occupation Fee: $150/m^2 per annum;

c. Car Park Activation Application Fee: Fee to be equivalent to the application fee for section 221/222 permits;

d. Car Park Activation Occupation Fee: Fee to be equivalent to the on-street carparking rate for a 24-hour period.

Background

At its meeting on 23 November 2021, Council resolved to undertake an Expression of Interest (EOI) to gauge interest from traders and the community in the installation of parklets within the public realm, including preferred locations across the City of Holdfast Bay as outlined below (C231121/2488).

That Council:

1. *notes the complexities of installing parklets as outlined in the Report*
2. *Administration put together an EOI to gauge interest from traders and the community in parklets and their preferred locations*
3. *allocates $15,000 to undertake a high level traffic assessment to identify standards against which proposals can be evaluated, along with up to 10 locations that would be most suitable for parklet trials*
4. *Administration bring back a report on the outcome of the EOI and traffic assessment, along with further recommendations.*

In response to this resolution, Administration arranged to borrow parklet infrastructure from the City of Unley, which was installed as part of a trial on Byron Street at the corner of Jetty Road, Glenelg. This trial enabled the reconfiguration of outdoor dining for the café Feed, relocating it from the footpath to on-street parking bays.

Community engagement was also undertaken to gather feedback on the use of parklets across the City of Holdfast Bay. While a number of locations were explored for potential suitability as ‘pre-approved’ sites, each location presented unique considerations that would require assessment on a case-by-case basis. As a result, pre-approved locations were not established, and the allocated $15,000 for these assessments was not expended.

A report outlining the outcomes of the community engagement process and the parklet trial, together with a proposed policy position on parklets, is now presented for Council’s consideration.

Report

Byron Street Parklet Trial

A prefabricated parklet loaned from the City of Unley Council was installed adjacent to Feed, located on the corner of Byron Street and Jetty Road, Glenelg.

Upon receipt of the parklet, the City of Holdfast Bay refurbished the infrastructure at an approximate cost of $7,000 prior to installation.

The Byron Street, Glenelg location was selected due to:

- its safety, being situated in a naturally low-speed environment;
- its limited impact on overall parking supply in the immediate area;
- proximity to a business able to activate the space;
- demonstrated demand for outdoor dining opportunities in the area.

The parklet infrastructure was installed on Byron Street as part of a temporary trial during the City-wide parklet community engagement process, undertaken between January and June 2024. Following completion of the engagement process, the City of Unley did not require the return of the parklet infrastructure, allowing it to remain in place on a temporary basis. This enabled Feed to continue using the infrastructure to support an extension of its outdoor dining area at no cost. At that time, Administration advised the business that use of the parklet could continue until such time as the lending Council requested its return.

Administration maintained regular communication with Feed throughout the duration of the trial. In late 2025, the City of Unley indicated that the parklet may need to be returned due to interest from a business within its area. In March 2026, a formal request for the return of the parklet was received, and the infrastructure was subsequently removed on 14 April 2026.

In preparation for the removal, Administration worked proactively with Feed to transition to a permanent outdoor dining arrangement. An application was submitted, assessed, and approved, enabling the installation of 12 chairs and six tables on the recently upgraded Jetty Road footpath directly in front of the premises, with additional tables and seating located on Byron Street.

This outcome addresses Councillor Kane's motion of 24 March 2026:

Motion (C240326/9339)

1. *That Administration investigates opportunities to activate dedicated outdoor dining at the corner of Byron Street and Jetty Road, Glenelg in line with the Transforming Jetty Road project; and*
2. *That a report be table at the Council meeting on 12 May 2026.*

Initial feedback from Feed has been highly positive, with the business advising that the revised outdoor dining configuration is operating more effectively than the previous parklet arrangement and has improved service efficiency for staff. However, the business has indicated that it may explore opportunities in the future to reinstall a parklet in a similar location.

This outcome demonstrates that the streetscape improvements delivered through the Transforming Jetty Road project are already creating meaningful opportunities for businesses to expand outdoor activation within the public realm.

It should also be noted that a private developer has obtained development approval for works above the building in which Feed is located (85–87 Jetty Road). These works may have required relocation of the parklet previously positioned on Byron Street to accommodate crane operations. Any future infrastructure within these parking bays should therefore be carefully planned to avoid conflicting use.

Community Consultation

Community engagement was undertaken between January and June 2024 to inform the development of Council's approach to parklets and car park activation. Engagement activities were facilitated through the Your Holdfast platform and utilised multiple methods, including social mapping, an online survey, and a Q&A forum, to capture a broad range of community and stakeholder feedback.

Social Mapping Process

Social mapping was used to identify potential locations for additional parklets. This method enabled participants to provide place-based feedback by identifying specific locations on an interactive map, allowing Council to capture local knowledge, understand geographic patterns of demand, and assess the suitability of sites across different suburbs.

A total of 31 suggested locations were submitted, with Brighton identified as the most preferred suburb, followed by Glenelg.

A notable suggestion involved converting car parking spaces on the western side of the Esplanade, south of the jetty, into a parklet space. This location was viewed positively due to its beach and jetty outlook, as well as the opportunity to provide additional seating, shade, and accessible facilities.

Feedback indicated that such a parklet could:

- support local businesses by encouraging longer visitation;
- attract pedestrians and cyclists;
- improve visual amenity through planting, artwork and protective barriers.

Online Survey Results

- 94.25% of respondents identified as local residents;
- 5.75% identified as visitors;
- more than 70% of participants expressed strong support for parklets.

Business Feedback

Business participation in the consultation was limited. Feed advised that:

- the parklet provided additional seating for customers waiting or dining;
- it contributed positively to street activation;
- a shared-use model was preferred;
- a well-designed structure would complement the streetscape;
- no concerns were raised regarding its operation.

Key Findings

The engagement process demonstrated strong community support for parklets to:

- enhance local vibrancy and activation;
- provide additional seating and informal gathering space;
- support local traders, particularly during peak periods.

A community engagement summary can be found in Attachment 1.

Refer Attachment 1

At this stage, Administration is not recommending the purchase of parklet infrastructure, as this has not been considered through Council's New Initiatives process. For context, a recent quote obtained by the City of Unley for a parklet installation (Republic, King William Road) is provided in Attachment 2.

Republic Parklet

Refer Attachment 2

In relation to Council's approach to identifying suitable locations, and in response to the original motion to assess up to 10 sites, Administration considers that a case-by-case application approach is more appropriate. Parklet suitability is highly site-specific and subject to strict safety requirements, including low-speed environments and other operational constraints, which inherently limit the number of viable locations.

Notwithstanding this, businesses and other proponents are encouraged to engage with Administration to explore potential opportunities, with each proposal to be assessed on its individual merits.

Council Parklet and Cark Park Activation Policy

The Council Parklets and Car Park Activation Policy establishes a clear and transparent framework for the assessment, approval, and ongoing management of proposals to temporarily repurpose carparking spaces on Council-controlled land for public use.

The Policy supports the delivery of vibrant, people-focused public spaces by enabling parklets and other place-based activations that enhance community interaction, contribute to local economic activity, and improve streetscape quality. It reinforces that any proposal must demonstrate a net public benefit, with that benefit clearly outweighing the loss of on-street parking.

For the purposes of the Policy, a distinction is made between a *parklet* and a *car park activation*. A parklet typically involves the temporary conversion of one or more on-street car parking spaces into a defined, purpose-built public space, often incorporating seating, landscaping, and design elements that extend a business's outdoor dining area or provide passive recreational use. In contrast, a car park activation refers to a broader and more flexible use of car parking spaces for temporary or short-term activities, such as pop-up events, community uses, or trial activations, which may involve minimal or no fixed infrastructure. While both forms of activation repurpose carparking spaces to enhance the public realm, parklets are generally more structured, longer-term installations, whereas car park activations are typically more adaptable, short-term, and activity-based in nature.

Approval is guided by the following set of core principles:

- public benefit
- safety and risk management
- accessibility and inclusion
- amenity and place quality
- adaptability of public space
- applicant accountability.

Proposals are assessed against a range of considerations, including traffic and parking impacts, pedestrian access and movement, surrounding land use, safety outcomes, impacts on neighbouring properties, and alignment with Council's strategic placemaking objectives.

The Policy makes clear that:

- approvals are entirely discretionary and assessed on a case-by-case basis;
- approval does not confer any ongoing right or entitlement to occupy public land;
- Council may impose conditions, or refuse, suspend, vary, or revoke approval at any time in the public interest.

Approved applicants are responsible for the installation, maintenance, safety, compliance, and removal of the parklet or activation, including maintaining appropriate insurances and responding to any issues that arise.

Importantly, the Policy embeds a structured community engagement process, ensuring that affected stakeholders, including nearby residents and businesses, are informed and have the opportunity to provide feedback, particularly where proposals may impact parking supply or local access.

Proposed Fee Structure

A distinction is made between parklets and broader car park activations in the application of fees and charges.

For parklets, a proposed application fee for the 2026-27 year of $220 will apply, in addition to an annual occupation fee of $150 per square metre. This reflects the more permanent and structured nature of parklets, as well as the requirement for applicants to fund the capital costs associated with the design, construction, and installation of the infrastructure.

In contrast, car park activations, which are typically short-term and event-based uses with minimal infrastructure, will be charged in accordance with Council's existing section 221/222 permit application fee, together with the applicable on-street car parking rate calculated on a 24-hour basis, as outlined in Council's Fees and Charges Register. This approach ensures that fees are proportionate to the scale, duration, and intensity of use, while maintaining consistency with existing regulatory and cost-recovery frameworks.

By way of comparison, Adelaide City Council applies a parklet fee of $165 per square metre, but does not charge a separate application fee. Administration considers the inclusion of an application fee appropriate to recover the costs associated with the detailed assessment of parklet proposals, including where applications are not ultimately progressed.

Council's Fees and Charges currently include the following fees relating to Outdoor Dining permits, and on-street parking fees. This information is provided for Council's reference in relation to the proposed fee structure relating to parklets and car park activation permits.

Description	Fee 2025-26 incl. GST where applicable
PERMITS	
Outdoor Dining	
Location (per m^2 per annum)	
South Esplanade (Broadway Kiosk)	$347.00
Moseley Square - exposed	$125.00
Moseley Square - enclosed	$347.00
Jetty Road, Glenelg (east of Jetty Hotel to Brighton Road)	$227.00
Jetty Road, Brighton	$107.00
Colley Terrace	$125.00
Other locations	$79.00
Foreshore (Glenelg)	$107.00
Fees for paid car park use or closure (per day) Part of car park constitutes a fee for the full car park	Current on-street car parking rate for a 24 hour period
Fees for free or permit parking use or closure (per day, per parking bay+)	
- Marked bays and service areas	$60.00
- Timed parking bays and premium untimed	$40.00
- All other marked bays	$20.00
Ticket Parking Fees (per hour) - Colley Terrace/Anzac Highway	
- Off-season (March to August)	$4.00
- Peak-season (September to February)	$4.00
Ticket Parking Fees (per hour) - New Locations	
- Off-season (March to August)	$4.00
- Peak-season (September to February)	$4.00

A draft Parklets and Car Park Activation Policy is provided in Attachment 3. The supporting operational procedure is presented in Attachment 4 and will be made available on Council's website following adoption of the Policy. Together, the proposed Policy and supporting operational procedure establish a robust and consistent framework for enabling parklets and car park activation across the City of Holdfast Bay. This approach ensures that future proposals are managed in a way that supports business activity and vibrant public spaces, while maintaining strong governance, protecting community interests, and ensuring the efficient use of public assets.

Refer Attachments 3 and 4

Budget

The introduction of a Parklet and Car Park Activation Policy will create additional administrative responsibilities for staff. However, the associated fee structure has been designed to offset these costs.

Life Cycle Costs

Not applicable

Strategic Plan

Holdfast 2050+ Objective: *Create vibrant precincts that contribute to economic success and social vitality and provide unique experiences for locals and visitors alike.*

Council Policy

Council Outdoor Dining Policy

Statutory Provisions

Local Government Act 1999, sections 50A and 188(1)

Written By: Strategy and Governance Lead

A/General Manager: Community and Business, Mr A Filipi

Attachment 1

Community Engagement Report

Parklet Trial Engagement

Engagement period 25 January 2024 – 28 June 2024

Overview

A pre-fabricated parklet was borrowed from the City of Unley and was installed near the corner of Byron Street and Jetty Road Glenelg. The parklet remained in this location until mid-April 2026 and has given people the opportunity to see and experience it and share their views about it.

Council selected the corner of Byron Street and Jetty Road Glenelg for the following reasons:

- It was assessed to be safe, as it is in a naturally low-speed area and had existing infrastructure to provide protection for parklet users (i.e. two bollards in place).
- its limited impact on overall parking supply in the immediate area
- proximity to a business able to activate the space;
- demonstrated demand for outdoor dining opportunities in the area.

Three activities formed the engagement approach:

- A survey questionnaire
- Social pin-point map, where people could put pins on places where they thought parklets could go
- Question and answer.

The engagement was promoted through the following channels: www.yourholdfast.com/parklets

Feedback was collected in the following ways:

1. Completing an online survey at www.yourholdfast.com/parklets
2. Social pin-point map
3. Q & A via the yourholdfast site.

