

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

25 March 2025 at 7:00pm



Pamela Jackson
Chief Executive Officer



1. Opening

The Mayor will declare the meeting open at 7pm.

2. Kurna Acknowledgement

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

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

3. Service to Country Acknowledgement

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

4. Prayer

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

5. Apologies

5.1 Apologies received – Councillor W Miller

5.2 Absent – Councillor R Abley (Approved Leave of Absence)

6. Items Presented to Council

7. Declaration Of Interest

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

8. Confirmation Of Minutes

That the minutes of the Ordinary Meeting of Council held on Tuesday 11 March 2025 be taken as read and confirmed.

9. Public Presentations

9.1 Petitions - Nil

9.2 Presentations - Nil



9.3 Deputations - Nil

10. Questions by Members

10.1 Without Notice - Nil

10.2 On Notice - Nil

11. Member's Activity Reports - Nil

12. Motions on Notice

12.1 Leave of Absence – Councillor Lonie (Report No: 86/25)

12.2 Leave of Absence – Councillor Miller (Report No: 88/25)

13. Adjourned Matters - Nil

14. Reports of Management Committees and Subsidiaries

14.1 Minutes - Jetty Road Mainstreet Committee – 5 March 2025 (Report No: 73/25)

14.2 Information Report – Southern Region Waste Resource Authority Board Meeting – 24 February 2025 (Report No: 80/25)

14.3 Minutes – Executive Committee – 18 March 2025 (Report No: 87/25)

15. Reports by Officers

15.1 Items in Brief (Report No: 78/25)

15.2 Monthly Financial Statement – 28 February 2025 (Report No: 85/25)

15.3 Multi Storey Development Referral (Report No: 84/25)

15.4 Annual Progress Report on the State Disability Inclusion Plan (SDIP) and Disability Access and Inclusion Plan (DAIP) (Report No: 79/25)

15.5 Elected Member Appointments to the Mawson Oval Management Committee (Report No: 83/25)

15.6 Appointment of a Qualified Independent Person (Report No: 90/25)

15.7 Jetty Road Mainstreet Committee Nomination (Report No: 82/25)

15.8 Reappointment to the Alwyndor Management Committee (Report No: 81/25)

16. Resolutions Subject to Formal Motions

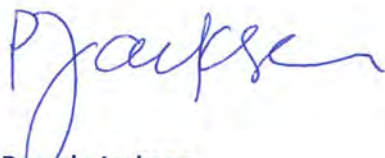
Presented for the information of Members is a listing of resolutions subject to formal resolutions, for Council and all Standing Committees, to adjourn or lay on the table items of Council business, for the current term of Council.

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



18. Items in Confidence - Nil

19. Closure



Pamela Jackson
Chief Executive Officer

Item No: 12.1

Subject: MOTION ON NOTICE – LEAVE OF ABSENCE – COUNCILLOR LONIE

Proposed Motion

Councillor Lonie proposed the following motion:

That Councillor Lonie be granted a leave of absence for the period Saturday 10 May 2025 to Friday 23 May 2025 (inclusive).

Item No: 12.2

Subject: MOTION ON NOTICE – LEAVE OF ABSENCE – COUNCILLOR MILLER

Proposed Motion

Councillor Miller proposed the following motion:

That Councillor Miller be granted a leave of absence for the period Monday 30 July 2025 to Friday 5 September May 2025 (inclusive).

Item No: 14.1

Subject: MINUTES – JETTY ROAD MAINSTREET COMMITTEE – 5 MARCH 2025

Summary

The Minutes of the Jetty Road Mainstreet Committee meeting held 5 March 2025 are attached and presented for Council's information.

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

Recommendation

That Council notes the minutes of the Jetty Road Mainstreet Committee of 5 March 2025.

Background

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

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

Report

Minutes of the meetings of the Jetty Road Mainstreet Committee held 5 March 2025 are attached for member's information.

Refer Attachment 1

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

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

Council Policy

Not applicable

Statutory Provisions

Local Government Act 1999, section 41

Written By: General Manager, Community and Business

General Manager: Community and Business, Ms M Lock

Attachment 1



Minutes of the Jetty Road Mainstreet Committee Held in the Mayor's Parlour, Glenelg Town Hall on Wednesday 5 March 2025 at 6.00pm

ELECTED MEMBERS PRESENT

Mayor Amanda Wilson
Councillor A Kane (via virtual connection)

COMMITTEE REPRESENTATIVES PRESENT

Attitudes Boutique Ms G Martin
Beach Burrito, Mr A Warren
The Colley Hotel, Ms K Bailey
Yo-Chi, Ms B Millard
Ikos Holdings Trust, Mr A Fotopoulos
Independent Member Mr C Brown

STAFF IN ATTENDANCE

General Manager, Community and Business, Ms M Lock
Manager, City Activation, Ms N Reynolds
Business Development Partner, Ms V Miller

1. OPENING

The Chair, Ms G Martin declared the meeting open at 6.00pm.

Short Term Suspension of Meeting Procedures

The Chair with the approval of two-thirds of the members present suspended the meeting procedures pursuant to Regulation 20(1) of the *Local Government (Procedures at Meetings) Regulations 2013* for a period of 30 minutes to allow Committee Members to discuss Item 7.1. **Intuito Market Research – Jetty Road LOCAL Magazine Review.**

Leave of the meeting was granted.

The meeting procedures were suspended at 6.05pm.

7. PRESENTATIONS

7.1 Intuito Market Research – Jetty Road LOCAL Magazine Review

Ms Jan Turbill, Managing Director, Intuito Market Research presented the community and business review on the Jetty Road LOCAL Magazine outside of meeting proceeding.

Councillor Kane and A Fotopoulos joined the meeting at 6.24pm.

The meeting resumed at 6.35pm.

The Chair with the approval of two-thirds of the members present sought leave of the meeting to extend the short term suspension of the meeting procedures for a further 20 minutes at 6.35pm.

Leave of the meeting was granted.

The meeting resumed at 6.55pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting the Chair, Ms G Martin stated:

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

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

3. APOLOGIES

3.1 Apologies Received: Councillor R Abley, Mr D Murphy, Mr T Beatrice,
Mr C Morley, Ms S Mills

3.2 Absent: Ms J Chudasama

4. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

5. CONFIRMATION OF MINUTES

Motion

That the minutes of the Jetty Road Mainstreet Committee held on 12 February 2025 to be taken as read and confirmed.

Moved A Warren, Seconded C Brown

Carried

6. QUESTIONS BY MEMBERS

6.1 **Without Notice:** Nil

6.2 **With Notice:** Nil

Item 7.1 was considered at the commencement of the meeting as per suspension of meeting granted.

8. REPORTS/ITEMS OF BUSINESS:

8.1 **Monthly Finance Report** (Report No: 59/25)

This report provides an update on the Jetty Road Mainstreet income and expenditure as at 31 January 2025.

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved A Fotopoulos, Seconded B Millard

Carried

8.2 **Marketing Update**

(Report No: 60/25)

This report provides an update on the marketing initiatives undertaken by the Jetty Road Mainstreet Committee (JRMCC) aligned to the 2024-25 Marketing Plan.

A Warren left the room at 7.11pm

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved K Bailey, Seconded C Brown

Carried

A Warren returned to the room at 7.13pm

8.3 **Jetty Road Events Update**

(Report No: 61/25)

The Jetty Road Mainstreet Committee (JRMCC), in partnership with the City of Holdfast Bay, is responsible for implementing and managing a variety of major events to support economic stimulus in the precinct in accordance with the annual marketing and business plan.

This report provides an overview of recent and upcoming events.

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved C Brown, Seconded K Bailey

Carried

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

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

The next meeting of the Jetty Road Mainstreet Committee will be held on Wednesday 9 April 2025 to commence at 6.00pm in the Mayor's Parlour Glenelg Town Hall.



12. CLOSURE

The meeting closed at 7.24pm.

CONFIRMED 9 April 2025

CHAIR

Item No: 14.2

Subject: **INFORMATION REPORT – SOUTHERN REGION WASTE RESOURCE
AUTHORITY BOARD MEETING – 24 FEBRUARY 2025**

Summary

The Information Report of the Southern Region Waste Resource Authority Board meeting held 24 February 2025 is provided for information.

Recommendation

That Council notes the Information Report of the Southern Region Waste Resource Authority Board meeting held 24 February 2025.

Background

Southern Region Waste Resource Authority (SRWRA) is a regional subsidiary established by the Cities of Onkaparinga, Marion and Holdfast Bay (the "Constituent Councils"), pursuant to section 43 of the *Local Government Act 1999*. The functions of SRWRA include providing and operating waste management services on behalf of the Constituent Councils.

In accordance with Section 4.5.2 of the SRWRA Charter - 2024, there shall be at least six ordinary meetings of the Board held in each financial year.

Furthermore, Section 4.5.11 states that prior to the conclusion of each meeting of the Board, the Board must identify which agenda items considered by the Board at that meeting will be the subject of an information report to the Constituent Councils.

Report

In accordance with the above, the Information Report from the Board Meeting held on 24 February 2025 is provided for Members' information.