Participation

Engagement of project

Participation Results	
Online Participation	
• Number of visits	829
• Followers to the YourHoldfast project page	28
Online Interactions	
Online feedback form contributions	89 (87 community, 2 business)
Total Online Contributions	121

Other Responses (information was added to yourholdfast on behalf of participant)	
Letters (added to the online feedback)	0
Emails	2 (questions then answers)
Phone	0
Social pin-point map (where people could put pins on places where they thought parklets could go)	31 contributions
General survey	87
Business survey	1

<u>Community View via Social Mapping</u>

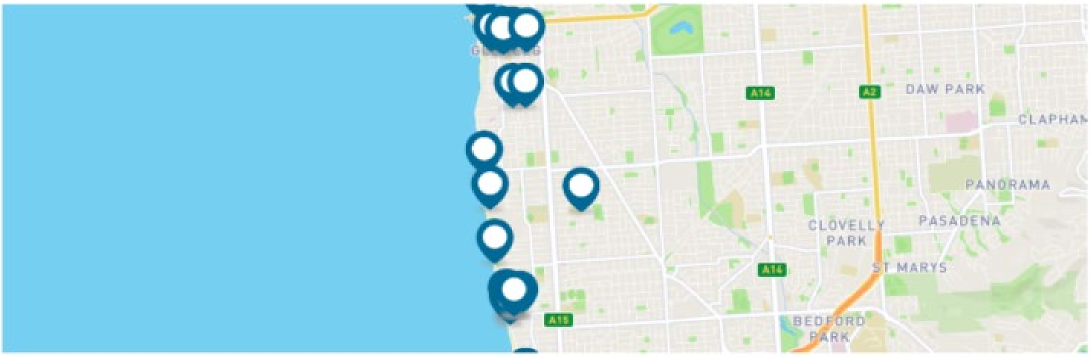
Community members were invited to identify locations within the city where they would like to see a parklet. A total of 31 suggestions were made for potential parklet sites. The analysis revealed a strong interest in the suburb of Brighton, which received the most suggestions, followed by Glenelg.

Map Post Summary

Summary of content contributed by participants including location information, voting results and more.

Posts by Location

Map showing all posts contributed by participants.



Top Contributions by Location

Top 10 most frequent postal/ZIP codes of posts submitted by participants.

Location	Total Contributions	% Contributions
5048, Brighton, Adelaide, South Australia, Australia	13	41.94%
5045, Glenelg, Adelaide, South Australia, Australia	9	29.03%
5045, Glenelg South, Adelaide, South Australia, Australia	2	6.45%
5048, North Brighton, Adelaide, South Australia, Australia	2	6.45%
5049, Seacliff, Adelaide, South Australia, Australia	2	6.45%
5044, Somerton Park, Adelaide, South Australia, Australia	1	3.23%
5048, Hove, Adelaide, South Australia, Australia	1	3.23%
5048, South Brighton, Adelaide, South Australia, Australia	1	3.23%

Community feedback highlighted several key ideas and suggestions for improving public spaces. Many comments emphasised the need for additional bicycle-friendly parklets and extra seating near cafés and take-away shops. Respondents noted that this would alleviate footpath congestion and enhance safety, particularly for seniors, young children, and those accompanied by dogs.

One particularly suggestion proposed converting the car parks on the western side of the Esplanade, just south of the Jetty, into a parklet. This elevated location offers scenic views of the beach and jetty, making it an ideal spot for a community-focused area featuring tables, chairs for BYO dining, and possibly shade umbrellas. Such a parklet could serve as a welcoming space for people to enjoy the sea breeze, sunsets, or views, while also providing accessible seating for those with prams, wheelchairs, or bicycles.

The feedback highlighted that with the proximity to several take-away outlets, this parklet could support local businesses by encouraging visitors to stay longer and attracting passersby on popular walking and cycling routes. Additionally, suggestions included incorporating planters with coastal native plants, small sea-themed public art installations (e.g., featuring seagulls), and a barrier to separate the parklet from traffic. These features would likely enhance the aesthetic and functional appeal of the space while promoting its use as a community-friendly area.

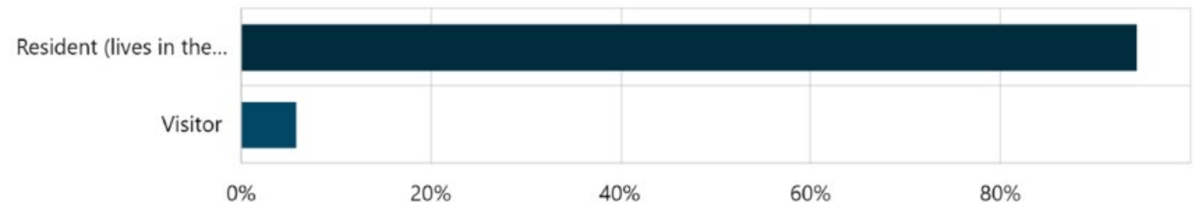
<u>Community Feedback more Broadly</u>

Analysis of the feedback survey indicates that 94.25% of participants were residents of the City of Holdfast Bay, while 5.75% identified as visitors. This high proportion of resident participation reflects strong engagement from the local community, providing valuable insights directly from those who live within the area.

Contribution Summary

1. Please tick the box which best describes you

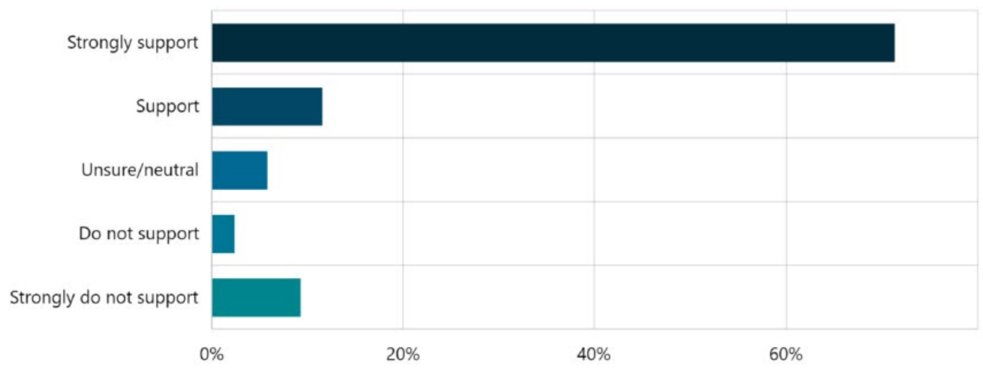
Multi Choice | Skipped: 0 | Answered: 87 (100%)



Answer choices	Percent	Count
Resident (lives in the City of Holdfast Bay)	94.25%	82
Visitor	5.75%	5
Total	**100.00%**	**87**

The parklet proposal received overwhelming support, with over 70% of participants expressing strong support for its implementation.

2. To what extent to you support the idea of parklets in the Holdfast Bay? Required
Multi Choice | Skipped: 0 | Answered: 87 (100%)



Answer choices	Percent	Count
Strongly support	71.26%	62
Support	11.49%	10
Unsure/neutral	5.75%	5
Do not support	2.30%	2
Strongly do not support	9.20%	8
Total	**100.00%**	**87**

Business Feedback

The feedback from businesses was quite low, however, below is a snapshot of one business that responded and their comments:

Name of business	Dante's Deli
What do you think the benefits are of having a parklet in your business area?	More public seating for patrons waiting/eating. Helps keep patrons within our space and not disturbing surrounding residents.
Thinking about visitors/customers and staff, how would you like to see people use the parklet?	It would be used for customers eating or waiting for food/coffee as well as activating the street to create atmosphere.
What are your thoughts on a shared parklet?	I think a shared Parklet is good, for business or just the general public. Most people in the area would be customers anyway.
Do you have a specific idea for a parklet in your area	A structure that supplies seating and tables while being seamless enough to not take away from the look of the street. Think stools and high bench tables so less space is taken up.
As a business do you have any concerns regarding parklets in your area?	None.
Additional comments	Very excited to help Glenelg become more of a hotspot with modern ideas and innovations to create atmosphere.

Summary

In summary, the engagement process highlighted that the parklet contributes significantly to the vibrancy of its location, enhancing the appeal and activity of the surrounding area. It also supports a longstanding and well-regarded local trader, enabling them to better serve the community during peak times. The parklet not only benefits the business but also fosters a sense of community by providing an inviting space for people to gather and engage with the area.

Attachment 2

SPARK™

Street/Park/Life

Unit 13/19 Heath Street, Lonsdale, SA 5160

Ph: 1800 688 367 W: sparkfurniture.com.au

To: Jennifer Fleming
City of Holdfast Bay

Email: jmfleming@holdfast.sa.gov.au
Phone: ()
Delivery: Works Depot
16 - 20 Seaforth Av
Somerton Park SA 5044

Quotation: 9301

Generated By: Sam
(08) 8329 6750
sam@sparkfurniture.com.au

Quote Date: 26-March-2026
Quote Expiry: 25-April-2026

Quote for Parklet

	Product Code	Description	QTY	Unit Rate	Sub Total
1	REP016-HDG-GV-PARKLET	Republic Parklet; consists of 2 x end sections and 1 x mid section: Hot Dip Galvanised Mild Steel Frame, Oiled Hardwood Timber Cladding & Slats, includes: 1 built-in bar, checkerplate crossover, stainless steel decorative banding OR lasercut stainless steel or Corten outside panel. End sections include; 2 built-in planters, checkerplate crossover, stainless steel decorative banding	1	$51,600.00	$51,600.00
2	SER000-INS	Installation of Parklet, Including traffic control and onsite lifting equipment	1	$6,800.00	$6,800.00
3	SER000-FRT-MET-ADL	Freight / Delivery, Metro Adelaide	2	$170.00	$340.00

Project Notes

Prices are subject to change in response to fluctuations in fuel costs, freight charges, and material supply associated with the current petrol shortage. Any future increases will be communicated accordingly.

Sam Mitchell

Total EX	$58,740.00
	excluding GST
Total INC	$64,614.00

All items include supply and delivery unless otherwise specified. Urgent orders may incur a 15% fee.

Pricing based on manufacturing intent that adheres to design principles using SPARK's systems and experience to produce high quality, cost efficient products. All custom items require client approval of shop drawings. Drawings commence after receipt of purchase order. Pricing is supply only unless otherwise specified. Orders over $50,000 require a 20% deposit. Retail sales are COD. Trading Terms apply for Account Customers. Title shall not pass until payment has been received in full. Sales subject to terms of PPSR. Liquidated damages and retentions are not acceptable. All sales in conjunction with SPARK's Trading Terms and Conditions fo Sale, attached.

SPARK FURNITURE STANDARD TERMS AND CONDITIONS OF TRADE

These standard terms and conditions apply to the supply of Goods and Work by Spark Furniture to the Client:

BACKGROUND

A. Spark Furniture is a designer, manufacturer and supplier of street furniture (**Goods**).

B. The Client wishes to buy Goods from Spark Furniture by orders placed from time to time.

C. Spark Furniture has agreed to sell and the Client has agreed to buy Goods and Work on the terms and conditions set out in this agreement.

OPERATIVE PROVISIONS

1. DEFINITIONS

1.1 "Client" means the client identified in the cover sheet to which these terms and conditions are annexed including the Client's successors, administrators and assigns.
1.2 "Consequential Loss" means loss of revenue, loss of profit or anticipated profit (other than under the Subcontract), loss of business or business opportunity, loss of bargain, loss of anticipated savings, loss of use, loss of production, loss of reputation, pure economic loss, and special, penal or exemplary damages.
1.3 "Contract" means any and all agreements between Spark Furniture and the Client (whether in oral or writing) whereby Spark Furniture agrees to supply the Client with goods, products and/or services.
1.4 "Goods and Work" means the materials, goods and services supplied or to be supplied or installed by Spark Furniture to the Client pursuant to the Contract.
1.5 "Guarantor" means the guarantor(s) (if any) identified in the cover sheet to which these terms and conditions are annexed.
1.6 "Head Contract" means any contract between a Principal and the Client (as head contractor) for a project of which the subcontracted Goods and Work form part.
1.7 "Price" means the Price payable for the Goods as agreed between Spark Furniture and the Client in accordance with clause 4.
1.8 "Principal" means the principal under a Head Contract.
1.9 "Spark Furniture" means Spark Furniture ABN 24 082 987 516.
1.10 "Subcontract" means any subcontract pursuant to which the Client (as head contractor) engages Spark Furniture (as subcontractor) to provide the Goods and Work.
1.11 "Sub-subcontract" means any sub-subcontract pursuant to which the Client (as subcontractor) engages Spark Furniture (as sub-subcontractor) to provide the Goods and Work.