Refer Attachment 1

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

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

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Manager Finance

Chief Executive Officer: Ms P Jackson

Attachment 1

Constituent Council Information Report – Public

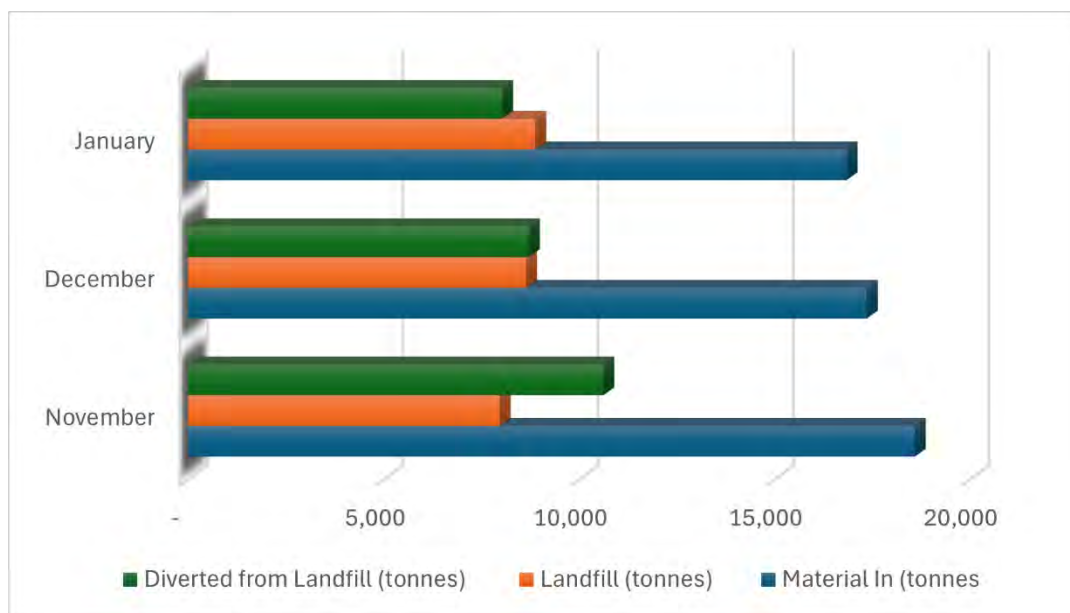
Board Meeting: 24 February 2025

Report By: Chief Executive Officer

In accordance with Section 4.5.11 of the Southern Region Waste Resource Authority Regional Subsidiary Charter - 2024, the SRWRA Board identified the following Agenda Items to be the subject of a Public Information Report to the Constituent Councils (Cities of Onkaparinga, Marion and Holdfast Bay).

SRWRA STATISTICS			
Month	Total Tonnes Received	Tonnes to Landfill	Diversion Rate (%)
NOVEMBER	18,745	7,166	57
DECEMBER	18,599	7,973	50
JANUARY	16,851	8,885	48

Tonnage data reflects all incoming waste material to SRWRA, including landfill volumes. A decrease in diversion rates was observed in December 2024 and January 2025 due to mechanical failures, resulting in a higher proportion of waste being diverted to landfill.



Constituent Council Information Report – Public

FIRE & INCIDENT REPORTING

	Incidents Reported	Incidents Reported with Injury
2024	75	5
2025 (YTD)	5	0

WHS incidents remained constant when compared to January 2024. With the very low injury numbers per hours worked, SRWRA has not identified any current/key target areas for injury reduction. During 2025 SRWRA will maintain focus on fostering a pro-active reporting culture.

2025 (YTD)	Fires	Hot Spots
Landfill	0	1

Landfill fire incidents remained constant when compared to January 2024. Emergency Preparedness (including landfill fire incidents) remains an area of focus and will continue to be monitored on an ongoing basis as a separate sub-set of the incident data in the monthly WHS Performance Reports.

Report Name	Report Summary
Policy Review – Asset Management; Drug and Alcohol; Board Member Policy	SRWRA undertakes regular policy reviews in line with scheduled document review dates and legislative, governance or organisational change. The Asset Management and Drug and Alcohol Policies were reviewed by the Audit & Risk Committee and their feedback was presented in an updated document to the Board.
Budget Review 2 – FY25	SRWRA undertakes quarterly budget reviews in line with legislation, with budget review 2 (quarter ending December 2024) forecasting a net surplus result of \$2.1M, due to increased tonnes to landfill and a gain on asset sale.
FY26 Financial Timetable, Budget Parameters & Assumptions	The Financial reporting timetable, budget parameters and assumptions outline key financial planning activities for finalising FY25 and formulating the FY26 Business Plan and Budget. The Board was provided an opportunity to review the draft budgeting parameters and assumption.
Plant and Asset Management Plan	As part of the annual budgeting process, SRWRA 's Plant & Asset Management Plan (PAMP) has been reviewed and updated. This review cover plant hours, running costs and scheduled replacement timeframes, and provides an opportunity to review equipment efficiencies and needs going forward. SRWRA's PAMP includes 22

Constituent Council Information Report – Public

	<p>items of equipment, ranging from waste compactors to trailer mounted litter vacuums.</p> <p>The PAMP adopted by the Board will be incorporated into the financial year 2026 draft budget.</p>
Draft Strategic Plan	<p>SRWRA's current strategic plan ends in 2026, with an early draft of the new plan (2025 to 2030) presented to the Board for feedback; constituent councils will be given an opportunity to provide feedback on the plan, prior to adoption by the SRWRA Board prior to 1 July 2025.</p>
Risk Management Report	<p>SRWRA provides quarterly risk management reporting to the Audit & Risk Committee and Board, this includes regular reviews of the SRWRA risk register and identification of new and emerging risks.</p> <p>Batteries continue to be a significant threat to both the landfill and resource recovery facilities. SRWRA is actively seeking technology to improve out of hours monitoring of the landfill for areas of heat and potential ignition.</p>
Annual Business Plan FY25 – Progress update	<p>SRWRA Management reviews its progress against the annual business plan monthly. A progress update was provided to the Board outlining key achievements, ongoing actions and areas requiring further focus.</p>
Internal Audit – Procurement	<p>SRWRA is seeking to appoint an internal auditor to enhance oversight in risk management, compliance, and operational efficiency. This internal audit function will strengthen accountability and transparency through assessments of financial and operational processes while identifying opportunities for process improvement.</p> <p>SRWRA is undertaking a joint procurement exercise with Adelaide Hills Regional Waste Management Authority (AHRWMA) to appoint an internal auditor, with the requirements of both regional subsidiaries being up to two internal audits per annum, a joint exercise presents a more attractive and potentially cost-effective option for external providers in quoting for this work.</p>

Item No: 14.3

Subject: MINUTES – EXECUTIVE COMMITTEE – 18 MARCH 2025

Summary

The minutes of the meeting of the Executive Committee held 18 March 2025 are presented to Council for information.

Recommendation

That Council notes the minutes of the meeting of the Executive Committee of 18 March 2025, namely that the Executive Committee:

- 1. endorsed the revised CEO Key Performance Indicators to be used for the 2024-25 CEO Performance Review; and**
 - 2. acknowledges that Ms Jackson has commenced her appointment at a difficult time and thanks her for her dedication and commitment to the organisation.**
-

Background

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

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

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

Report

The minutes of the meeting of the Executive Committee held on 18 March 2025 are attached for Members' information.

Refer Attachment 1

CEO Key Performance Indicators

Clause 17.4 of the Chief Executive Officer's employment contract states that "the Executive Committee will, within three months of the commencement date, develop key performance indicators in consultation with the CEO, and following that consultation, the KPIs will be as advised by the Committee to the CEO and as mutually agreed".

The Committee received a report into the review and development of key performance indicators to be set for the measurement of the CEO's 2024-25 performance review. These KPIs were endorsed by the Committee.

Refer Attachment 2

Chief Executive Officer Acknowledgement

The Executive Committee acknowledges the dedication and commitment of Ms Jackson in the commencement of her appointment at a difficult time for the organisation.

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Not applicable

Statutory Provisions

Local Government Act 1999, sections 41 and 102A

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

General Manager: Strategy and Corporate, Ms S Wachtel

Attachment 1



**Minutes of the Executive Committee
Held in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton on
Tuesday 18 March 2025 at 5.00pm**

MEMBERS PRESENT

Mayor A Wilson
Councillor J Fleming
Councillor S Lonie
Councillor R Patton
Councillor J Smedley
Councillor R Snewin

INDEPENDENT ADVISOR

Ms C Molitor

STAFF IN ATTENDANCE

General Manager, Strategy and Corporate – S Wachtel



1. OPENING

Her Worship the Mayor declared the meeting open at 5.05pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting Her Worship the Mayor stated:

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

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

3. APOLOGIES

3.1 Apologies Received - Nil

3.2 Absent - Nil

4. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

5. CONFIRMATION OF MINUTES

Motion

That the minutes of the Executive Committee held on 27 November 2024 be taken as read and confirmed.

Moved by Councillor Patton, Seconded by Councillor Lonie

Carried Unanimously

6. REPORTS BY OFFICERS

6.1 Chief Executive Officer – Key Performance Indicators (Report No: 71/25)

Clause 17.4 of the Chief Executive Officer's employment contract states that "the Executive Committee will, within three months of the commencement date, develop key performance indicators in consultation with the CEO, and following that consultation, the KPIs will be as advised by the Committee to the CEO and as mutually agreed".

This report discusses the review and development of the key performance indicators to be used for the 2024-25 CEO Performance Review.



Motion

The Executive Committee endorses the updated CEO Key Performance Indicators to be used for the 2024-25 CEO Performance Review.

Moved Councillor Lonie, Seconded Councillor Smedley **Carried Unanimously**

6.2 Remuneration Tribunal Submission – Chief Executive Officer Remuneration (Report No: 72/25)

Commencing in 2021, the Remuneration Tribunal (Tribunal) undertook an inaugural review of remuneration for Local Government Chief Executive Officers in South Australia with the aim of setting minimum and maximum remuneration limits for bands of councils based on certain criteria. A Determination was issued in June 2023. Subsequently, a consultation paper was released in January 2024 with an interim Determination released in June 2024 with the full review still in progress.