2. ALL CONTRACTS

2.1 Any instructions received by Spark Furniture from the Client for the supply of Goods and Work and/or the Client's acceptance of Goods and Work supplied by Spark Furniture shall constitute acceptance of the terms and conditions contained herein in relation to those instructions.
2.2 Unless otherwise agreed in writing by Spark Furniture, all quotations, acknowledgments, purchase orders, sales invoices and other documents issued by Spark Furniture to the Client (or vice versa) in relation to the provision of any Goods and Work by Spark Furniture to the Client shall be subject to these terms and conditions.
2.3 For the avoidance of doubt, the Client acknowledges and agrees that:
2.3.1 Spark Furniture' Price has been quoted or calculated on the basis that these terms and conditions will apply to the provision of the Goods and Work, and no inconsistent or additional terms shall apply without being agreed to by both parties in writing;
2.3.2 any acceptance by the Client of any tender offer by Spark Furniture (and any counter offer made by the Client to Spark Furniture' tender offer) shall include these terms and conditions;
2.3.3 these terms and conditions will prevail to the extent of any inconsistency, ambiguity or conflict with the Client's own terms and conditions or the provisions of any Subcontract pursuant to which the Client may have engaged Spark Furniture to provide the Goods and Work.

3. ORDERS

3.1 Subject to clause 3.3, a Contract will be deemed to have been made upon receipt by Spark Furniture of a written order for the supply of the Goods and Work from the Client and acceptance of that order by Spark Furniture by written notice.
3.2 Notwithstanding clause 3.1, the Client waives all of their rights and benefits under this agreement where the value of the Client's order, whether alone or in combination with any other order, would exceed the Client's credit limit as advised by Spark Furniture from time to time.
3.3 Spark Furniture reserves the right to accept or decline in whole or in part any order or Contract made by the Client.
3.4 An order for Goods or Work must bear a valid Spark Furniture quote number and to the extent of any inconsistency between an order and a Spark Furniture quote, the terms of the Spark Furniture quote shall prevail.
3.5 An order for Goods and Work may not be cancelled or delivery or performance in respect thereof delayed without the prior written consent of Spark Furniture, and the Client agrees to indemnify and hereby does indemnify Spark Furniture against all losses and costs associated with effecting such cancellations.
3.6 Spark Furniture may cancel any contract to which these terms and conditions apply or cancel delivery of Goods and Work at any time before the Goods and Work are delivered by giving written notice to the Client. On giving such notice Spark Furniture shall repay to the Client any sums paid in respect of the Price. Spark Furniture shall not be liable for any loss or damage whatsoever arising from such cancellation.
3.7 In the event that the Client cancels delivery of the Goods and Work the Client shall be liable for any loss incurred by Spark Furniture (including, but not limited to, any loss of profits) up to the time of cancellation.
3.8 Cancellation of orders for Goods and Work made to the Client's specifications or non-stocklist items will definitely not be accepted, once production has been commenced.

4. PRICE AND PAYMENT

4.1 Prices quoted are in accordance with Spark Furniture' current price list, which is subject to alteration without notice. Particulars of delivery charges are included in Spark Furniture' current price list and are also subject to alteration without notice. The price list is available on request.

4.2 The purchase price for the Goods and Work plus GST where applicable is payable by the Client within thirty (30) days from the date of the invoice. Unless stated otherwise, the purchase price is exclusive of GST.

4.3 Spark Furniture may, at its absolute discretion, require the Client to pay in advance a non-refundable deposit of up to 10% of the purchase price for the Goods and Work.

4.4 Interest will be charged on overdue amounts at the rate of 10% calculated monthly and payable by the Client for each day immediately following the due date for payment until payment is made in full.

4.5 Where payment for Goods and Work is overdue, Spark Furniture may, at its option (and without prejudice to any other remedy it may have), cancel any incomplete Contracts or orders or suspend the delivery of Goods and Work not yet delivered.

4.6 Non-payment for any or all Goods and Work by the due date will constitute a breach of these terms and conditions of sale and, in addition to any other rights Spark Furniture may have, Spark Furniture may:

4.6.1 terminate this agreement;

4.6.2 charge the Client interest on any outstanding amount, in accordance with clause 4.4;

4.6.3 undertake debt collection procedures, including legal action, against the Client for the recovery of outstanding monies owing by the Client to Spark Furniture; and/or

4.6.4 increase the amount owing by the Client by an amount equal to any debt collection or legal expenses incurred, or to be incurred, by Spark Furniture as a consequence of any actions taken by Spark Furniture to recover non-payment by the Client.

5. DELIVERY AND RISK

5.1 Delivery of Goods and Work will be made by Spark Furniture at the Client's expense ex Spark Furniture, 13/ 19 Heath Street Lonsdale SA 5160 or in accordance with the Client's instructions by such transport as determined by Spark Furniture in its absolute discretion.

5.2 Particulars of delivery charges as quoted by Spark Furniture are subject to alteration without notice.

5.3 Every effort will be made to deliver the Goods and Work within the time or times agreed upon, but any delivery time is an estimate only and any failure to deliver by that time will not constitute a breach of the Contract and Spark Furniture is not liable for late delivery or non- delivery.

5.4 Spark Furniture will not be liable for any loss, damage or delay occasioned to the Client or its customers arising from late or non- delivery of the Goods and Work.

5.5 The Client will not be relieved of any obligation to accept or pay for the Goods and Work by reason of any delay in delivery.

5.6 All risk in the Goods and Work passes to the Client upon the earlier of:

5.6.1 actual or constructive delivery of the Goods and Work to the Client at the Client's premises or at any other place nominated by the Client and agreed to by Spark Furniture; and

5.6.2 collection of the Goods and Work from Spark Furniture or any bailee or agent of Spark Furniture by the Client, the Client's agent, carrier or courier.

5.7 Spark Furniture will not be required to obtain the Client's signature as proof of delivery of the Goods and Work.

5.8 The Client must keep the Goods and Work insured against all risks for Goods and Work of that kind from the time the risk in the Goods and Work passes to the Client until the time the title in the Goods and Work pass to the Client.

5.9 Spark Furniture is not responsible to the Client or any person claiming through the Client for any loss or damage to Goods and Work in transit caused by any event of any kind or by a person (whether or not Spark Furniture is legally responsible for the actions of that person).

5.10 Spark Furniture is not responsible to the Client or any person claiming through the Client for any loss, damage or non-delivery of the Goods and Work caused by acts of God, acts of government, strikes, lockouts, or other Industrial disturbances, acts of public enemy, blockades, wars, insurrections or riots, epidemics, pandemics, landslides, fires, storms, floods, explosions or any other circumstances and causes beyond the direct control of Spark Furniture.

6. Client's Supplies

6.1 The Client shall, at its own risk, cost and expenses, supply and deliver to Spark Furniture all of the items to be furnished by the Client as specified in any agreed specifications (**Client's Supplies**) at Spark Furniture, 13/ 19 Heath Street Lonsdale SA 5160 or such other location as agreed, in the proper condition ready for installation in accordance with the time schedule mutually agreed by the parties. Failure to have critical components available for outfitting when required could impact delivery times and affect labour availability, construction scheduling and incur additional costs to the Client, in which case, such costs shall be passed on to the Client by way of a variation under clause 4.

6.2 In order to facilitate installation by Spark Furniture of the Client's Supplies, the Client shall furnish Spark Furniture with all necessary specifications, plans, drawings, instruction books, manuals, test reports and certificates required. The Client, if so requested by Spark Furniture, shall without any charge to Spark Furniture, cause the representatives of the manufacturers of the Client's Supplies to assist Spark Furniture in installation thereof and/or to carry out installation thereof by themselves or to make necessary adjustments thereof.

6.3 Any and all of the Client's Supplies shall be subject to Spark Furniture' reasonable right of rejection, as and if they are found to be unsuitable or in improper condition for installation. However, if so requested by the Client, Spark Furniture may repair or adjust the Client's Supplies without prejudice to the Spark Furniture' other rights hereunder and without being responsible for any consequences there from. In such case, the Client shall reimburse Spark Furniture for all costs and expenses incurred by Spark Furniture in such repair or adjustment and the delivery date shall be automatically extended for a period of time equivalent to the delay caused by such repair or replacement.

6.4 Should the Client fail to deliver any of the Client's Supplies within the time designated, the delivery date shall be automatically extended for a period of time equivalent to the delay in delivery.

7. RETENTION OF TITLE

7.1 Title in the Goods and Work will not pass to the Client until payment in full has been made by the Client to Spark Furniture for all monies owed to Spark Furniture by the Client (including without limitation in relation to all Goods and Work delivered to the Client by Spark Furniture) and until such payment is made in full by the Client, the Client holds the Goods and Work as bailee and fiduciary for Spark Furniture. Until title to the Goods passes to the Client, Spark Furniture holds a security interest in the Goods and all proceeds from the sale of the Goods as contemplated under the Personal Property Securities Act 2009 (Cth).

7.2 The Client may sell or deal in the ordinary course of business with the Goods and Work and may for those purposes part with possession of the Goods and Work but the proceeds of any such sale or dealing will be held by the Client on trust, which trust is hereby acknowledged and declared by Spark Furniture and the Client to be a trust, for the benefit of Spark Furniture equal to the amount owing by the Client to Spark Furniture at the time of the Client's receipt of such proceeds, and the Client must keep such proceeds in a separate account until the liability to Spark Furniture is discharged and must immediately pay that amount to Spark Furniture.

7.3 If the Client does not pay for any Goods and Work within the timeframe specified in clause 4.2 Spark Furniture is irrevocably authorised by the Client to enter the Client's premises (or any premises under the control of the Client or as agent of the Client if the Goods and Work are stored at such premises) and use reasonable force to take possession of the Goods and Work without liability for the tort of trespass, negligence or payment of any compensation to the Client or anyone claiming through the Client whatsoever.

7.4 If the Client commits an act bankruptcy, enters into any form of administration or liquidation, makes any composition or arrangement with its creditors, ceases to carry on business or breaches any clause of this agreement, then Spark Furniture may also, without prejudice to any other remedies it may have, repossess any Goods and Work delivered to the Client on any account which has not been paid in accordance with the terms and conditions herein and commence proceedings to recover the balance of any monies owing to Spark Furniture by the Client.

8. PERSONAL PROPERTY SECURITIES ACT 2009 ("PPSA")

8.1 In this clause:

8.1.1 financing statement has the meaning given to it by the PPSA;

8.1.2 financing change statement has the meaning given to it by the PPSA;

8.1.3 security agreement means the security agreement under the PPSA created between the Spark Furniture and the Client by these terms and conditions;

8.1.4 security interest has the meaning given to it by the PPSA.

8.2 Upon assenting to these terms and conditions the Client acknowledges and agrees that these terms and conditions:

8.2.1 constitute a security agreement for the purpose of the PPSA; and

8.2.2 create a security interest in:

(a) all Goods and Work (and any proceeds thereof) previously supplied by Spark Furniture to the Client (if any); and

(b) all Goods and Work that will be supplied in the future by Spark Furniture to the Client (and any proceeds thereof).

8.3 The Client undertakes to:

8.3.1 promptly sign any further documents and/or provide any further information (such information to be complete, accurate and up- to-date in all respects) which Spark Furniture may reasonably require to:

(a) register a financing statement or financing change statement in relation to a security interest on the Personal Property Securities Register;

(b) register any other document required to be registered by the PPSA; or

(c) correct a defect in a statement referred to in clause 8.3.1(a) or 8.3.1(b));

8.3.2 indemnify, and upon demand reimburse, Spark Furniture for all expenses incurred in registering a financing statement or financing change statement on the Personal Property Securities Register established by the PPSA ("PPSR") or releasing any Goods and Work charged thereby;

8.3.3 not register a financing statement in respect of a security interest without the prior written consent of Spark Furniture;

8.3.4 not register, or permit to be registered, a financing statement or a financing change statement in relation to the Goods and Work in favour of a third party without the prior written consent of Spark Furniture; and

8.3.5 immediately advise Spark Furniture of any material change in its business practices of selling the Goods and Work which would result in a change in the nature of the proceeds derived from such sales.

8.4 Spark Furniture and the Client agree that sections 96, 115 and 125 of the PPSA do not apply to the security agreement created by these terms and conditions.

8.5 The Client hereby waives its rights to receive notices under sections 95, 118, 121(4), 130, 132(3)(d) and 132(4) of the PPSA.

8.6 The Client waives its rights as a grantor and/or a debtor under sections 142 and 143 of the PPSA.

8.7 Unless otherwise agreed to in writing by Spark Furniture, the Client waives its right to receive a verification statement in accordance with section 157 of the PPSA.

8.8 The Client shall unconditionally ratify any actions taken by Spark Furniture under clauses 8.3 to 8.5.

8.9 Spark Furniture and the Client agree that this agreement and all related information and documents are confidential ("Confidential Information") and will not be disclosed to unauthorised representative or third parties, except to the extent disclosure is permitted by this agreement or required by law. Spark Furniture and the Client agree that Spark Furniture will not disclose the Confidential Information pursuant to a request under section 275(1) of the PPSA.

9. CERTIFICATES

9.1 Save and except in the case of a manifest error, Spark Furniture' written records in relation to a delivery of the Goods and Work will be conclusive evidence of the type and quantity of the Goods and Work delivered and of the date and time of delivery.

9.2 Save and except in the case of a manifest error, certification from Spark Furniture will be conclusive evidence or the amount owed for the Goods and Work.

10. SECURITY FOR OVERDUE AMOUNTS

10.1 As security for the performance of the Client's obligations to Spark Furniture under this agreement (and without limiting Spark Furniture' rights pursuant to clause 8), the Client and the Guarantor hereby charge in favour of Spark Furniture all and any real and personal property owned by the Client or the Guarantor at any time and wherever situated for an amount equal to the full amount of any moneys payable under this agreement or otherwise owing by the Client and/or the Guarantor to Spark Furniture. The Client and the Guarantor consent to Spark Furniture lodging a caveat over any legal or beneficial interest in land owned by the Client or the Guarantor in relation to the charge granted by the Client and the Guarantor pursuant to this clause. Further, the Client and the Guarantor acknowledge that the charge granted over personal property creates a security interest in respect of the aforesaid personal property for the purposes of the PPSA and the Client and the Guarantor consent to Spark Furniture registering such security interest on the PPSR and the Client and the Guarantor shall provide all information and assistance reasonably requested by Spark Furniture to enable and maintain such registration.

10.2 The Client and the Guarantor appoints Spark Furniture to be the Client's lawful attorney for the purposes of executing and registering any documents contemplated by this clause 10 and taking all such steps needed to perfect the security or prepare or register the relevant documents. The Client indemnifies Spark Furniture on an indemnity basis against all costs and expenses incurred by Spark Furniture in connection with taking such steps.

11. DEFECTS

11.1 The Client shall inspect the Goods and Work on delivery and shall within seven (7) days of delivery (time being of the essence) notify the Spark Furniture of any alleged defect, shortage in quantity, damage or failure to comply with the description or quote. The Client shall afford Spark Furniture an opportunity to inspect the Goods and Work within a reasonable time following delivery if the Client believes the Goods and Work are defective in any way. If the Client shall fail to comply with these provisions the Goods and Work shall be presumed to be free from any defect or damage. For defective Goods and Work which Spark Furniture has agreed in writing that the Client is entitled to reject, Spark Furniture' liability is limited to either (at Spark Furniture' discretion) replacing the Goods and Work or repairing the Goods and Work except where the Client has acquired the Goods and Work as a consumer within the meaning of the Competition and Consumer Act 2010 (Cth) or the Fair Trading Acts of the relevant state or territories of Australia, and is therefore also entitled to, at the consumer's discretion, either a refund or the purchase price of the Goods and Work, or repair of the Goods and Work, or replacement of the Goods and Work.

11.2 Goods will not be accepted for return other than in accordance with 11.1 above.

12. LATENT CONDITION COSTS

12.1 If a Latent Condition causes Spark Furniture to:

12.1.1 Carry out more work;

12.1.2 Use more constructional plant, materials or other resources; or

12.1.3 incur more cost,

than Spark Furniture could reasonably have anticipated at the date of the Contract or Subcontract, Spark Furniture shall be entitled to any costs incurred by Spark Furniture including any overheads in respect of those costs to the extent such costs exceed the amount already due to Spark Furniture under clause 13.4.

12.2 "Latent Conditions" are physical conditions on the site or its surroundings, including artificial things but excluding weather conditions, which differ from the physical conditions which should reasonably have been anticipated by Spark Furniture at the date of the Contract or Subcontract if Spark Furniture had:

12.2.1 examined all information made available in writing by the Client to Spark Furniture;

12.2.2 examined all information relevant to the risks, contingencies and other circumstances obtainable by the making of reasonable enquiries; and

12.2.3 Conducted a visual inspection of the site and its surroundings.

13. DELAY

13.1 If Spark Furniture is or will be delayed in reaching practical completion of the Goods and Work by a cause described in clause 13.2 within 10 days after cessation of the delay and Spark Furniture gives the Client a written claim for an extension of time for practical completion setting out the facts on which the claim is based, Spark Furniture shall be entitled to an extension of time for practical completion of the Good and Work.

13.2 Any of the following causes whether occurring before, on or after the date for practical completion: Delay or disruption caused by: the Client; a Principal under a Head Contract, a Subcontractor under a Subcontract, an employee, consultant, supplier, other contractor or agent of the Client or Principal (including but not limited to a suspension directed by the Client which is caused by an act or omission of the Client or Principal; variation to the Goods and Work; breach of the Contract or Subcontract by the Client; change in laws; delay caused by any State or nation-wide industrial disputes or strike beyond the control of Spark Furniture; acts of God, fire, flood, earthquake, embargo and any other excepted risks; injunction or litigation affecting the site or the execution of the Goods and Work, unless the injunction or litigation was caused by Spark Furniture; delay arising out of or in connection with a Latent Condition; delay caused by adjoining owners; delay caused by any authority, unless the delay is caused or contributed to by Spark Furniture; and any event for which the Client is entitled to an extension of time under the Head Contract (if any).

13.3 In determining whether Spark Furniture is or will be delayed in reaching practical completion of the Goods and Work, regard shall <u>not</u> be had to:

13.3.1 whether Spark Furniture can reach practical completion by the date for practical completion without an extension of time; or

13.3.2 whether Spark Furniture can, by committing extra resources or incurring extra expenditure, make up the time lost.

13.4 Where Spark Furniture has been granted an extension of time to complete the Goods and Work, the Client shall pay to Spark Furniture such extra costs as are necessarily incurred by Spark Furniture by reason of the delay. This does not:

13.4.1 limit the Client's liability for damages for breach of contract; or

13.4.2 oblige the Client to pay extra costs for delay or disruption which have already been included in the value of a variation or any other payment under the Contract or Subcontract.

14. WARRANTY AND DAMAGES

14.1 Except as expressly provided in clause 14.5, all conditions and warranties, whether express or implied by law or otherwise, in respect of:

14.1.1 the state, quality or condition of the Goods and Work; or

14.1.2 the advice, recommendations information regarding the Goods and Work,

which may, apart from this clause, be binding on Spark Furniture, are excluded to the fullest extent permitted by law.

14.2 The only conditions and warranties which are binding on Spark Furniture in respect of:

14.2.1 the state, quality or condition of the Goods and Work supplied by Spark Furniture to the Client; and

14.2.2 advice, recommendations or information given by Spark Furniture regarding the Goods and Work or Spark Furniture' employees, servants or agents to the Client regarding the Goods and Work

are those conditions and warranties which cannot lawfully be excluded.

14.3 Spark Furniture' sole liability for any breach of any actual or implied condition or warranty that cannot lawfully be excluded will be limited to, at Spark Furniture' election:

14.3.1 replacement of the Goods and Work or the supply of equivalent Goods and Work; or

14.3.2 the payment or the cost of replacing the Goods and Work or of purchasing or acquiring equivalent Goods and Work.

14.4 Any description of the Goods and Work contained in the order or invoice is given by way of identification only and the use of such description will not constitute a contract of sale by description.

14.5 Spark Furniture warrants that Spark Furniture will provide the Client with good title to the Goods and Work and that the Goods and Work will be of merchantable quality.

14.6 To the extent permitted by law, Spark Furniture has no liability (including liability in contract, equity, tort, including negligent acts or omissions or under statute) to any person, including but not limited to the Client, for:

14.6.1 any loss or damage consequential or otherwise suffered or incurred by the Client or any other person in relation to the Goods and Work; and

14.6.2 in particular, but without limiting clause 14.6.1, any loss or damage, consequential or otherwise, suffered or incurred by that person caused by or resulting directly or indirectly from any failure, defect or deficiency of any kind of or in the Goods and Work.

15. LIABILITY AND INDEMNITY

15.1 To the fullest extent permitted by law, the Client indemnifies Spark Furniture, and agrees to keep Spark Furniture indemnified, against:

15.1.1 all losses Spark Furniture incurs;

15.1.2 all liabilities Spark Furniture incurs; and

15.1.3 all costs actually paid and/or payable by Spark Furniture to its own legal representatives (whether or not under a costs agreement) and other expenses Spark Furniture incurs in connection with a claim, demand, action, arbitration or other proceeding (including mediation, compromise, out of court settlement or appeal),

arising directly or indirectly as a result of or in connection with the supply of Goods and Work by Spark Furniture to the client, except:

15.1.4 to the extent that Spark Furniture incurs such losses, liabilities and/or costs as a result of Spark Furniture breaching the warranties set out in clause 14.5 or a condition or warranty which cannot lawfully be excluded under clauses 14.1 and 14.2; or

15.1.5 unless Spark Furniture incurs such losses, liabilities and/or costs due to wilful misconduct on the part of Spark Furniture or any of Spark Furniture' employees or agents acting within the scope of their employment.

15.2 The Client must pay to Spark Furniture all liabilities, costs and other expenses referred to in clause 15.1, whether or not Spark Furniture has paid or satisfied them.

15.3 Despite any other provision of the Contract or Subcontract to the contrary:

15.3.1 Spark Furniture shall not be liable to the Client or any of its agents, officers, employees, consultants or contractors under or in connection with the Contractor, Subcontract or Sub- subcontract for any Consequential Loss; and

15.3.2 any indemnity given under the Contract, Subcontract or Sub- subcontract by Spark Furniture in favour of the Client or any of its employees, officers, representatives, agents, or contractors for any loss, cost, liability, expense or damage is limited to the direct loss, liability, cost, expense, or damage incurred or suffered by the Client or any of its employees, officers, representatives, agents or contractors; and

15.3.3 the *Law Reform (Contributory Negligence and Apportionment of Liability) Act (SA) 2001* applies to the Contract, the Subcontract or the Sub-subcontract; and

15.4 Each party's common law rights are not affected, limited or waived in any way by the Contract, Subcontract or the Sub-subcontract.

16. INTELLECTUAL PROPERTY

16.1 Where Spark Furniture has designed, drawn or written Goods for the Client, then the copyright in those designs and drawings and documents shall remain vested in Spark Furniture, and shall only be used by the Client at Spark Furniture' discretion.

16.2 The Client warrants that all designs or instructions to Spark Furniture will not cause Spark Furniture to infringe any patent, registered design or trademark in the execution of the Client's order and the Client agrees to indemnify Spark Furniture against any action taken by a third party against Spark Furniture in respect of any such infringement.

17. DOCUMENTS PROVIDED BY THE CLIENT

17.1 Spark Furniture has examined the documents provided by the Client including any preliminary design but gives no warranty in relation to the accuracy, completeness or correctness of those documents.

17.2 If either party discovers any ambiguity or discrepancy in any document or between documents provided to Spark Furniture for the purpose of carrying out the Goods and Work, that party must notify the other in writing of the ambiguity or discrepancy. In the event of an ambiguity or discrepancy being discovered and brought to the attention of the Client, or discovered by the Client, the Client shall direct Spark Furniture as to the interpretation to be followed by Spark Furniture in carrying out the Goods and Work.

17.3 If the direction causes Spark Furniture to incur more or less cost than Spark Furniture could reasonably have anticipated at the date of the Contract or Subcontract then the difference shall be valued by the Client's representative or superintendent (as applicable) and the Price shall be adjusted accordingly.

18. DEFAULT

18.1 The Client may only give Spark Furniture a written notice to show cause or similar notice, if Spark Furniture has committed a substantial breach of the Contract or Subcontract and the Client considers that damages may not be an adequate remedy.

18.2 A "substantial breach" for the purposes of clause 18.1 means:

18.2.1 failing to use the materials or standards of workmanship required by the Contract or Subcontract;

18.2.2 suspension of work (except where the suspension is caused or directed by the Principal or Client); or

18.2.3 failing to proceed with due expedition of the works;

18.3 Any notice to show cause or similar notice issued by the Client to Spark Furniture which specifies the time and date by which Spark Furniture must show cause or cure the breach (as applicable) must not specify a time less than 14 clear days after the notice is given to Spark Furniture or such longer period as is reasonably appropriate having regard to the nature of the breach.

18.4 Spark Furniture may only give the Client a written notice to show cause or similar notice, if the Client has committed a substantial breach of the Contract or Subcontract and if Spark Furniture considers that damages may not be an adequate remedy.

18.5 A "substantial breach" for the purposes of clause 18.4 includes but is not limited to:

18.5.1 failing to give Spark Furniture access to and possession of the site sufficient to enable Spark Furniture to commence and carry out the works, if the failure continues for a period of 30 days;

18.5.2 failing to make a payment when due under the Contract or Subcontract; and

18.5.3 failure by the Client to issue a certificate of practical completion for the works carried out by Spark Furniture or give Spark Furniture the reasons in writing for not issuing that certificate within 14 days of receipt of a request by Spark Furniture to issue that certificate.

18.6 Any notice to show cause or similar notice issued by Spark Furniture to the Client which specifies the time and date by which the Client must show cause or cure the breach (as applicable) must not specify a time less than [14 clear days] after the notice is given to the Client or such longer period as is reasonably appropriate having regard to the nature of the breach.

18.7 If the Client fails to pay Spark Furniture for the Goods within the time for payment, subject to, and in accordance with, the PPSA, Spark Furniture may recover possession of the Goods at any site owned, possessed or controlled by the Client and the Client agrees that Spark Furniture has an irrevocable licence to do so.

19. VARIATIONS

19.1 Upon receipt of a variation claim from Spark Furniture in response to a direction or instruction from the Client or their representative or superintendent (as applicable), the Client is to confirm by the issue of a notice in writing to Spark Furniture within 5 days of the variation claim being submitted whether or not the variation claim is approved for payment "in principle".

19.2 If no notice of confirmation is given to Spark Furniture within 5 days of the variation claim being received, the Client is deemed to have decided "in principle" that the direction constitutes a variation to the scope of works for which Spark Furniture is entitled to payment in addition to the Price.