Through the CEO recruitment process, the Executive Committee wrote to the Tribunal on 11 September 2024 seeking an exemption from the remuneration bands provided in the Determination to assist in attracting high calibre candidates to the Chief Executive Officer position.

This report summarises the outcomes of the City of Holdfast Bay submission in parallel with the ongoing review by the Remuneration Tribunal.

Motion

That the Executive Committee:

- 1. notes the report providing an update on CEO remuneration in the Local Government sector.**
- 2. notes the salary and band outcome of the City of Holdfast Bay Chief Executive Officer following the Remuneration Tribunal extensive review.**

Moved Councillor Smedley, Seconded Councillor Snewin **Carried Unanimously**

Conflict of Interest

Ms Molitor declared a material conflict of interest for Item 6.3 (Report No: 70/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that she will be paid for the appointment.



Ms Molitor dealt with the material conflict of interest by making it known to the meeting and left the meeting 5.14pm

6.3 Appointment of Qualified Independent Person (Report No: 70/25)

Section 102A provides that a council must review the performance of its CEO at least once in each year. In addition, the council must obtain and consider the advice of a qualified independent person for the purposes of the review.

In March 2023, Council appointed Ms Christine Molitor as the qualified independent person for a period of two years, with the option of an additional two years.

Ms Molitor has indicated that she would like to take up the option of the additional two years afforded in the agreement.

Motion

That the Executive Committee recommends to Council, the re-appointment of Ms Christine Molitor for a further two years, expiring on 31 March 2027.

Moved Councillor Smedley, Seconded Councillor Snewin **Carried Unanimously**

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

7.1 Chief Executive Officer acknowledgement

The Executive Committee noted that Ms Jackson has commenced her new role at a difficult time and the Committee expressed support for Ms Jackson and gratitude for her dedication and commitment to the organisation.

Motion

The Executive Committee acknowledges that Ms Jackson has commenced her appointment at a difficult time and thanks her for her dedication and commitment to the organisation.

Moved Councillor Fleming, Seconded Councillor Lonie **Carried Unanimously**

8. CONFIDENTIAL ITEMS - Nil

9. CLOSURE

The Meeting closed at 5.18pm.



CONFIRMED to be advised

MAYOR

Attachment 2

Chief Executive Officer – Key Performance Indicators 2024-25 Updated

Item	Key Performance Indicator	Measure	Evidence	Action by	Comments	On Track? (Traffic lights)
1	Staff Engagement	Improvement in staff engagement scores	Culture Survey	People and Culture		
2	Completed Project delivery	85% delivery on annual business plan targets	Envisio Corporate report	Strategy and Governance		
3	Safe and Healthy workplace	Maximum rebate received through effective WH&S strategic plan and programs and completed risk evaluation plan.	WH&S Plan Risk evaluation Plan	People and Culture		
4	Comprehensive Asset Management	Asset Sustainability ratio within 90-110%	Up to date Asset Management Plan	Assets and Delivery		
5	Financial Sustainability Planning	Long Term Financial Plan annual update and community consultation	Long Term Financial Plan	Finance		
6	Financial Management	Operating ratio 0-10% over a five-year period	Annual Reports/ Council reports	Finance		
7	Debt Management	A net financial liabilities ratio of less than 100% over a five-year period	Annual Reports/ Council reports	Finance		
8	Governance and delivery on council resolutions	Council resolutions are implemented within specified timeframes.	Review and monitoring of Council Minutes and Action Items	Civic Governance		
9	Quality of Council Services	Improved overall quality of Council Services	Zencity survey	Strategy and Governance		
10	Reduction in Carbon emissions	Decrease direct carbon emissions from council operations	Assets and Delivery	Assets and Delivery		

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. **Submission to Draft Biodiversity Bill**
 2. **Outcome of GAROC West Regional Grouping Supplementary Election**
 3. **Outstanding Council Action Items**
 4. **International Women's Day Breakfast 2025**
 5. **West Beach Trust Board**
 6. **Release of Final Greater Adelaide Regional Plan**
 7. **Correspondence from Louise Miller-Frost MP**
-

Report

1. **Submission to Draft Biodiversity Bill**

The SA Government has drafted a new Biodiversity Bill to strengthen biodiversity protection across the state. With only four weeks for a consultation period, there was not time to have the submission approved by Elected Members, therefore the Environment Team developed a submission and submitted it to the Department for Environment and Water on 25 February 2025. Key points of our submission include the following:

- Metropolitan Adelaide should not be excluded from the 'regulated activities'.
- We support committees being appointed based on skills and expertise, but this appointment process should be overseen by relevant peak bodies.
- The measures to protect planted native plants do not go far enough.
- There are too many discretionary powers awarded to the Minister. These should be tightened to decrease ambiguity and provide a higher level of protection to biodiversity.
- New types of protected areas should apply in perpetuity, not be time limited.
- The Biodiversity Act should have primacy over other legislation, such as the *Planning, Development and Infrastructure Act 2016*.

Refer Attachment 1

2. **Outcome of GAROC West Regional Grouping Supplementary Election**

The Local Government Association (LGA) called for nominations to fill one position on the Greater Adelaide Regional Organisation of Councils (GAROC) due to the resignation of Mayor Michael Coxon as the GAROC West Regional Grouping representative.

Two nominations were received by LGA therefore an election to fill the position took place and on Friday 7 March 2025. Mayor Amanda Wilson was confirmed as the successful candidate.

Refer Attachment 2

3. **Outstanding Council Action Items**

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

Refer Attachments 3 and 4

4. **International Women's Day Breakfast 2025**

On Friday 7 March 2025, Council acknowledged International Women's Day (IWD) through supporting seven local young women to attend the IWD breakfast event, in support of UN Women Australia. The young people were accompanied by Councillor Monique O'Donohue, the Youth Coordinator and a council volunteer/bus driver. The 3,000+ attendee event presents as Australia's largest event celebrating IWD and advocates strongly for gender equality.

Guest speaker Rachel Perkins, proud Arrernte and Kalkadoon woman, shared her family's story weaving in thought provoking narrative championing gender equity and reconciliation. Following the formalities of the event, Council's table hosted an informal discussion with Councillor O'Donohue where the young women were invited to share their reflections from the presentation and identify what actions they could take at a local level to influence change.

Feedback following the event demonstrated that each of the seven young people greatly appreciated being part of the initiative; with one young woman sharing "I felt really empowered, it gave me hope and made me feel part of something bigger." HoldUp Volunteer, Haera, raised the possibility of developing a youth specific localised IWD event and sought support from her peers. This presents as an amazing opportunity to foster youth-led community development and empower leadership skills and networking opportunities. The Youth Coordinator will continue fostering the exploration of this idea and aims to support the young people to create their own event to celebrate IWD in 2026. Ultimately, we hope that through raising awareness around the broader aims of International Women's Day and encouraging young people to take part, we are ultimately investing in a more inclusive, equal and empowered future for our community.

5. West Beach Trust Board

In October 2024 The Hon Nick Champion, Minister for Planning wrote to Council advising that the term of appointment for Councillor Abley on the West Beach Trust Board (the Trust) expires on 28 February 2025 and requested that the City of Holdfast Bay provide a panel of three proposed nominees to represent the City of Holdfast Bay on the Trust.

The City of Holdfast Bay nominated Councillors Snewin, Smedley and Abley.

Confirmation has been received from The Hon Nick Champion that Councillor Abley has been re-appointed to the West Beach Trust Board for the period 11 March 2025 – 10 March 2028.

Refer Attachment 5

6. Release of Final Greater Adelaide Regional Plan

The final Greater Adelaide Regional Plan (GARP) was released by the State Government on 17 March 2025, which incorporated the feedback from the community engagement across six weeks, from 23 September 2024 to 4 November 2024. A total of 673 submissions were received during the engagement period, including one from the City of Holdfast Bay, whose submission was endorsed at the Council meeting held on 22 October 2024.

Refer Attachment 6

A major concession in the final GARP sees no new general infill development areas planned for Holdfast Bay, with the GARP also removing the former objective in the draft version which targeted 85 per cent of future housing being infill projects. This is a great outcome for the City of Holdfast Bay community, which encouraged the State Government to redirect housing growth to areas that can better accommodate change and to protect the city's existing suburban character from further infill in its submission.

Another major concession sees acceptance to the Council's request for sections of Brighton Road to be considered a "Main Street". The final GARP accepts that sections of Brighton Road are indeed "Main Street" in nature notwithstanding the arterial nature of the road. Furthermore, the GARP considers that higher frequency public transport will be a hallmark along Brighton Road closer to Glenelg, which is a great response to Council's calls for elevating strategic sections of Brighton Road to "Main Street" status with reciprocal services in its submission. Finally, the Council's calls for greater greening of urban areas have resulted in the final GARP committing to increasing tree canopy coverage to 30 per cent by 2055.

Whilst there is more work to be done, it is reassuring that the State Government has responded positively to Council's calls on limiting further infill and elevating the status of Brighton Road. The final GARP can be found at <https://regional.plan.sa.gov.au>

7. Correspondence from Louise Miller-Frost MP

On 19 March 2025, Mayor Wilson received correspondence from Louise Miller-Frost MP in relation to the funding agreement for the Transforming Jetty Road project.

The Mayor's response letter is also attached for your information.

Refer Attachments 7 and 8

Written By: Executive Officer

Chief Executive Officer: Pamela Jackson

Attachment 1

Our reference: ECM 834115 MW/LM

7 March 2025

Ms Pamela Jackson
CEO
City of Holdfast Bay
PO Box 19
Brighton SA 5048
Emailed: ceo@holdfast.sa.gov.au

Dear Ms Jackson

Outcome of GAROC West Regional Grouping Supplementary Election

On 2 December 2024 I wrote to Member Councils in the West Regional Grouping of the Greater Adelaide Regional Organisation of Councils (GAROC) calling for nominations to fill one (1) position on GAROC. The vacant position was a result of Mayor Michael Coxon's resignation.