20. BUILDING AND CONSTRUCTION INDUSTRY SECURITY OF PAYMENTS ACT 2009

20.1 At Spark Furniture' sole discretion, if there are any disputes or claims for unpaid Goods and/or Services then the provisions of the *Building and Construction Industry Security of Payments Act 2009* (SA) may apply.

20.2 Nothing in this agreement is intended to have the effect of contracting out of any applicable provisions of the Act, except to the extent permitted by the Act where applicable.

20.3 The Client acknowledges and agrees that any payment made by it to Spark Furniture pursuant to a determination under the Act will not be deducted by the Client from any progress claim and/or payment claim received from Spark Furniture following such payment.

21. GUARANTEE AND INDEMNITY

21.1 The Guarantors guarantee to Spark Furniture that the Client will pay all amounts owing to Spark Furniture under this Agreement when due.

21.2 On demand, the Guarantors must pay to Spark Furniture any such amount which the Client does not pay to Spark Furniture under this agreement when due.

21.3 The Guarantors acknowledge and agree to be bound by these terms and conditions.

21.4 The Guarantors agree to grant the security set out in clause 10.

21.5 Each Guarantor indemnifies Spark Furniture against any loss, cost or expense, including but not limited to principal, interest, costs, expenses and taxes of any kind, which Spark Furniture suffers or incurs due to the Client's default under this agreement, and on demand must pay to Spark Furniture any such loss cost or expense.

21.6 The indemnity is a continuing principal obligation enforceable against each Guarantor, even if the amounts guaranteed or indemnified are not recoverable from the Client for any reason. The Guarantors must pay Spark Furniture the reasonable expenses reasonably incurred to enforce this Guarantee and Indemnity.

21.7 The Guarantors acknowledge that this Guarantee and Indemnity is:

21.7.1 given to Spark Furniture jointly and severally by each Guarantor in consideration for Spark Furniture agreeing to enter into this agreement with the Client at the Guarantors' request;

21.7.2 unconditional, irrevocable and continues until Spark Furniture has received all amounts owing by the Client to Spark Furniture in full;

21.7.3 not affected by anything under the law relating to guarantees, by Spark Furniture' delay in acting, by Spark Furniture allowing the Client or a Guarantor extra time to pay, by any act or omission of any person;

21.7.4 enforceable against a Guarantor even if it is not signed by another person intended to be a Guarantor, or if it is not enforceable against another Guarantor.

21.8 Spark Furniture need not incur an expense nor have exercised or exhausted its legal rights against the Client before making a demand of the Guarantors.

22. MISCELLANEOUS

22.1 These terms and conditions are governed by the laws of the State of South Australia.

22.2 Spark Furniture may vary these terms and conditions at any time by notice in writing to the Client.

22.3 If the Client is acting as the trustee of any trust (whether disclosed or not), then the Client declares that the Client is entering into any Contract with Spark Furniture in its own capacity and in its capacity as trustee of the trust with the ability to bind, and the intention to bind both.

22.4 If anything in these terms and conditions is unenforceable, illegal or void then it is severed and the rest of these terms and conditions remain in force.

22.5 The failure of any party to enforce the provisions of these terms and conditions or to exercise any rights expressed in these terms and conditions:

22.5.1 will not constitute a waiver of such provisions or rights and does not affect the enforcement of these terms and conditions; and

22.5.2 will not operate as an estoppel against the party who seeks to rely on the relevant provisions or rights at a later time.

22.6 The Client must, in the administration of the Contract or Subcontract, ensure that it or its representative or the superintendent (as applicable):

22.6.1 acts honestly and fairly; and

22.6.2 arrives at a reasonable measure or value of work, quantities or time.

22.7 The Client hereby authorises Spark Furniture to collect, retain, record, use and disclose personal information about the Client, in accordance with the *Privacy Act 1988* (Cth), to persons and/or legal entities who are a solicitor or any other professional consultant engaged by Spark Furniture, a debt collector, credit reference organisation and/or any other individual or organisation which maintains credit references and/or default listings. The Client also authorises Spark Furniture to make enquiries with respect to the Client's credit worthiness; to exchange information with other credit providers in respect of previous defaults of the Client and to notify other credit providers of a default by the Client.

22.8 Spark Furniture may set-off any amounts owed by it to the Client under the Contract against amounts owed by the Client to Spark Furniture on any account whatsoever.

22.9 These terms and conditions constitute the entire contract between Spark Furniture and the Client.

Attachment 3

CITY OF HOLDFAST BAY

Parklets and Car Park Activation

Council Policy

1. Purpose

The purpose of this Policy is to establish principles for the assessment, approval and management of parklets or other activations of car park spaces within the Council area.

Parklets and car park activation are intended to support the activation of public spaces, contribute positively to local amenity, and enhance the vibrancy of streets and centres while ensuring public land continues to be managed in the broader public interest.

2. Scope

This Policy applies to requests for the installation and operation of parklets and other car park activations on Council-controlled land, including road reserves and other public spaces.

This Policy applies to parklets and car park activation proposed by businesses, community organisations or other approved entities.

Approval of a parklet or car park activation does not create any ongoing entitlement to the occupation of public land. Parklet approvals are generally granted for a period of 12-months.

3. Roles and Responsibilities

Chief Executive Officer	Oversee the implementation of the Parklets & Car Park Activation Policy.
All Managers	Ensure compliance with the policy.
Manager Community Safety	Assess parklet/car park activation applications in conjunction with the Traffic Team and ensure compliance with policy and procedure. Lead consultation activities as outlined in the Parklets & Car Park Activation Policy. Process fees associated with parklets/car park activation.
Manager Engineering (and Traffic Team)	Manage and process traffic assessments in relation to parklet/car park activation applications.

4. Policy Statement

The City of Holdfast Bay is committed to promoting active and vibrant public spaces. Parklets and car park activations are encouraged as a means to enhance community interaction, support local businesses, and improve the urban environment, provided they meet Council's safety, accessibility, and design standards.

Approval of a parklet or car park activation will be subject to the demonstrated public benefit outweighing the loss of on-street parking.

4.1 Council supports parklets/car park activation where they align with the following principles:

4.1.1 Public Benefit

Parklets/car park activation must provide a demonstrable benefit to the wider community and contribute positively to the public realm.

4.1.2 Safety

Parklets/car park activation must not compromise pedestrian safety, vehicle sightlines, emergency access, or the safe operation of surrounding infrastructure.

4.1.3 Accessibility

Parklets/car park activation must maintain equitable access for pedestrians and support inclusive use consistent with accessibility requirements.

4.1.4 Amenity and Place Quality

Parklets/car park activation should enhance streetscape presentation, support local character, and contribute positively to surrounding amenity.

4.1.5 Adaptable Use

Not every car park must remain solely for vehicle storage where greater public value can be demonstrated through activation.

4.1.6 Accountability

Approved users remain responsible for maintenance, cleanliness, presentation, and compliance with all approval conditions.

4.2 Assessment Considerations

4.2.1 In considering whether a parklets/car park activation is appropriate, Council will have regard to:

- surrounding land use and street function
- pedestrian volumes and access requirements
- traffic and parking impacts
- public safety considerations
- accessibility outcomes
- visual impact and streetscape integration
- impacts on nearby properties or businesses
- strategic placemaking objectives
- maintenance and operational implications.

4.2.2 Approval of a parklets/car park activation remains at Council's discretion.

4.3 Consultation / Reduction in Car Parks

4.3.1 Where a proposed parklet would result in the loss of one or more on-street parking spaces directly adjoining a property, or is likely to impact property access, business operations, or resident amenity, Council will undertake targeted consultation with affected stakeholders. This will include, at a minimum, adjacent property owners and occupiers, immediately neighbouring businesses, and any relevant authorities, prior to making a decision.

4.3.2 In assessing any proposal, the Administration will give considerable weight to the loss of on-street parking capacity. For the purpose of this policy, a standard parklet installation will typically occupy two on-street parking spaces, generally to a maximum length of 10 meters.

4.3.3 In determining the extent of consultation required, Council will have regard to broader precinct-level considerations, including high parking utilisation, limited parking supply, and the presence of specific regulatory controls (such as time-limited, permit-based, loading, or accessible parking). Broader consultation will generally be required where complex or competing parking demands are present within the proposed locality to ensure these needs are appropriately balanced and understood prior to a decision being made.

4.3.4 Council will also consider the cumulative impact of parklets within a precinct, including the number, location, and distribution of existing or approved parklets, to avoid an unreasonable concentration that may reduce overall parking availability or compromise access and turnover.

4.4 Responsibilities of Approved Users

4.4.1 Approved users must:

- maintain the parklets/car park activation in a safe, clean and presentable condition
- ensure ongoing compliance with approval conditions
- hold any required insurances
- promptly address maintenance or safety issues
- remove or modify the parklet/car park activation were directed by Council.

4.5 Council Discretion

4.5.1 Council may impose conditions on any approval and may refuse, suspend, vary or revoke approval where:

- public safety concerns arise
- operational requirements change
- the parklet/car park activation no longer aligns with Council objectives
- approval conditions are not met.

4.5.2 Council may require removal of a parklet/car park activation at any time where public interest requires.

4.6 Fees

4.6.1 Car Park Activation:

Section 221/222 permit application fee and the current on street carparking rate for a 24-hour period as outlined in Council's Fees and Charges Register.

4.6.2 Parklet:

Parklet application fee and where approved, a fee based on a square meter annual rate charged as outlined in Council's Fees and Charges Register.

5. Definitions

Key term or acronym	Definition
Parklet	Means a structure or defined outdoor area located within a parking space or other approved section of public land that extends pedestrian or public use space and may include seating, landscaping, or other approved elements.
Car Park Activation	Car park activation means the approved repurposing of on-street or off-street parking spaces for non-vehicle uses that enhance public amenity, support local business activity, improve streetscape outcomes or contribute to strategic place activation objectives.

6. Administration Use Only

Reference Number:	
Strategic Alignment:	Our Holdfast 2050+
Strategic Risk:	
Responsible Officer(s):	Manager Community Safety
First Issued / Approved:	May 2026
Minutes Date and Council Resolution Number:	
Last Reviewed:	
Next Review Date:	May 2028
Applicable Legislation:	*Local Government Act 1999*
Related Policies:	Council Outdoor Dining Policy
Other Reference Documents:	City of Holdfast Bay Fees and Charges Australian Standards for Road Safety *Disability Discrimination Act 1992* (Cth)

Attachment 4

CITY OF
HOLDFAST BAY

CITY OF HOLDFAST BAY

Parklets

Organisational Procedure

1. Purpose

1.1 This purpose of this procedure is to establish a comprehensive framework for the installation, operation, and ongoing management of parklets within the City of Holdfast Bay, ensuring these installations align with the city's urban development goals and contribute to the broader vision for sustainable and vibrant public spaces.

1.2 Parklets are designed to transform on-street parking spaces into dynamic public spaces, enhancing the urban landscape and fostering greater community connections. The parklets will serve to activate public spaces, support local businesses by extending opportunities for outdoor dining, and improve the pedestrian experience. Furthermore, parklets will contribute to achieving the City's broader strategic objectives for sustainable urban design, active transport promotion, and environmental sustainability.

2. Scope

This procedure applies to all applications for the installation of parklets within the City of Holdfast Bay, including those proposed by businesses, community groups, or individuals. The procedure covers both temporary and permanent parklet installations.

3. Roles and Responsibilities

Chief Executive Officer	Oversee the implementation of the Parklet procedure.
All Managers	Ensure compliance with the procedure.
Manager Community Safety	Assess parklet applications in conjunction with the Traffic Team and ensure compliance with this procedure. Undertake community consultation in accordance with the Council Parklet and Car Park Activation Policy and Council's Community Engagement Policy.
Manager Engineering (and Traffic Team)	Manage and process traffic assessments in relation to parklet applications.

4. Procedure

Parklets are intended to support stimulus of public spaces, contribute positively to local amenity, and enhance the vibrancy of streets and centres while ensuring public land continues to be managed in the broader public interest.

Criteria

4.1. Eligible Applicants

4.1.1 Applications for parklet installation will be accepted from:

- Licensed Businesses that have direct frontage to the proposed parklet location and can demonstrate the ability to maintain and operate the parklet in alignment with the City's goals.
- Registered Community Organisations that partner with the Council to enhance local spaces and contribute to community-focused placemaking activities.
- Property Owners who can demonstrate that the parklet will benefit the local community, such as enhancing public amenity, supporting active transport, or providing space for local events or gatherings.

4.2. Location Requirements

4.2.1 Parklets must be installed on roadways with speed limits of 40 km/h or less to ensure pedestrian and driver safety.

4.2.2 A minimum clear traffic lane width of 3.5 metres must be maintained at all times to allow safe vehicle passage, as per road safety regulations.

4.2.3 Parklets cannot be installed within clearways, bus zones, loading zones, or taxi ranks, where their presence could impede traffic flow or disrupt public transport services.

4.2.4 Parklets must be situated at least 10 metres from non signalised and 20m from signalised intersections, and no closer than 5 metres from fire hydrants or emergency access points, ensuring compliance with AS 1742.10 for traffic management and safety standards.

4.2.5 Parklets must ensure a minimum unobstructed pedestrian footpath width of 1.5 metres, in compliance with Disability Discrimination Act (DDA) requirements, ensuring accessibility for individuals with mobility impairments.