At the close of nominations (5:00pm on 30 January 2025), the LGA received nominations from two (2) eligible candidates.

- Councillor Kym MCKAY (City of West Torrens)
- Mayor Amanda WILSON (City of Holdfast Bay)

As a result of receiving more nominations than available positions, an election was held. Ballot papers from all four Member Councils in the West Regional Grouping of GAROC were received by me in hard-copy before the deadline of 5:00pm Thursday 6 March 2025.

The counting of votes took place on Friday 7 March 2025 at 10:00am. The two candidates received the same number of votes; being two (2) votes each. As Returning Officer, I drew lots to determine which candidate be declared elected.

I confirm that **Mayor Amanda Wilson** from the City of Holdfast Bay was declared elected as the GAROC West Regional Grouping of members representative and will take office immediately for the remainder of the term ending at the conclusion of the 2026 LGA Annual General Meeting.

I offer my congratulations to Mayor Wilson, and I look forward to working with her in this capacity.

**Helping local government
build stronger communities.**

If you have any queries in relation to this matter please contact Manager Corporate Support, Melanie Williams via email to melanie.williams@lga.sa.gov.au or 08 8224 2097.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Jury', with a stylized, flowing script.

Clinton Jury

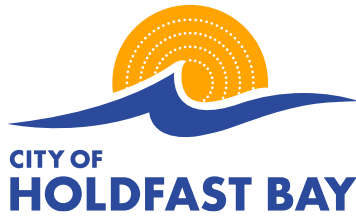
Chief Executive Officer

Telephone: (08) 8224 2039

Email: clinton.jury@lga.sa.gov.au

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

Attachment 2



25 February 2025

Biodiversity Coordination Unit
Department for Environment & Water
GPO Box 1047
Adelaide SA 5001
BiodiversityAct@sa.gov.au

Dear Biodiversity Coordination Unit

Re: Draft Biodiversity Bill Final Submission – City of Holdfast Bay

The City of Holdfast Bay welcomes the opportunity to provide a submission on the Draft Biodiversity Bill and strongly supports the South Australian Government's efforts to strengthen biodiversity protection across the state. As a council committed to environmental sustainability, we recognise the vital role biodiversity plays in sustaining healthy ecosystems, enhancing community well-being, and building resilience to climate change. We are pleased to contribute our insights to ensure the Bill delivers meaningful, lasting outcomes for nature and our communities.

Most of the survey questions below are supported, with some detail provided on improvements that should be made. A summary of areas that we believe still need work are:

- Metropolitan Adelaide should not be excluded from the “regulated activities” process, as detailed in responses to Q3, Q4, Q9, Q13, Q30, Q31 and Q36.
- The definition of “native plant” is not supported as detailed in Q2.
- We support committees being appointed based on skills and expertise, but this appointment should be overseen by relevant peak bodies.
- The measures to protect planted native plants do not go far enough, with a recommendation for the age to be decreased to more than 5 years old.
- There are too many discretionary powers awarded to the Minister, these should be tightened to decrease ambiguity and provide a higher level of protection to biodiversity.
- New types of protected areas should apply in perpetuity, not be time limited.
- The Biodiversity Act should have primacy over other legislation, such as the Planning, Development and Infrastructure Act 2016.

1. Do you support the definition of ‘plant’ to include fungi and algae to allow for their protection under the Act?

Yes

2. Do you support adopting the definition for ‘native plant’ from the National Parks and Wildlife Act 1972, meaning any plant indigenous to Australia can be protected?

No. Each of the Landscape Boards in South Australia should have enough data to have an informed picture of what plants are/were indigenous to specific regions of South Australia. The definition of native plant should be defined as a plant indigenous to each Landscape region. If this

is not possible, the definition should at least be defined as a plant indigenous to South Australia, but not Australia. These two definition options give more weight to the importance of these species in local ecosystems. The proposed definition of a native plant in the draft bill will also make it more administratively challenging to remove introduced interstate species (especially if they are not a declared species) when they are having a negative impact on native vegetation, particularly high value remnant patches.

3. Do you support the proposed objects of the Biodiversity Act?

Yes. However, the proposed objects will be difficult to achieve with the exclusion of the metropolitan area. Object 1 states that “responsibility equally shared by all of society across all sectors and supported by individual accountability”. Because of this exclusion the majority of South Australia’s population will be actively excluded from contributing to the proposed objects in their local area. This perpetuates the idea that nature is “over there” and diminishes the public’s individual accountability to and for protecting and enhancing biodiversity within the metropolitan area and beyond. It will be difficult to see an “improvement in the state of biodiversity at all scales”, as stated in Object 2, if the metropolitan area is excluded. Furthermore, the metropolitan area contains remnant patches of ecosystems that are vastly underrepresented across the state, which makes them incredibly important areas to protect. Unfortunately, they will be actively excluded in the process of Object 3 to “identify and prioritise biodiversity assets for conservation and restoration” leaving them open to further degradation or complete destruction.

4. Do you support the proposed guiding principles of the Biodiversity Act?

Yes, but as with our response to question 3, the proposed guiding principles are contradictory when the metropolitan area is excluded from the protections afforded under the Act. Guiding principle 1 will “require embracing new and transformative ways of thinking and acting”, the bold step to include metropolitan Adelaide under the Act is an aligned application of this principle. A great deal of biodiversity is contained within this area and is the most at risk from urban development than any other area, with remnant patches and revegetation projects offered no protections or certainty for their on-going contribution to increasing indigenous biodiversity. For example, in the City of Holdfast Bay, despite the small sizes of our natural spaces, they have provided important spaces for planting rare and endangered plant species, when they have become available for reintroduction.

5. Do you support what constitutes ‘harm’ and what is considered ‘reasonable measures’ for the purposes of the general biodiversity duty?

Yes

6. Do you support the governance framework for the Act, including the roles and reporting structure of the committees proposed to be established?

Yes, the responsible body for the Biodiversity Conservation Fund should be The Biodiversity Council.

7. Do you support committees being appointed based on their skills and expertise?

Yes, if a broad range of skills and expertise are represented. We disagree with the proposed appointment process for both the Biodiversity Council and Native Plant Clearance Assessment Committee (NPCAC) as it potentially concentrates too much power into the hands of the Minister. This appointment process should be overseen by the relevant peak bodies rather than “the government developing mechanisms for peak bodies to be consulted on the appointment process”.

- 8. Do you support the establishment of a Biodiversity Administration Fund as a means of providing transparency on which funds can be used for the administration of the Act?**
Yes, if the amount used for administrative processes is capped or kept to a minimum.
- 9. Do you support the 'regulated activities' and 'unregulated activities' approach to native plants?**
Yes. However, the definition of "unregulated activities" is unclear, and there needs to be clarity around whether approvals still need to be sought for these types of activities. Metropolitan Adelaide should not be excluded from the "regulated activities" process, as stated in responses to Q3 and Q4.
- 10. Do you support the development of a guideline which provides proponents with advice on how to apply the mitigation hierarchy?**
Yes
- 11. Do you support the new measure aimed at protecting planted native plants more than 20 years old, excluding those in people's gardens or commercial forests?**
No, this new measure should go further to protect planted native plants more than 5 years old. Native plants in and around commercial forests, where they have not been planted for the specific purpose of harvesting, should be protected.
- 12. Do you support the ability for the NPCAC to request further information and allow clearance applications to be resubmitted in favour of a more formal review process?**
Yes, however application re-submissions should be capped, with no ability to continue to re-submit for a formal review once one review has been conducted.
- 13. Do you support the 'regulated activities' and 'unregulated activities' approach to protecting and managing native wildlife?**
Yes. However, as stated in the response to Q9, the definition of "unregulated activities" is unclear, and there needs to be clarity around whether approvals still need to be sought for these types of activities. Metropolitan Adelaide should not be excluded from the "regulated activities" process, as stated in responses to Q3 & Q4.
- 14. Do you support introducing targeted controls for managing impact causing species in favour of an 'unprotected' list of species?**
Yes, we support introducing targeted controls for managing impact causing species rather than an 'unprotected' list of species.
- 15. Do you support the approach of determining trafficable quantities of species with higher penalties?**
Yes.
- 16. Do you support the concept of listing threatened ecological communities (similar to the process used for threatened species)?**
Yes.
- 17. Do you support enabling a head power to list other ecological entities in the future, based on criteria to be prescribed in regulation?**

In principle yes, but more information about the criteria that will be prescribed in the regulation is needed.

18. Do you support relying on the existing offences for plants and animals, instead of creating a new offence for threatened ecological communities or other listed ecological entities?

No. The existing offences are far too low. Penalties for breaches must be more severe than they are currently.

19. Do you support the ability to apply a 'provisional listing' of species and ecological communities where appropriate?

Yes.

20. Do you support the ability to declare critical habitat to provide increased protections for threatened species, threatened ecological communities, and other listed ecological entities?

Yes. However, this should not be at the discretion of the Minister rather it should be based on the Scientific Committee's recommendation. The approval process to clear and/or damage this declared critical habitat should be strengthened, with approvals only gained in extenuating circumstances. The incorporation of critical habitat into the land-use planning system should be compelled (i.e. suggest changing phrasing to "the Minister must include information relating to critical habitat").

21. Do you support the ability to develop action plans for the protection and recovery of a threatened species, threatened ecological community, or listed ecological entity?

Yes, but there should be a requirement to develop and implement, rather than at the discretion of the Minister. Funding contributions must be made available by the state government for species/TECs with an action plan. Consultation must occur with these stakeholders throughout the development of the Action Plan.

22. Do you support renaming Heritage Agreements to 'Biodiversity Agreements' to better reflect their role?

Yes

23. Do you support the introduction of new types of protected areas for private land, including the proposed Conservation Agreements?

Yes, however these should not be time limited. They should apply in perpetuity, as do current Heritage Agreements, otherwise this could lead to significant effort and investment in establishing or improving a protected area only to see it cleared and/or damaged once the agreement expires, if it is not renewed.

24. Do you support provisions for enforceable undertakings as a method to manage breaches of the Act?

Yes.

25. Do you support the proposal to introduce wider standing for people to make an application to the court for civil enforcement of a breach of the Act?

Yes.

26. Do you support the concept of 'no development' orders?

Yes, but these must be actively used and enforced.

27. Do you support the option of civil penalties for breaches of the Act?

Yes.

28. Do you support the penalties for criminal offences proposed under the Act?

Yes.

29. Do you support the permit provisions proposed in the Biodiversity Act?

Yes.

30. Do you support the provisions that set the scope of the State Biodiversity Plan?

Yes, however as expressed in response to Q3 and Q4, with metropolitan Adelaide excluded from the scope there will be no opportunities for any conservation or restoration opportunities to be identified within this area, leaving the last remaining patches of important remnant vegetation as well as revegetation projects in this area at risk of decline or loss from development or neglect.

31. Do you support the recognition of culturally significant biodiversity entities?

Yes, but as expressed in response to Q3, Q4 and Q30, culturally significant biodiversity entities in metropolitan Adelaide will be excluded from the scope leaving them open to unregulated destruction.

32. Do you support the requirement for decision makers under the Act to take the State Biodiversity Plan into account?

Yes, but this requirement should go further. Decision makers under the Act should make decisions consistent with the plan as opposed to only taking the Act into account.

33. Do you support the proposal to establish a Biodiversity Register?

Yes.

34. Do you support the framework that the Bill proposes for the regular review of the Act?

Yes.

35. Do you support moving the clearance exclusions into a schedule to the Act so they are in one place?

Yes.

36. Do you agree with the changes to the unregulated activities in Schedule 2?

Yes, but these changes do not go far enough. The introduction of a new Biodiversity Act for SA misses the opportunity to extend native vegetation protection to metropolitan Adelaide and neglects the important role that urban ecosystems play in conservation. Metropolitan Adelaide is home to numerous areas of threatened ecosystems, particularly in coastal areas, riverine corridors, and the foothills. These all provide critical habitat that should be formally recognised under the Act rather than be excluded. The exclusion of comprehensive vegetation protections in metropolitan Adelaide leaves these critical habitats vulnerable to ongoing urban expansion, infrastructure projects and inadequate planning provisions. It also undermines ambitious conservation and revegetation initiatives of many metropolitan councils. South Australia could lead in biodiversity conservation, and with Adelaide being promoted internationally as a National Park City, this leadership must extend across our metropolitan landscape.

37. Do you support updating the existing 'principles of native vegetation clearance' to 'principles of preservation of native plants' to align with provisions in the Biodiversity Act related to threatened species, threatened ecological communities and listed ecological entities?

Yes.

38. Do you support the amendments proposed to the National Parks and Wildlife Act 1972?

Yes.

39. Do you support the amendments proposed to other legislation?

Yes. However, the State Landscape Strategy should be compelled to comply with the strategies and priorities set out in the State Biodiversity Plan, rather than just consider them. In this same vein, the incorporation of critical habitat into the land use planning system should be compelled (i.e. the Minister must, not may, include information relating to critical habitat). The Biodiversity Act should have primacy over other legislation, such as the Planning, Development and Infrastructure Act 2016.

Yours sincerely

A handwritten signature in black ink, appearing to read 'James Mitchell', with a horizontal line above it.

James Mitchell
A/General Manager Assets and Delivery

Attachment 3

OUTSTANDING COUNCIL ACTIONS

As of 25 March 2025

Meeting Date	Report Number	Report Title	Resolution Number	Motion	Dept	Status
26-Jul-2022	248/22	Motion on Notice - Portable Solar Speed Monitoring Signs – Councillor Fleming	C260722/2676	<p>That Council Administration investigate and bring back a Council report on the feasibility of purchasing or hiring temporary, portable or permanent smart solar speed monitoring signs for school zones; and</p> <p>That the Council report include, the most appropriate locations for the signs around our city, how many may be required and the cost of purchase and maintenance of them.</p>	Assets and Delivery	In-field trial undertaken for monitoring signs. Need to be aligned with MTP, in terms of usage, requirements, quantity, and options to hire or buy.
24-Jan-2023	07/23	Motion on Notice – Saltram Road Traffic Management - Councillor Miller	C240123/7319	<p>That Council staff work with the developer and builder of 21-25 South Esplanade, Glenelg development site to manage traffic during the demolition and construction phase including:</p> <ol style="list-style-type: none"> 1. Minimising large or heavy vehicles on the local road network including Saltram Road; and 2. if necessary, Council consider vehicle load / length limits and parking restrictions during the construction period. <p>Following construction, Council review traffic flow in the area and if a significant increase undertake a traffic study which will include community consultation to determine if changes are required.</p>	Strategy and Corporate	The Development Application has been withdrawn following an appeal in the Environment, Resources and Development Court. The Motion cannot be executed at this time but will remain ongoing should an alternative development application for the site be submitted in the future.
28-Mar-2023	103/23	Motion on Notice - Reclaiming Footpath Encroachments - Councillor Smedley	C280323/7392	That section 2.7 of Council's Encroachments Policy is amended to require that any existing encroachment over public land that forms part of a new development application, is assessed for its suitability for return to public open space in consultation with the affected landowner, for the purpose of enhancing public safety, accessibility, and walkability, improving the interface between public and private spaces, whilst having regard to any construction costs required to implement the reclamation, and consideration of any logistical practicalities arising with Council assuming care and control of the land.	Strategy and Corporate	The audit of footpaths is nearing completion, which will be followed by a recommendation to Council for an amendment to the Encroachment Policy to enable reclamation of footpaths that have been identified as having been encroached upon by private development.
23-May-2023	161/23	Developing a Poultry Policy	C230523/7448	<p>That Council:</p> <ol style="list-style-type: none"> 1. endorses the 'Guideline For Keeping Poultry' with the amended wording to reflect 'The keeping of roosters or peacocks in residential areas is prohibited' and; 2. develops a draft By-law for consideration to cover poultry, including prohibiting the keeping of roosters as part of the By-law review process in 2025. 	Community and Business	Extended expiry date close to the review of the commencement of bylaw date

Meeting Date	Report Number	Report Title	Resolution Number	Motion	Dept	Status
25-Jul-2023	243/23	Motion on Notice – Review of Moseley Square Dining Precinct - Councillor Smedley	C250723/7495	That: Administration undertake a review of outdoor dining activities and policies as they relate to Moseley Square Glenelg, and to bring back recommendations to improve the dining amenity, aesthetic, cleanliness and best fee mechanism for this, our City's most well-known and frequented Square.	Community and Business	Update 27 September. A working group of relevant Administration staff has been convened to work through the relevant policies associated with Outdoor Dining, to bring a report back to Council.
22-Aug-2023	272/23	Circular Hub Concept and Action Plan	C220823/7531	That Council endorses the development of a Circular Hub Concept and Action Plan.	Assets and Delivery	Engaged RawTech to undertake concept and action plan. The Circular Hub Concept and Action Plan has been created; however, delivery of the plan is currently not a strategic priority and unfunded.
14-Nov-2023	377/23	Motion on Notice - Aesthetics of Hoardings - Councillor Abley	C141123/7599	That Administration draft provisions, within Council's Hoarding, Scaffolding or Other Equipment and Damage Policy, to better manage and control the aesthetics of hoardings installed within the City. That the draft provisions be tabled with Council within a six-month period.	Community and Business	Community Safety is collaborating with Traffic, City Activation and Development Services to work through any legal implications relating to the Local Government Act or by permit. Community Safety have now have written their part of the report, which is currently with traffic to provide input and complete the report
28-Nov-2023	10.1.1	Question Without Notice - Traffic Safety at Partridge Street and Broadway	N/A	Councillor Patton asked a question in relation to traffic safety concerns at Partridge Street and Broadway. General Manager, Community and Business took the question on notice.	Community and Business	Marnie to speak with Clr Bob Patton

Meeting Date	Report Number	Report Title	Resolution Number	Motion	Dept	Status
12-Dec-2023	418/23	Motion on Notice – Feasibility into Expanding Community Safety Services - Councillor Abley	C121223/7628	<p>That Administration bring a report back to Council on the feasibility of expanding community safety services to include:</p> <ul style="list-style-type: none"> the establishment of a Community Safety Committee, with representation from various State Government Departments, local Service Providers, and key stakeholders that oversee the community safety efforts in the City of Holdfast Bay; and expand the current community safety service to include the monitoring of the City's CCTV network to identify community safety issues in real-time and coordinate responses by relevant bodies. <p>The report should include the costs, benefits, risks and consultation required. Consultation should occur with the City of Onkaparinga on the model used for community safety.</p>	Community and Business	Report ready for review
27-Feb-2024	55/24	Wayfinding for Brighton Beachfront Holiday Park	C270224/7687	<p>The Council approves:</p> <ol style="list-style-type: none"> the unofficial naming of the access road to Brighton Beachfront Holiday Park, with Administration to bring back to Council options for names; consideration of a new initiative of \$8,000 for a precinct sign for the Kingston Park Precinct in the 2024-25 budget process; and Administration monitors the safety the Kingston Park car park for a period of 12 months, and provide a report back to Council prior to the 2025/26 budget process, to determine if further car park signage is a future requirement. 	Assets and Delivery	<p>1. Investigations in progress</p> <p>2. Currently being constructed</p> <p>3. Signage has been ordered for install.</p>
12-Mar-2024	68/24	Motion on Notice – Creation of Foundation for Glenelg Town Hall - Councillor Snewin	C120324/7698	<p>That Administration</p> <ol style="list-style-type: none"> investigate the feasibility and seek all relevant financial and legal advice for establishing a charitable foundation with a mission to support the redevelopment of the Glenelg Town Hall. submits a report to council for consideration outlining the investigation findings. 	Community and Business	Designs are continuing with additional design input needed from SA Water and DIT to finalise plans. 95% detailed design plans to be provided to administration for final review by designers in Feb 2025