Application and Approval Process

4.3. Pre-Application Requirements

4.3.1 Pre-Application Meeting: Applicants are encouraged to meet with the Council's Traffic and Engineering teams before submitting an application. This ensures the proposal aligns with city-wide goals and regulations and provides an opportunity for applicants to clarify technical requirements.

4.3.2 Traffic Impact Assessment: Upon receipt of a parklet application, a traffic impact assessment, prepared by a certified traffic engineer, is required for all parklet proposals to assess potential impacts on traffic flow, parking availability, and pedestrian movement.

4.3.3 Community Consultation: Applicants should consult with nearby businesses, residents, and other stakeholders to ensure the proposed parklet will be embraced by the local community and have minimal adverse impacts on surrounding areas.

4.4. Application Documentation

4.4.1 A complete application must include a scaled site plan (1:100) showing the exact dimensions and clearances for the parklet, ensuring that it fits within the designated space without obstructing pedestrian or vehicular movement.

4.4.2 Structural certification for any built elements, including seating or decks, must be provided by a qualified engineer to ensure the integrity and safety of the installation.

4.4.3 Proof of current public liability insurance coverage with a minimum of $20 million must be submitted to protect against any public or property damage claims.

4.4.4 A maintenance and management plan must outline procedures for routine upkeep, including cleaning, repairs, and emergency response.

4.4.5 An emergency access protocol must be included, detailing the procedures for ensuring that emergency services can access the parklet in case of an emergency.

4.4.6 A photometric analysis must be included if the parklet is intended to operate after dark, ensuring that it meets lighting standards to provide adequate visibility and safety.

4.5 Assessment Criteria

4.5.1 The Council will assess applications based on:

- Compliance with Technical Requirements: Ensuring adherence to safety, traffic, and accessibility standards.
- Community Benefit: The extent to which the parklet enhances public space, supports local businesses, and provides value to the community. This will include consideration to feedback received from any applicable community consultation that has been undertaken.
- Design and Streetscape Integration: The quality and suitability of the design, including aesthetic considerations and how well the parklet complements the surrounding environment.
- Operational Management Capacity: The applicant’s ability to manage and maintain the parklet effectively.
- Traffic and Pedestrian Safety: An evaluation of how the parklet impacts pedestrian flow, traffic movement, and overall public safety.

4.6 Consultation / Reduction in Car Parks

4.6.1 Where a proposed parklet would result in the loss of one or more on-street parking spaces directly adjoining a property, or is likely to impact property access, business operations, or resident amenity, Council will undertake targeted consultation with affected stakeholders. This will include, at a minimum, adjacent property owners and occupiers, immediately neighbouring businesses, and any relevant authorities, prior to making a decision.

4.6.2 In assessing any proposal, the Administration will give considerable weight to the loss of on-street parking capacity. For the purpose of this policy, a standard parklet installation will typically occupy two on-street parking spaces, generally to a maximum length of 10 meters.

4.6.3 In determining the extent of consultation required, Council will have regard to broader precinct-level considerations, including high parking utilisation, limited parking supply, and the presence of specific regulatory controls (such as time-limited, permit-based, loading, or accessible parking). Broader consultation will generally be required where complex or competing parking demands are present within the proposed locality to ensure these needs are appropriately balanced and understood prior to a decision being made.

4.6.4 Council will also consider the cumulative impact of parklets within a precinct, including the number, location, and distribution of existing or approved parklets, to avoid an unreasonable concentration that may reduce overall parking availability or compromise access and turnover.

4.7 Approval Timeline

4.7.1 The Council will aim to review and determine the outcome of complete applications within 30 business days, however, given there is community consultation required, this timeframe may be extended.

4.7.2 Complex or high-impact applications may be referred to Council for further review and decision-making.

Risk Assessment

4.8 The primary guiding principle for the risk assessment of parklet installations is that "Parklets must not result in a net loss of safety." The safety of all road users, including pedestrians, cyclists, and motorists, is of paramount importance in the approval process.

4.9 Prior to the approval of any parklet installation, the Council will undertake a comprehensive risk assessment to evaluate the suitability of the proposed location. This risk assessment will include, but is not limited to, the following criteria:

4.9.1 Traffic Volume and Speed: An assessment of the traffic volume and speed on the adjacent roadway, to ensure that parklets do not pose a risk to either road users or parklet users.

4.9.2 Visibility of the Parklet: The visibility of the parklet from oncoming traffic will be considered to minimise the risk of accidents or conflicts with road users.

4.9.3 Proximity to Intersections and Pedestrian Crossings: The distance between the proposed parklet and intersections, pedestrian crossings, and public transport stops will be assessed to avoid interference with these critical road features.

4.9.4 Existing Road Infrastructure: The assessment will include a review of the existing road infrastructure, including the presence of traffic calming measures, to determine the overall safety of the proposed location.

4.9.5 Potential Conflicts between Road Users: The risk of potential conflicts between vehicles, cyclists, and pedestrians in the area surrounding the proposed parklet will be evaluated to ensure that the parklet does not obstruct the flow or safety of traffic.

4.9.6 Protective Measures: The need for additional Energy Absorbing Bollards or other protective measures will be assessed to enhance the safety of both parklet users and road users, particularly in high-traffic or high-risk areas.

4.10 The Council will consider the findings of the risk assessment in conjunction with other application criteria when determining whether the proposed parklet location meets safety standards and is appropriate for installation.

Technical Standards and Design Requirements

4.11 Structural Requirements

4.11.1 The parklet's maximum height above the roadway surface must not exceed 900 millimeters to ensure safety and visibility for vehicular traffic.

4.11.2 Reflective markings with a minimum width of 75 millimeters must be applied to all edges to enhance visibility in low-light conditions, in accordance with AS 1906.

4.11.3 For parklets adjacent to moving traffic, crash-rated barriers or protection, in compliance with AS/NZS 3845, must be installed to prevent accidents and ensure user safety.

4.11.4 All surfaces within the parklet must have a non-slip treatment, achieving a slip resistance rating of R10 to mitigate risks of slips and falls.

4.12 Accessibility Compliance

4.12.1 Accessible Entry: Parklets must feature an accessible entry with a gradient not exceeding 1:14, in line with AS 1428.1 standards for universal access.

4.12.2 Seating Accessibility: At least 30% of seating must be accessible, with clear spaces of at least 900 millimetres to accommodate individuals with mobility impairments.

4.12.3 Tactile Ground Surface Indicators (TGSI): These must be installed wherever the parklet adjoins pedestrian pathways to assist individuals with visual impairments.

4.13 Services and Utilities

4.13.1 Permanent connections to water, gas, or electricity are not allowed unless separate, prior approval is granted by the Council.

4.13.2 Temporary service connections (e.g., electricity for lighting or water for irrigation) must comply with the standards set by relevant utilities like SA Power Networks.

Operational Requirements

4.14 Permitted Hours of Operation

4.14.1 Parklets are permitted to operate between business trading hours, but only between the hours of 7:00 am and 10:00 pm, ensuring that the use of public spaces does not negatively impact local traffic flow, safety, or the enjoyment of surrounding residents during late-night hours.

4.14.2 In the case of special events or temporary activations, extended hours may be considered on a case-by-case basis. Applicants seeking extended hours must submit a separate application detailing the proposed hours, nature of the event, and potential impacts.

4.15 Maintenance Obligations

4.15.1 Permit holders must conduct daily safety inspections to ensure that the parklet is free from hazards, such as sharp objects or trip hazards, and that all elements remain secure and stable.

4.15.2 All litter and waste generated by the parklet must be removed promptly. Permit holders are responsible for the cleanliness of the parklet area, including waste disposal and ensuring that the parklet does not contribute to littering or pollution in the public space.

4.15.3 Vegetation maintenance is required to ensure that plants and greenery within the parklet remain healthy, well-maintained, and aesthetically pleasing throughout the year. This includes watering, pruning, and replacing any plants that may become diseased or damaged.

4.15.4 Damage Reporting: Any damage to the parklet or its surrounding area, whether due to weather, accidents, or other causes, must be reported to the Council immediately. The permit holder is responsible for repairing any damage to ensure continued safety and accessibility.

4.16 Seasonal Requirements

4.16.1 Wind Mitigation Measures must be implemented from May to September in accordance with AS 1170.2, particularly in coastal or exposed locations where wind conditions may affect the safety and stability of the parklet.

4.16.2 Heat Mitigation Measures are required during the warmer months, November to March, to ensure that the parklet remains comfortable for users. This may include the installation of shade structures, cooling devices, or the use of reflective materials to reduce heat absorption.

4.16.3 In the event of extreme weather conditions such as storms, high winds, or extreme heat, the Council may require that the parklet be temporarily removed or that safety measures be heightened. The permit holder must comply with these requests to ensure public safety.

Enforcement and Compliance

4.17 Inspection Regime

4.17.1 The Council may conduct random compliance audits of parklets to ensure compliance with all relevant safety standards, design specifications, and operational requirements.

4.17.2 The Council will also investigate any complaints or concerns raised by the public, businesses, or residents regarding the condition or operation of a parklet.

4.18 Breach Penalties

4.18.1 Formal Warning Notice: In the case of minor non-compliance, such as failure to maintain the parklet or minor safety issues, a formal warning notice may be issued, providing the permit holder with a 14-day rectification period to address the issue.

4.18.2 Financial Penalties: For repeated or more significant breaches of the procedure, financial penalties may be imposed.

4.18.3 Removal of Parklet: In cases of significant non-compliance (e.g., failure to comply with safety standards or posing a serious risk to public health or safety), the Council reserves the right to remove the parklet at the permit holder's expense. This may include removal if the parklet is found to be operating outside the approved terms.

4.18.4 Permit Revocation: In cases of serious or repeated breaches, the Council may revoke the parklet permit entirely.

4.19 Appeals Process

4.19.1 Before the council cancels an authorsation or permit, it will:

(a) give the holder of the authorisation or permit a written notice of the proposed cancellation stating the grounds on which the council proposes to act and allowing the holder a reasonable period to make written representations to the council on the proposed cancellation; and

(b) consider any representations made in response to the notice.

4.19.2 Written representations will generally be permitted for a period of one month, unless a shorter period is considered necessary to protect the health or safety of the public, or otherwise to protect the public interest.

Fees and Charges

4.20 Application Fees

4.20.1 A parklet application fee is incorporated within Council's Fees and Charges Register. This fee is non-refundable. This fee covers the administrative costs associated with processing the application, reviewing technical documentation, conducting site assessments, and other related tasks.

4.20.2 Community Organisations (i.e., not-for-profit entities focused on community benefit) may apply for a 50% reduction in the standard application fee. This is to support community-driven initiatives and enhance the vibrancy of local spaces.

4.21 Annual Permit Fees

4.21.1 Annual permit fees are assessed based on the size of the parklet and are charged per square meter in accordance with Council's Fees and Charges Register.

4.22 Insurance and Indemnity

4.22.1 Insurance Requirements

Permit holders must maintain the following insurance coverage throughout the duration of the parklet permit:

- Public Liability Insurance with a minimum coverage of $20 million, covering injuries to third parties or damage to property resulting from the operation of the parklet.
- Product Liability Insurance with a minimum coverage of $10 million, covering damages or injuries caused by the products or services offered within the parklet.
- Workers' Compensation Insurance as required by law, ensuring that the permit holder is compliant with workplace safety and compensation regulations.

4.23 Indemnity Clause

4.23.1 The permit holder assumes all liability associated with the parklet. This includes responsibility for any accidents, injuries, or damages that occur as a result of the parklet’s installation and use.

4.23.2 The permit holder must indemnify the City of Holdfast Bay against any claims, damages, or losses arising from the installation, operation, or maintenance of the parklet. This includes any third-party claims for injury, damage, or loss that may occur as a result of parklet activities, such as accidents involving pedestrians or vehicles.

5. Definitions

Key term or acronym	Definition
Parklet	Means a temporary structure or defined outdoor area located within a parking space or other approved section of public land that extends pedestrian or public use space and may include seating, landscaping, or other approved elements.

6. Administration Use Only

Reference Number:	
Strategic Alignment:	
Strategic Risk:	
Responsible Officer(s):	
ELT Approval:	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: **HERITAGE ACTION PLAN**

Summary

The draft Heritage Action Plan (HAP) is presented to Council for endorsement to proceed to community consultation. The HAP has been developed to reflect the *Our Holdfast 2050+* Strategic Vision and, in doing so, also aims to deliver on the key strategic pillar of 'Sustainability' by 'supporting built heritage protection and enhancement while promoting quality infill development'.

This report seeks Council's endorsement of the community consultation process and approval to proceed to consultation.

Recommendation

That Council:

1. **approves, subject to minor alterations and design, the draft Heritage Action Plan, as contained in Attachment 1, for community consultation; and**

2. **endorses the process for community consultation on the draft Heritage Action Plan, as described in this report.**

Background

At the Ordinary Meeting of Council held on 28 April 2026, the following Motion on Notice (C280426/9369) 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. Based on the Strategic Planning Framework, a Housing Action Plan (HAP) would sit under this strategy once it is finalised, rather than require a specific Heritage Strategy. The HAP has been drafted to reflect the intention of the Motion in accordance with the Strategic Planning Framework.