Meeting Date	Report Number	Report Title	Resolution Number	Motion	Dept	Status
09-Apr-2024	101/24	Annual Business Plan – Elected Member Budget Initiatives	C090424/7723	<p>That Council</p> <ol style="list-style-type: none"> 1. endorses the following initiatives put forward by Elected Members for inclusion in the draft 2024-25 Annual Business Plan: <ol style="list-style-type: none"> a. Transforming Jetty Road Glenelg b. Sharing the Collection c. Wayfinding at Kingston Park d. Glenelg Cricket Club Chairlift e. Wheatland Street Pocket Park 2. endorses Administration to undertake an investigation into improving the maintenance and beautification of Council's cemeteries, and a report be tabled, including the options and associated costs, for Council to consider for funding in the 2024-25 financial year. 	Assets and Delivery	<p>1 a-e underway or completed</p> <p>2. In progress and is part of the 2024-25 New initiative process.</p>
11-Jun-2024	167/24	Motion on Notice – Night Time Economic Development Policy - Councillor Miller	C110624/7779	That Council, in consultation with Jetty Road Mainstreet Committee, develop a Night Time Economic Development Policy.	Community and Business	Update 27 September 2024. This will be developed as part of the Economic Development Strategy.
09-Jul-2024	224/24	Motion on Notice - Path in Bowker Oval - Councillor Fleming	C090724/7807	That Administration design and cost a compliant path within the Bowker Oval facility that allows access from the northern and southern carparks to the BBQ area that provides access to the Community Garden and playspace. That a report be brought back to Council with the design options and associated costings.	Assets and Delivery	Currently being considered as part of the New Initiative process

Meeting Date	Report Number	Report Title	Resolution Number	Motion	Dept	Status
13-Aug-2024	272/24	Planets Sculpture	C130824/7838	That Council: 1. notes the Donor's offer to repair the Planets Sculpture as a donation; and 2. approves the Planets Sculpture to be retained as a permanent public art installation in the City of Holdfast Bay.	Community and Business	Update 27 September 2024. The sculpture has been removed for repairs. Update 27 November 2024. The sculpture is still with the artist Rod Manning for repair. Once Rod has completed the works, he will return it to the Depot for reinstallation along the Esplanade. Update 7 March 2025, No contact has been made by the artist Rod Manning or the donor about the completion of the restoration work or reinstallation of the sculpture.
24-Sep-2024	QoN	Security at Margaret Messenger Reserve	N/A	Councillor O'Donohue asked a question in relation to whether security cameras are present at Margaret Messenger Reserve. The A/Chief Executive Officer took the question on notice.	Assets and Delivery	Camera locations and angles reviewed. New camera to be installed to cover blind spot.
24-Sep-2024	314/24	Motion on Notice - Heritage Marker - Jetty Road Glenelg - Councillor Miller	C240924/7878	That Administration makes preparations for the installation of an appropriate heritage marker denoting the former Ozone/Wallis Cinema in line with the development of the Transforming Jetty Road Glenelg project.	Chief Executive	Being considered as part of design.
22-Oct-2024	569/24	MoN - Hooded Plovers - Councillor Lindop	C221024/7904	That Administration review the enforcement of City of Holdfast By-laws in relation to Hooded Plover breeding areas, including the current inspection patrols for general compliance of the by-laws, and provide a report to Council. The report should include recommendations to improve responsible dog ownership; increase general awareness and education of the Hooded Plovers; and suggested changes to Council By-laws.	Assets and Delivery	Administration have met to discuss this motion and are currently preparing a Council report for April 2025.

Meeting Date	Report Number	Report Title	Resolution Number	Motion	Dept	Status
22-Oct-2024	358/24	MoN - Accessibility Parking for Brighton and Somerton Surf Life Saving Clubs - Cllr Fleming	C221024/7905	That Administration: 1. investigates the feasibility of installing accessible parking spaces adjacent to both the Brighton and Somerton Surf Lifesaving Clubs. This investigation should consider the proximity to club entrances and the current usage of existing parking facilities; and 2. provides a report to Council outlining potential locations, costs, and any associated infrastructure changes required for the installation of accessible parking.	Assets and Delivery	Progress Comments Traffic team has scoped options for Brighton SLSC and Somerton SLSC. Council report is being prepared for April 2025.
26-Nov-2024	QoN	Burnham Road wayfinding signage	N/A	Councillor Lindop asked a question in relation to the wayfinding signage at Burnham Road	Community and Business	Design and quote received. Installation to be undertaken.
26-Nov-2024	QoN	Future Planning for Christmas Pageant	N/A	Councillor O'Donohue asked a question in relation to reviewing parking restrictions associated with the delivery of future Christmas Pageants.	Community and Business	In Progress
10-Dec-2024	409/24	Call for Nominations – Casual Vacancy on Greater Adelaide Regional Organisation of Councils (GAROC) West Regional Grouping	C101224/7967	That Council nominates Mayor Wilson for consideration by the Local Government Association of South Australia to be nominated as the representative of the West Regional Grouping of Members of Greater Adelaide Regional Organisation of Councils.	Chief Executive	In Progress
10-Dec-2024	414/24	Air BnB's in the City of Holdfast Bay - Councillor Bradshaw	C101224/7956	1. That Administration enquire with relevant authorities to explore establishing an Air BnB property listing for the City of Holdfast Bay; and 2. That a report on those findings be presented by the 27 May 2025 Council Meeting.	Community and Business	The Eco Dev Strategy 2025-32 that is currently awaiting Council approval to go out to community engagement identifies in one of the actions to review the differential rate which would encompass a body of work around residential properties being used for commercial activity (including Air bnb). A subscription would be required to an external data company that specialising in collecting data from accommodation platforms.

Meeting Date	Report Number	Report Title	Resolution Number	Motion	Dept	Status
10-Dec-2024	412/24	Feasibility of Expanding Community Safety Services	C101224/7964	That Council: 1. endorses an extension to community safety patrols, along Jetty Road Glenelg and Brighton by the beach patrol officer for a trial period from December 2024 until March 2025 inclusive. Thereafter a report to be prepared to Council on the extension of community safety patrols in 2025; and 2. notes that Administration meets regularly with key stakeholders to oversee community safety efforts citywide, which includes monitoring the performance of Council CCTV network, with a report to be prepared and presented to Council annually.	Community and Business	Assigned
10-Dec-2024	407/24	Heritage Review Update	C101224/7961	That the scope of the current Art Deco Review is expanded to include properties provided in Attachment 2 to this report that upon investigation are considered to meet the criteria for Local Heritage listing under the Planning, Development and Infrastructure Act 2016 to inform a future Code Amendment.	Strategy and Corporate	The Art Deco Review has been expanded to include additional properties for heritage listing. A review of those additional properties continues and will form part of a broader package of potential listings towards the end of 2025.
25-Feb-2025	N/A	Working with Children Check for Elected Members	N/A	Councillor Kane asked a question in relation to the requirements for Elected Members attending events with school children.	Chief Executive	Confirming requirements with People and Culture.

Attachment 5

Hon Nick Champion MP



**Government
of South Australia**

Minister for Housing and
Urban Development

Minister for Housing
Infrastructure

Minister for Planning

GPO Box 11032
ADELAIDE SA 5001

T: (08) 8235 5580

E: ministerchampion@sa.gov.au

24EXT0236

Ms Rebecca Abley

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

Dear Ms Abley

I am pleased to advise that I have reappointed you as a member of the West Beach Trust Board, representing the City of Holdfast Bay, pursuant to the provisions of the *West Beach Recreation Reserve Act 1987* for a term commencing on 11 March 2025 and expiring on 10 March 2028.

If you have any queries or wish to discuss any matters during your appointment, please contact Ms Nicole Cooper, Secretary, West Beach Trust on (08) 8355 7303 or by email to nicole.cooper@westbeachparks.com.au.

Please also familiarise yourself with the Honesty and Accountability of Members of Government Boards and Committees guidelines which can be found online at <https://www.dpc.sa.gov.au/responsibilities/boards-and-committees/resources-and-publications/Boards-Committees-Honesty-Accountability-Policy.pdf>.

Congratulations on your reappointment. I look forward to continuing to work with you and the West Beach Trust in the interests of all South Australians.

Yours sincerely

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

Hon Nick Champion MP
Minister for Planning

14/3 / 2025

cc: Pamela Jackson, Chief Executive Officer, City of Holdfast Bay
Nicole Cooper, Secretary, West Beach Trust



Attachment 6

Hon Nick Champion MP



Government
of South Australia

Minister for Housing and
Urban Development

Minister for Housing
Infrastructure

Minister for Planning

GPO Box 11032
ADELAIDE SA 5001

T: (08) 8235 5580

E: ministerchampion@sa.gov.au

25MP106676

Mayor Amanda Wilson
Mayor
City of Holdfast Bay
PO Box 19
Brighton SA 5048

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

Dear Mayor Wilson

I am pleased to share the final [Greater Adelaide Regional Plan](#) (the Plan), which has been shaped by the expertise and collaboration of the State Planning Commission with key government agencies, alongside councils, industry, and the broader community.

I would like to acknowledge the significant role local government has played in developing this Plan. Your technical expertise, local knowledge, data insights, and strategic input have been instrumental in ensuring that we plan effectively for growth, infrastructure, and environmental sustainability over the next 30 years.

Through 12 weeks of consultation on the Discussion Paper and a further 6 weeks of engagement on the draft Plan, we have heard from communities, councils, businesses, and industry representatives. Your feedback has played a key role in refining the Plan to ensure it reflects the needs and aspirations of South Australians.

Between 23 September 2024 and 4 November 2024, we received 676 submissions on the draft Plan. This feedback has strengthened the Plan's evidence base and informed key refinements before the Plan was presented to the State Planning Commission and the South Australian Government for endorsement.

To provide transparency on how input was considered, the Greater Adelaide Regional Plan Engagement Report can be accessed via PlanSA, which addresses all feedback received and highlights the updates made to the draft Plan as a result.

The Greater Adelaide Regional Plan will guide how we accommodate a growing population of up to 670,000 more people, providing 315,000 new homes and supporting 254,000 additional jobs over the next three decades. It outlines where people will live, work, and move, while ensuring we continue to protect our environment, landscapes, and world-class food and wine regions.



For the first time, the Plan is available through an interactive digital platform, making it more accessible and adaptable as new data and trends emerge. A downloadable PDF version will also be available.

A briefing for councils will be held on 24 March, from 10 am to 11 am, and relevant staff from your council will receive an invitation to attend the session.

On behalf of the Government of South Australia, thank you for your valued contribution throughout this process. Your collaboration has ensured we deliver a strong, evidence-based plan that balances growth, infrastructure investment, and sustainability for the benefit of all South Australians.

To explore the Plan, visit regional.plan.sa.gov.au.

If you have any further questions, please don't hesitate to contact the PlanSA service desk via email at PlanSA@sa.gov.au or call 1800 752 664.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nick Champion', with a stylized flourish at the end.

Hon Nick Champion MP
Minister for Planning

17 / 03 / 2025

Attachment 7

Louise Miller-Frost MP

YOUR FEDERAL MEMBER FOR BOOTHBY



Ms Amanda Wilson
Mayor of Holdfast Bay Council
By Email: awilson@holdfast.sa.gov.au

Dear Mayor,

I am writing to you regarding the Transforming Jetty Road Glenelg project.

As you would be aware, Holdfast Bay Council proposed the upgrade as an election commitment at the 2022 Federal Election, and both major parties committed to deliver \$10m in funding towards the upgrade.

Council originated the upgrade project and determined its scope, while the Federal Government commitment was to delivering funding and an undertaking to enter an agreement to deliver the high-level proposal as developed by Council. I am also advised that should the Council wish to; it can request to change the project scope or details with the Federal Government to deliver the project should that be required.

The Federal Government is not directly involved in project planning, and we urge the Council to listen to local residents, community organisations, landlords and business owners about their concerns. I have received correspondence from concerned traders along Jetty Road, who have raised the following issues:

- The reduction of parking spaces in the Jetty Road precinct due to road and traffic modifications.
- The reduction of parking spaces due to increased greening and outdoor dining facilities.
- Limited access to shops.
- Reduced access to the Glenelg Surf Life Saving Club.
- Customers choosing to shop elsewhere.
- Traffic management challenges.

(08) 8374 0511 | Louise.Miller-Frost.MP@aph.gov.au
PO Box 570, Glenelg, SA, 5045



@LouiseMillerFrostBoothby



www.louisemillerfrost.com.au



I will continue to listen to concerned constituents and advocate for the traders on Jetty Road.

If you should require further information, please contact my office on (08) 8374 0511 or at Louise.Miller-Frost.MP@aph.gov.au

Yours sincerely,

A handwritten signature in blue ink that reads "Louise Miller-Frost". The signature is written in a cursive, flowing style.

Louise Miller-Frost MP
Federal Member for Boothby

Attachment 8

19 March 2025

Ms Louise Miller-Frost MP
Member for Boothby
PO Box 570
GLENELG SA 5054

Dear Louise

Transforming Jetty Road Project

Thank you for your letter and advising of the ability for Council to request changes to the funding deed for the Transforming Jetty Road Glenelg project.

I reinforce Council's commitment to extensive consultation with the community on the Transforming Jetty Road project and reassure you Council is listening to all the feedback received.

The City of Holdfast Bay community have campaigned for an upgrade to Jetty Road with a focus on improvements to amenity, pedestrian safety and accessibility, for many years. From the feedback gathered to date, this remains a high priority for the community. We recognise that trade-offs will be necessary to improve amenity and safety. Some of those trade-offs include the issues you outlined in your letter, regarding reduction of parking spaces and changes to traffic patterns. The consultation process is crucial in understanding the level of compromise the community is prepared to make in the pursuit of a safer and more accessible Jetty Road.

I understand from your letter that you have been approached by concerned constituents regarding the issues you outlined. Council has established a process to capture all feedback through this period of consultation. I ask that you encourage your constituents to provide their feedback through these mechanisms to ensure Council is able to consider their feedback, along with all other residents, business owners and community organisations.

As our funding partner for this project, Council is appreciative of the Federal Government's commitment to improving this state significant precinct and I look forward to both parties continuing to work towards the best outcome for our community.

Thank you for your continued support.

Yours sincerely



Amanda Wilson
Mayor

Item No: 15.2**Subject:** MONTHLY FINANCIAL REPORT – AS AT 28 FEBRUARY 2025

Summary

The financial report for municipal activities to the 28 February 2025 confirms that Council is on target to meet its estimated surplus of \$1,010,477 in 2024-25. 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 eight months to 28 February 2025.

Background

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

Report

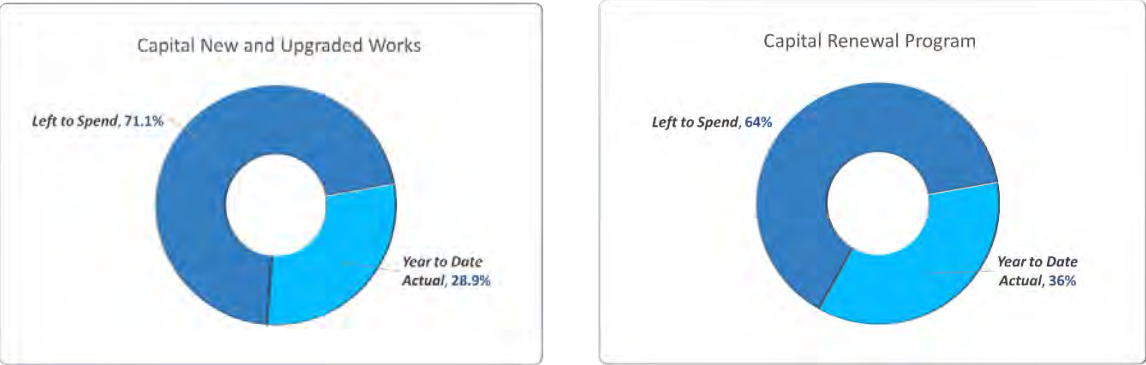
A summary of Council's financial performance to 28 February 2025 is provided in the following table.

All amounts in \$000	2024-25 Adopted Budget	2024-25 Year to date Budget	2024-25 Year to date Actuals	Variance	
Operating revenue	58,982	55,110	56,338	1,228	↑
Operating expenditure	(57,972)	(35,120)	(34,212)	908	↑
Result from Operational Activities	1,010	19,990	22,126	2,136	
Capital renewal Program (Net)	(14,431)	(6,819)	(5,087)	1,732	↑
Capital New and Upgraded Works (Net)	(21,962)	(6,666)	(3,885)	2,781	↑
Loan Repayments	(2,029)	(600)	(527)	73	↑
Loans repaid by community clubs	521	513	525	12	↑
Result from Capital Activities	(37,901)	(13,572)	(8,974)	4,598	
Add back non-cash items	8,322	5,843	5,866	23	↑
Funding (Requirement)/Surplus	(28,569)	12,261	19,018	6,757	