Report

The draft HAP identifies the framework under which Council will aim to achieve the desired outcomes relating to heritage preservation. This is based on four themes, including:

1. Protect – actions Council will take to protect built-form heritage

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.

Refer Attachment 1

Should any actions require funding to proceed, this would be considered by Council as part of any budget preparation.

Consultation

There is no mandatory requirement for Council to adopt a HAP; however, the *Local Government Act 1999* identifies that planning at the local level for the development and future requirements of its area is a core function of Council.

Community consultation on the draft HAP will seek feedback on whether the proposed action areas reflect the ways that Council can support the protection, preservation and enhancement of heritage items. Consultation will also gauge the level of support for the actions and outcomes under the four action areas, as well as invite additional suggestions to further strengthen heritage preservation, protection and enhancement.

A combination of survey opportunities and avenues to provide feedback online, via email, or in person will enable participation from the business community, residents and other interested stakeholders.

The proposed engagement period is three weeks, running from 25 June to 16 July 2026. This will be followed by analysis of feedback, refinement of the HAP, and the presentation of a report to Council along with the final HAP for proposed adoption in August 2026.

Budget

The delivery of the actions contained within the Heritage Action Plan are already allocated within the Annual Business Plan. Any new initiatives will be prioritised annually through Council’s new initiative and budget review process.

Life Cycle Costs

Not applicable

Strategic Plan

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

Council Policy

Community Consultation and Engagement Policy

Statutory Provisions

Not applicable

Written By: Senior Strategic Land Use Planner

A/General Manager: Strategy and Corporate, Mr C Blunt

Attachment 1

CITY OF HOLDFAST BAY

Draft Heritage Action Plan

2026-2031

Purpose:

Holdfast Bay is home to the first 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. We also have a local identity that is formed through the rich Kaurna heritage, as well as the impact from other cultures since European settlement occurred.

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 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 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 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 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.	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 *Heritage Places Act 1993*	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.	A review of Historic Area Overlays and Built Form and Character Overlays contained within the Planning and Design Code shall be undertaken to ensure that key areas of built form character are accurately reflected in planning policy	Investigate areas that contain buildings displaying historic value that do not currently have demolition protection. Work with State Government to explore amendments to the Planning and Design Code to facilitate changes to the planning policy to protect historic areas.	Ongoing	Strategy and Corporate

1. Protect				
Objective	Actions	Outcome	Timeframe	Responsibility
Sensitive development outcomes	1. Development Assessment that impacts heritage items shall be undertaken in accordance with the requirements of the *Planning, Development and Infrastructure Act 2016*	Council administration will work collaboratively with Council's Heritage Advisor to ensure historic buildings are retained where appropriate 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. 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
	2. Heritage related matters are determined in accordance with the	Good governance shall ensure that decisions made by Council shall meet	Ongoing	Strategy and Corporate

2. Lead				
Objective	Action	Outcome	Timeframe	Responsibility
	objectives of the Strategic Plan – Our Holdfast 2050+	the objectives of the Strategic Plan in enhancing and protecting our built-form heritage while promoting good quality infill.		
Recognise cultural heritage value	1. Recognise the importance of Kaurna heritage on the local community	Kaurna culture is recognised in built-form heritage listings where appropriate, as well as heritage activities.	Ongoing	Strategy and Corporate
	2. Recognise the importance of Holdfast Bay as the location of the first European settlement	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
	3. Recognise the importance of other cultures that have contributed to the local identity	Other cultures that contribute 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 heritage listed properties	The history collection will continue to be updated to provide information to the public on our built-form heritage where appropriate.	Ongoing	Community and Business
	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	1. Continue to provide the Heritage Advisory Service to assist	Owners of heritage listed properties, or those within Historic	Ongoing	Community and Business

3. Promote and support					
Objective		Action	Outcome	Timeframe	Responsibility
maintain heritage properties		future development of heritage properties	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.		
	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
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	Community and Business
	2.	Review the use of commemorative plaques for use in identifying 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 heritage retention, preservation and enhancement	1. Contribute to Ministerial Code Amendments related to Heritage preservation	A Council response will be provided to any proposed Ministerial Code Amendment that relates to heritage matters.	Ongoing	Strategy and Corporate
	2. Lobby for changes to legislation and planning policy that will enhance heritage	Council will engage with Plan SA to highlight opportunities for policy changes that will result in better outcomes for heritage preservation.	Ongoing	Strategy and Corporate

Item No: 15.9

Subject: **SA WATER SEWER HEADWORKS – 33 WHEATLAND STREET (COMMUNITY LAND)**

Summary

Council has received a request from Villawood Properties (on behalf of Seacliff Residential Developments and SA Water) to construct sewer infrastructure (“sewer headworks”) within Council-owned community land at 33 Wheatland Street.

Legal advice confirms the developer has no inherent right to access the land without Council consent. However, SA Water retains statutory powers to enter land or pursue compulsory acquisition should agreement not be reached.

While Council can refuse access, doing so introduces a material risk that the works are ultimately delivered via a statutory pathway, where Council’s ability to influence outcomes is significantly reduced.

The recommended approach is to proceed with controlled negotiation under Council direction, enabling Council to secure appropriate legal, commercial, and operational protections, influence construction methodology, and achieve better long-term outcomes for the site.

Recommendation

That Council authorises Administration to negotiate with Villawood Properties and SA Water to facilitate 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.

Background

In October 2025, Council was approached by Villawood Properties regarding proposed sewer upgrade works to support the Seacliff Village development. The works were intended to upgrade existing sewer infrastructure servicing properties along Kauri Parade and Wheatland Street, with an anticipated construction timeframe between December 2025 and April 2026.

The original alignment proposed installation within the Kauri Parade Road reserve, crossing the rail corridor at the Wheatland Street level crossing and continuing along Wheatland Street.

During service location investigations and early site preparation, a high concentration of underground services was identified within the road corridor. Villawood Properties have advised the original alignment is unviable from both a constructability and safety perspective.

In response, the developer engaged TMK Engineers to investigate alternative alignments. Multiple options were assessed in consultation with SA Water and the contractor, with the resulting option identified involving routing the infrastructure through the Wheatland Street carpark, which forms part of Council-owned community land.

Administration initially advised that the works must not go through the reserve, due to the presence of established mature fig trees and the importance of the site as a functional community asset, including its use as a public car park. The trees are of high local significance, providing established canopy cover, landscape character, and environmental value within the reserve.

In recent years, the trees, particularly the prominent Rock Fig (Ficus platyphylla), have experienced periods of decline, prompting targeted intervention and ongoing management. A range of works have been undertaken to protect and improve their health, including the redesign of the car park to increase permeable surface area around the root zone, installation of exclusion measures to minimise soil compaction, mulching, and irrigation and fertilisation programs. In addition, soil amelioration works such as vertical mulching with biochar and beneficial microbes have been implemented to improve soil structure and root health.

Given this context, any further works within the area have the potential to adversely impact these trees, particularly through disturbance of the root zone, changes to soil conditions, or increased compaction. This is of concern as it may undermine the effectiveness of previous investment in tree preservation and compromise the long-term viability of these significant assets within the reserve.

Following this feedback, Villawood Properties undertook further design refinement and investigations to minimise impacts, resulting in a revised alignment which is considered by the proponent to represent the least impactful option. Villawood Properties wrote to the City of Holdfast CEO on 8 May 2026 outlining alignment options through the reserve. See Attachment 1 for the letter and alignment options.

Refer Attachment 1

In parallel, Administration sought legal advice from Wallmans Lawyers to understand Council's position in relation to access, statutory powers, and potential risks. The advice received forms part of this report and has informed the assessment and discussion presented.

Report

Advice received from Wallmans Lawyers confirms that, while SA Water is empowered under the *Water Industry Act 2012* to enter land for the purposes of constructing sewer infrastructure, these powers do not extend to developers or contractors acting on its behalf. Accordingly, Villawood Properties is reliant on obtaining Council consent to access the land, giving Council a clear legal position.

Notwithstanding this, SA Water has indicated that it may elect to undertake the works directly and exercise its statutory powers, including potential compulsory acquisition, should negotiations fail. While this pathway remains available, it would transfer delivery risk to SA Water and introduce a more formal statutory process. This would likely shift the focus toward compensation under legislative frameworks and reduce Council's ability to influence construction methodology, risk allocation, reinstatement outcomes, and long-term asset considerations.

The proposed sewer headworks form part of essential infrastructure required to support ongoing residential development, improve servicing to existing properties, and integrate with SA Water's broader network. In this context, Council is required to balance the protection of community land assets with the facilitation of necessary infrastructure. An inability to reach agreement increases the likelihood of SA Water intervention, at which point Council's ability to shape outcomes would be reduced

At present, Council retains a position of leverage as landowner. The key consideration is not solely whether access can be refused, but whether such an outcome would achieve a better overall result. A negotiated approach provides an opportunity for Council to influence how works are undertaken, manage associated risks, and ensure outcomes align with Council's expectations and standards.

In contrast, reliance on a statutory pathway would limit this influence, with outcomes driven largely by legislative provisions rather than agreed terms, introducing a strategic risk if Council's position is not exercised appropriately

While Council is not obligated to grant access, refusal does not remove the likelihood of the infrastructure proceeding. SA Water has indicated it may exercise its statutory powers to undertake the works directly, including potential compulsory acquisition of land interests. This represents a higher-risk outcome for Council, as:

- Council's ability to influence alignment selection, construction methodology, staging, and timing would be significantly reduced;
- outcomes would be determined primarily through legislative processes rather than negotiated agreement;
- Council would have limited control over reinstatement standards, tree protection measures, and site management during construction;
- risk allocation would shift away from negotiated protections, increasing the potential for unfavourable commercial and operational outcomes; and
- compensation would be determined in accordance with statutory frameworks, which may not fully capture broader impacts to the land, including long-term constraints, loss of amenity, and reduced future flexibility.

In contrast, a negotiated outcome enables Council to retain influence over how and when works occur, require strict construction management and tree protection measures, and ensure the site is reinstated to Council standards. It also provides the opportunity to ensure all costs and risks are borne by the developer and/or SA Water, secure appropriate compensation or value recognition, and formalise clear long-term access and maintenance arrangements.

Accordingly, the key risk for Council is not whether the infrastructure proceeds, but whether it proceeds under conditions that appropriately protect Council's interests.

Under Council's Community Land Management Plan, 33 Wheatland Street is characterised as a utility reserve that is currently utilised for public car parking. Utility reserves are typically small, low-profile parcels of land intended to accommodate basic infrastructure functions, such as electricity supply, walkways, closed roads, or drainage systems.

In this context, the installation of subsurface sewer infrastructure is not inconsistent with the intended use of the land as a utility reserve. However, the proposal would introduce a permanent encumbrance in the form of an easement, which is likely to constrain future use of the land, potentially impact its long-term value, and require ongoing access for maintenance. These factors highlight the need for careful consideration of tenure arrangements and the broader implications for Council's asset.

From an Administration perspective, these risks can be effectively managed through a structured and controlled approach to access and construction. This includes establishing clearly defined conditions for construction activities, implementing appropriate traffic and public access management measures, and undertaking comprehensive documentation of asset condition before and after the works.

In addition, mechanisms should be in place to ensure the site is reinstated to an acceptable standard. Consideration should also be given to formalising ongoing access and maintenance requirements, as well as clearly allocating risk and responsibility over the longer term.

From a financial perspective, it is important to ensure that Council is not exposed to direct or ongoing costs associated with the proposal. This includes recovery of any costs incurred, protection from future maintenance liabilities, and recognition of any impact on the utility or value of the land arising from the proposed encumbrance.

It is recommended that Council authorises Administration to negotiate with Villawood Properties and SA Water to facilitate the proposed sewer headworks within 33 Wheatland Street.

Of the options provided by Villawood Properties in the letter dated 8 May 2026, Alignment 1 is the least impactful to the carpark and reserve trees. It is recommended that this option be progressed as the only acceptable alignment provided by Villawood Properties.

To mitigate risks involved in the delivery and ongoing responsibilities of these works on Council land, the establishment of appropriate arrangements governing construction access and ongoing tenure. These arrangements should include:

- a licence agreement to govern construction access;
- granting a permanent easement to secure ongoing access and maintenance rights;
- full reinstatement of the land to Council standards;
- all costs and risks borne by the developer and/or SA Water; and
- consideration of appropriate compensation or value recognition for the long-term encumbrance of the land.

Budget

Not applicable

Life Cycle Costs

The proposed sewer infrastructure will vest in and be owned by SA Water upon completion. As such, ongoing operation, maintenance, renewal, and replacement of the asset will be the responsibility of SA Water.

No new Council assets are being created that will require ongoing maintenance. Accordingly, no additional lifecycle costs are anticipated for Council, provided that:

- the site is fully reinstated to Council standards and all ongoing access, maintenance obligations, and
- associated risks are clearly defined and secured through legally enforceable agreement arrangements.

This includes ensuring that Council is not exposed to future costs arising from asset failure, maintenance access, or degradation of the site, and that all such responsibilities remain with SA Water or the developer as appropriate.

Notwithstanding this, the introduction of a permanent easement may impose constraints on future use, redevelopment potential, or upgrade of the site. It may also present limitations in relation to the retention, protection, or management of significant trees within the reserve.

While this does not represent a direct lifecycle cost, it may have indirect implications for the long-term management, flexibility, and value of the asset, reinforcing the importance of securing appropriate terms, protections, and value recognition through negotiation.

Strategic Plan

Not applicable

Council Policy

Not applicable

Statutory Provisions

Water Industry Act 2012
Local Government Act 1999
Planning, Development and Infrastructure Act 2016
Rail Safety National Law (South Australia) Act 2012

Written By: Development Engineer

General Manager: Assets and Delivery, Ms C Hughes

Attachment 1

CITY OF
HOLDFAST BAY

villawood properties

08 /05/ 2026

Pamela Jackson
CEO
City of Holdfast Bay
PO Box 19
Brighton SA 5048

Dear Pamela Jackson

I write to provide details to the Council of sewer infrastructure works planned as part of the Seacliff Village development by Seacliff Residential Developments and pursuant to the requirements of SA Water.

The sewer infrastructure works, termed the “sewer headworks”, are necessary for the next stages of the Seacliff Village development and will also provide for the upgrading of 33 existing residential connections along Kauri Parade, Seacliff.

The sewer headworks are to be undertaken by Seacliff Residential Developments on behalf of SA Water and pursuant to a Development Agreement Formal Instrument entered into between SA Water and Seacliff Residential Developments on 23 February 2026. The infrastructure will vest in SA Water and form part of its local sewerage network.

The sewer headworks have been designed by a consultant engineer from SA Water’s Consultant Accreditation Rating List and will be undertaken by a contractor included in the Accredited Contractor List. The sewer headworks are, in all respects, subject to SA Water’s design and construction requirements.

The sewer headworks involve infrastructure being laid within a parcel of community land, being the land comprised in Certificate of Title Volume 5647 Folio 255 and described as Allotment 338 in Filed Plan 37421. The land is currently used as a sealed carpark.

More specifically, this portion of the sewer headworks involves the laying of approximately 21 lineal metres of 225mm PUV-U pipe within the carpark as shown in the enclosed plan prepared by TMK Engineers.

Following a thorough investigation, it was determined that the previously approved alignment for this section of the sewer headworks could not be safely or practically constructed due to conflicts with existing infrastructure, particularly beneath the railway crossing at Wheatland

South Australia
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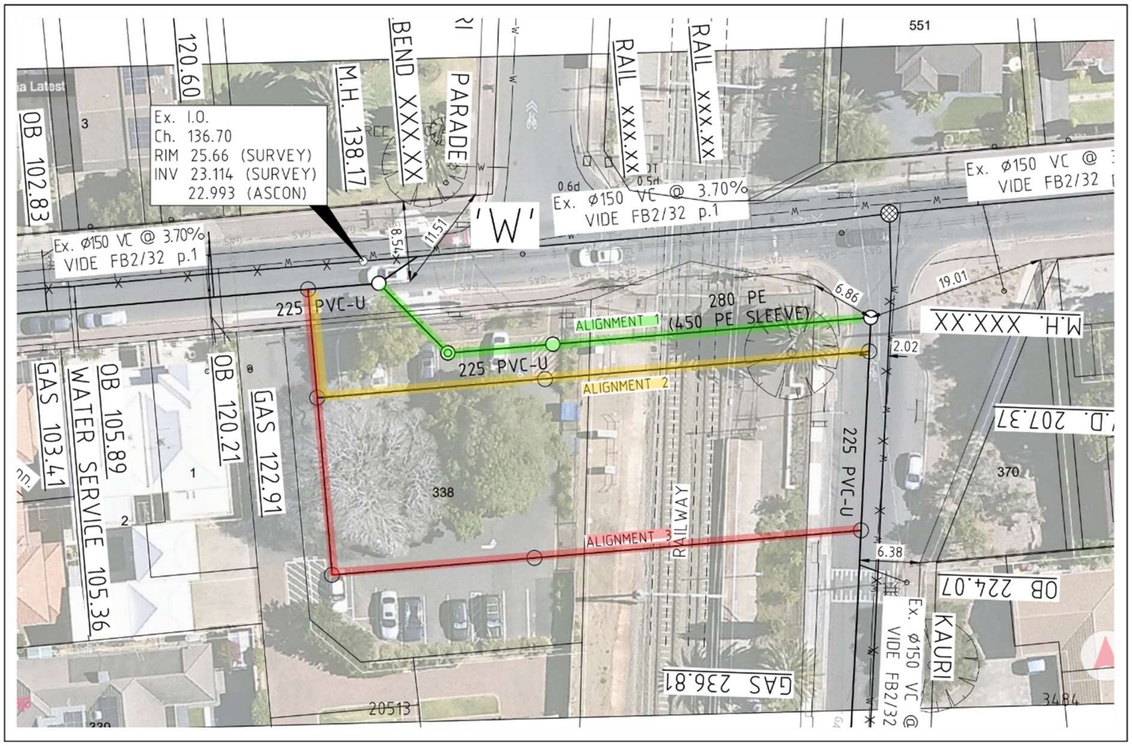
southaustralia@villawoodproperties.com
1300 515 194

Street. Multiple alternative alignment scenarios were subsequently workshopped between TMK Engineers (as an Accredited Consultant), DML Constructions (as an Accredited Contractor), SA Water and Seacliff Residential Developments. Three feasible alignment scenarios were identified as show in the below image.



Sewer Alignment Scenarios

Key	
	Alignment 1 – Proposed
	Alignment 2 – DML Preference
	Alignment 3 – SA Water Preference

DML Constructions' preferred option, as shown in Alignment 2, is to shift the alignment further south from the road reserve and, therefore, deeper into the carpark to avoid constraints and provide greater working clearance. Alignment 3, running through the southern portion of the carpark before extending north, is preferred by SA Water to further minimise constraints and improve contractor access and clearance. Alignment 1 proposes an alternative alignment that significantly reduces the impact to the subject land and, we consider, therefore presents a better outcome for the City of Holdfast Bay.

Seacliff Residential Developments will coordinate with the Council regarding timing of works and reasonable measures to be taken during construction.

Yours sincerely

Ben Moore

General Manager
Villawood Properties / SA

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Item No: 15.10

Subject: **REVIEW OF ITEMS HELD IN CONFIDENCE**

Summary

A periodic review of all items held in confidence has been undertaken, under section 90(3) of the *Local Government Act 1999*.

The Confidential Items Review considers the nature of the information contained within the documents, the grounds on which it was originally held in confidence and the length of time the information can be kept confidential. Each item is reviewed individually, resulting in a determination as to whether the confidentiality order for each item is still current under the Act.

This report presents to Council a summary of standing confidential orders, as well as recommended actions (release/retain confidentiality) for review and decision.

Recommendation

That Council:

1. **approves the Confidential Items presented as Attachment 1 to this report be released from confidence; and**

2. **approves the Confidential Items presented as Attachment 2 to this report be retained in confidence and included in future stages of the Confidential Items Review.**

Background

Underpinning Council's commitment to transparent decision making is the principle that unless there is good reason, as defined by section 90(3) of the *Local Government Act 1999*, all of the material presented to, and discussed at Council as well as its decisions, should be publicly available.

It is recognised that Council will occasionally have cause to retain some items in confidence. It is also best practice that these decisions be reviewed regularly to determine the earliest opportunity to release information to the public, aiming to keep as few matters in confidence as possible.

Report

Civic Governance has completed an extensive review of 34 Confidential Items (including reports, attachments and minutes), liaising with relevant Managers, General Managers and the

Chief Executive Officer. The Chief Executive Officer has delegated authority to release certain confidential items.

A summary of the 17 confidential items recommended for release by Council resolution is provided for Members' information.

Refer Attachment 1

A summary of the 19 confidential items recommended to be retained in confidence and included in future reviews is provided for Members' information.

Refer Attachment 2

As confidential items are progressively released under Chief Executive Officer delegation, a summary of the total number of documents held in confidence is provided below (assuming Council endorses the motion as presented and excluding any motions to retain in confidence carried at this meeting):

Year	Number of items
2008-09	1
2012-13	2
2019-20	2
2020-21	2
2021-22	4
2022-23	7
2023-24	10
2024-25	10
2025-26	36
Total	74

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Code of Practice – Access to Meetings and Documents

Statutory Provisions

Local Government Act 1999, sections 90 (3) and 91 (9)(a)

Written By: Executive Officer

Chief Executive Officer: Ms P Jackson

Attachment 1

Confidential Items Review – June 2026
Attachment 1 - Release

Meeting Date	Meeting Type	Report Title	Document Reference	Documents	Recommendation
14-Jun-22	Council	Legal Claim	199/22	Report Minutes	Release with redactions provided by lawyers
13-Sep-22	Council	Legal Claim	383/22	Report Minutes	Release with redactions provided by lawyers
22-Nov-24	Executive	Chief Executive Officer Recruitment	394/24	Report Attachments Minutes	Release with candidate names redacted.
12-Feb-25	JRMC	Winter Activation	32/25	Report Attachments Minutes	Release
25-Feb-25	Council	Minutes - Transforming Jetty Road Committee - 6 February 2025	55/25	Attachment 2	Release
10-Jun-25	Council	Beach Activation 2026	177/25	Report	Release
25-Feb-25	Council	Minutes - Jetty Road Mainstreet Committee - 12 February 2025	48/25	Attachment 2	Release
27-May-25	Council	Event Activation - January 2026	143/25	Report Minutes	Release
10-Jun-25	Council	Minutes - Alwyndor Management Committee - 23 April 2025	141/25	Attachment 2	Release
10-Jun-25	Council	Adjourned Report - Event Activation - January 2026	176/25	Report Attachments Minutes	Release
26-Aug-25	Council	Minutes - Alwyndor Management Committee - 29 May 2025	248/25	Attachment 2	Release

Meeting Date	Meeting Type	Report Title	Document Reference	Documents	Recommendation
26-Aug-25	Council	Event Activation	280/25	Report Minutes	Release
26-Aug-25	Council	Beach Event Activation	279/25	Report Minutes	Release
18-Nov-25	Executive	2024-25 Performance Review - Chief Executive Officer	402/25	Report Minutes	Partial Release Report and minutes to be released. Attachments to be retained
25-Nov-25	Council	Minutes - Executive Committee - 18 November 2025	404/25	Attachment 2	Release
25-Nov-25	Council	2024-25 Performance Review - Chief Executive Officer	413/25	Report Minutes	Partial Release Report and minutes to be released. Attachments to be retained
28-Apr-26	Council	Alwyndor	157/26	Report, Minutes and Attachments	Release

Attachment 2

Confidential Items Review – June 2026
Attachment 2 - Retain

Meeting Date	Meeting Type	Report Title	Document Reference	Documents	Review Comments
25-Feb-25	Council	Minutes - Alwyndor Management Committee - 27 November 2024	52/25	Report Attachments Minutes	Retain
27-May-25	Council	Minutes - Alwyndor Management Committee - 27 March 2025	140/25	Attachment 2	Retain
10-Jun-25	Council	Bay Sheffield Event	180/25	Report Attachments Minutes	Retain
22-Jul-25	Council	Transforming Jetty Road	238/25	Report Attachments Minutes	Retain
12-Aug-25	Council	Beach Activation	197/25	Report Attachments	Retain
20-Aug-25	Audit & Risk	Alwyndor Investment Portfolio Performance	267/25	Report Attachments Minutes	Retain
01-Oct-25	JRMC	Society Marketing Communications - Marketing Plan 2025-26	337/25	Report Attachments Minutes	Retain
09-Oct-25	Executive	2024-25 Performance Review - Chief Executive Officer	338/25	Attachment 2	Retain
14-Oct-25	Council	Minutes - Alwyndor Management Committee	346/25	Attachment 2	Retain
14-Oct-25	Council	Wigley Reserve Kiosk	341/25	Report	Retain

Meeting Date	Meeting Type	Report Title	Document Reference	Documents	Review Comments
14-Oct-25	Council	Brighton Beachfront Holiday Park - Extension of Management Agreement	327/25	Report Attachments Minutes	Retain
28-Oct-25	Council	Claim Against Council	380/25	Report Attachments Minutes	Retain - case ongoing
18-Nov-25	Executive	2024-25 Performance Review - Chief Executive Officer	402/25	Attachments	Partial Release Report and minutes to be released. Attachments to be retained
25-Nov-25	Council	Question on Notice - Transforming Jetty Road - Councillor Bradshaw	414/25	Response to question 3	Retain
25-Nov-25	Council	2024-25 Performance Review - Chief Executive Officer	413/25	Attachments	Partial Release Report and minutes to be released. Attachments to be retained
25-Nov-25	Council	Minutes - Alwyndor Management Committee - 25 September 2026	403/25	Attachment 2	Retain
09-Dec-25	Council	Unsolicited Proposal	438/25	Report Attachment	Retain
10-Feb-26	Council	Minutes - Jetty Road Mainstreet Committee - 4 February 2026	42/26	Attachment 2	Retain
24-Feb-26	Council	Brighton and Jetty Road Glenelg Intersection Improvements	64/26	Attachment 1	Retain

ITEM NUMBER: 18.1

CONFIDENTIAL REPORT

TRANSFORMING JETTY ROAD

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;**

k. **tenders for the supply of goods, the provision of services or the carrying out of works.**