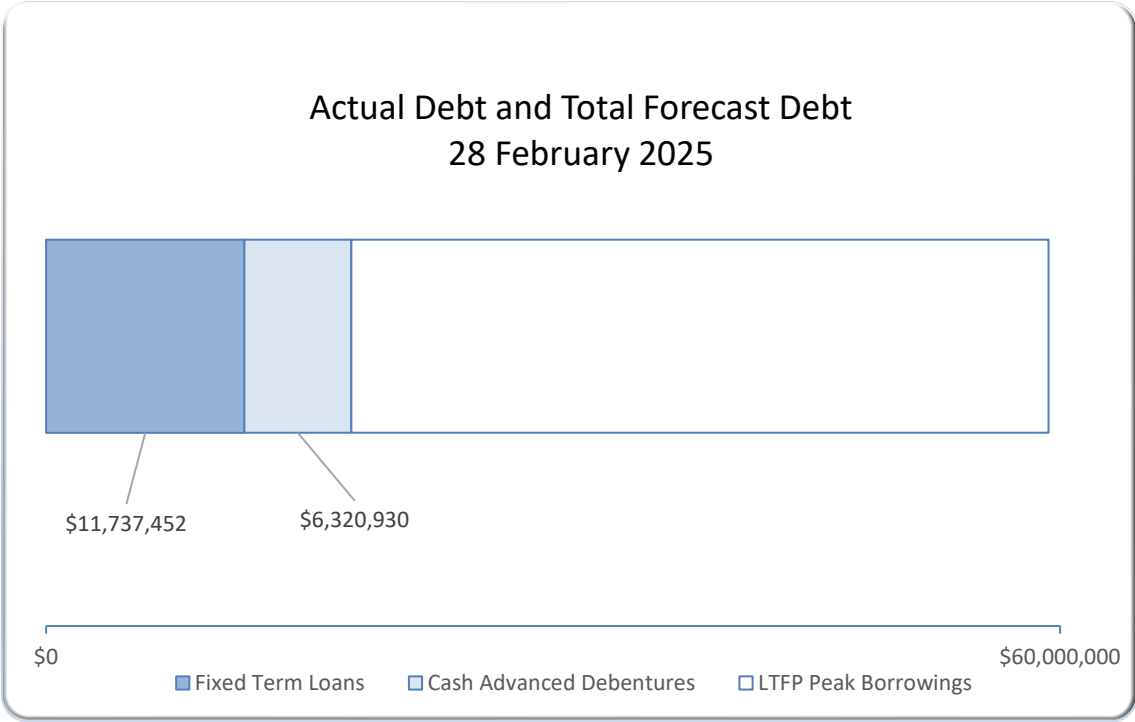
Operational activities are currently ahead of budget with additional grant funding received for Phase Three and Four of the Local Roads and Community Infrastructure Program (LCRIP). Similarly, year to date expenditure is lower than budget due to a range of minor favourable variances including savings on employment costs. More detailed explanations of major 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 28 February 2025. The timing of these works has resulted in a positive variance and deferred when new borrowings will be required.



At the date of this report, borrowings, as forecast in the current Long Term Financial Plan, will peak at \$59.316 million in 2027-28. The following graph depicts Council’s current debt position and illustrates this as a proportion of that peak forecast debt.



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

General Manager: Strategy and Corporate, Ms S Wachtel

Attachment 1



City of Holdfast Bay Municipal Funds Statement as at February 2025

2024 - 2025 Original Budget \$'000	Year to Date			2024 - 2025 Adopted Forecast \$'000	Note
	Adopted Forecast \$'000	Actual \$'000	Variance \$'000		
245	155	201	(46) Cemeteries	245	
(1,449)	(944)	(895)	(49) Council Administration	(1,449)	
(992)	(578)	(539)	(39) Development Services	(995)	
1,795	1,564	2,201	(637) FAG/R2R Grants	2,053	1
(2,106)	(1,502)	(1,457)	(45) Financial Services	(2,106)	
(11,685)	(5,843)	(5,866)	24 Financial Services-Depreciation	(11,685)	
(292)	-	-	- Financial Services-Employee Leave Provisions	(292)	
(1,743)	(831)	(228)	(602) Financial Services-Interest on Borrowings	(1,743)	2
146	-	-	- Financial Services-SRWRA	146	
44,718	45,445	45,460	(15) General Rates	44,718	
(3,339)	(2,782)	(2,827)	45 Innovation & Technology	(3,464)	
(735)	(503)	(488)	(15) People & Culture	(802)	
(989)	(615)	(598)	(17) Strategy & Governance	(989)	
(1,404)	(783)	(681)	(102) City Activation	(1,448)	3
1,461	963	1,007	(44) Commercial - Brighton Caravan Park	1,461	
17	16	18	(2) Commercial - Partridge House	17	
(631)	(411)	(427)	15 Communications and Engagement	(631)	
(395)	(247)	(249)	3 Community and Business Administration	(395)	
(1,092)	(852)	(804)	(48) Community Events	(1,101)	
1,132	1,196	1,562	(366) Community Safety	1,482	4
(640)	(374)	(329)	(44) Community Wellbeing	(722)	
(592)	(385)	(384)	(1) Customer Service	(592)	
0	213	258	(45) Jetty Road Mainstreet	(88)	
(1,800)	(1,122)	(1,112)	(10) Library Services	(1,800)	
(361)	(235)	(243)	8 Assets & Delivery Administration	(361)	
591	411	435	(24) Commercial & Club Leases	578	
(1,374)	(826)	(830)	4 Engineering & Traffic	(1,589)	
(846)	(479)	(485)	6 Environmental Services	(836)	
(2,486)	(1,445)	(1,423)	(22) Property Management	(2,504)	
(504)	(290)	(255)	(34) Public Realm and Urban Design	(487)	
(700)	(389)	(366)	(23) Street Lighting	(727)	
(9,145)	(6,116)	(6,162)	46 Field Services & Depot	(9,311)	
(4,684)	(2,420)	(2,366)	(54) Waste Management	(4,644)	5
1,074	-	-	- Less full cost attribution - % admin costs capitalised	1,074	
1,193	19,990	22,126	(2,136) =Operating Surplus/(Deficit)	1,010	
11,685	5,843	5,866	(24) Depreciation	11,685	
146	-	-	- Other Non Cash Items	146	
11,831	5,843	5,866	(23) Plus Non Cash Items in Operating Surplus/(Deficit)	11,831	
13,023	25,833	27,992	(2,159) =Funds Generated from Operating Activities	12,841	
-	3,816	3,780	36 Amounts Received for New/Upgraded Assets	4,533	
26	13	97	(84) Proceeds from Disposal of Assets	26	
26	3,829	3,878	(49) Plus Funds Sourced from Capital Activities	4,559	
(9,537)	(6,832)	(5,184)	(1,648) Capital Expenditure on Renewal and Replacement	(14,457)	
(12,413)	(10,482)	(7,665)	(2,817) Capital Expenditure on New and Upgraded Assets	(26,495)	
(21,950)	(17,313)	(12,849)	(4,464) Less Total Capital Expenditure	(40,952)	6
21	513	525	(11) Plus:Repayments of loan principal by sporting groups	521	
21	513	525	(11) Plus/(less) funds provided (used) by Investing Activities	521	
(8,879)	12,862	19,545	(6,683) = FUNDING SURPLUS/(REQUIREMENT)	(23,030)	
Funded by					
-	(207)	(207)	- Increase/(Decrease) in Cash & Cash Equivalents	-	
-	12,469	22,046	(9,577) Non Cash Changes in Net Current Assets	3,509	
(10,909)	-	-	- Less: Proceeds from new borrowings	(28,568)	
-	-	(2,821)	2,821 Less: Net Movements from Cash Advance Debentures	-	
2,029	600	527	73 Plus: Principal repayments of borrowings	2,029	
(8,879)	12,862	19,545	(6,683) =Funding Application/(Source)	(23,030)	

Note 1 – FAG/R2R Grants - \$637,000 favourable

Grant funding received for Phase Three and Four of the Local Roads and Community Infrastructure Program. To be accounted for in the March budget update.

Note 2 – Financial Services-Interest on Borrowings- \$602,000 favourable

Savings on budgeted interest costs due to timing of borrowings.

Note 3 – City Activation - \$102,000 favourable

Employment cost savings due to temporary vacancies (\$72,000) and additional revenue from pop-up stores at Glenelg Town Hall (\$10,000).

Note 4 – Community Safety - \$366,000 favourable

Higher than forecast revenue for car parking (\$188,000), hoarding fees (\$115,000) and dog management fees (\$20,000).

Note 5 – Waste Management- \$54,000 favourable

Year to date savings on waste disposal and collection costs.

Note 6 – Capital Expenditure - \$4,464,000 favourable

There are positive variances on a number of capital projects mainly due to the timing of projects, including the following:

- Brighton Caravan Park - Stage 2 redevelopment
- Kingston Park Stages 4 & 6 - Detailed Design
- Executive / Regulatory/Passenger Vehicles Purchases

Item No: 15.3

Subject: MULTI STOREY DEVELOPMENT REFERRAL

Summary

Council has been invited by the State Commission Assessment Panel (SCAP) to provide comments on a proposal for a 10-storey hotel to be constructed in association with the existing Local Heritage listed 'Alexandra Terrace' building located at 1-7 Moseley Street, Glenelg. Council's interest in the matter extends to being an adjoining landowner through its ownership of the Elizabeth Street Car Park, which is located directly opposite the development site to the south. In this regard, Council can submit a written representation as an adjoining landowner, in addition to technical comments provided separately under delegation by Administration.

This report recommends that Council provides a written representation to the SCAP on the proposal to protect its interest in its own landholding, and to ensure that due process is followed in circumstances where there is a significant departure between what is proposed and the prescribed land use requirements.

Recommendation

That:

- 1. Council authorises the Mayor to sign the representation provided as Attachment 2 to this report in response to an invitation by the State Commission Assessment Panel (SCAP) to provide comments as an adjoining landowner for a development application to construct a 10-storey hotel building at 1-7 Moseley Street, Glenelg;**
 - 2. Council reserves its right to have a representative appear before the SCAP in support of its written submission as an adjoining landowner; and**
 - 3. the representation provided as Attachment 2 to this report, submitted on behalf of Council as an adjoining landowner, is separate to and distinct from, Administration's technical submission on the proposal.**
-

Background

Changes to land use zoning introduced in June 2016 through a Ministerial Plan Amendment resulted in a broad increase to building height allowances for the Glenelg District Centre and surrounding areas. Coupled with these changes were new rules that removed council decision making authority from any development that exceeds four-storeys in height, transferring these powers to the SCAP instead. The role of councils has since been limited to providing technical comments on major developments and making written representation to the SCAP in circumstances where a council is invited to do so as an adjoining landowner to a development site.

Report

Council has been invited by the State Commission Assessment Panel (SCAP) to provide comments on a proposal for a 10-storey hotel to be constructed in association with the existing Local Heritage listed 'Alexandra Terrace' building (which dates back to 1879) located at 1-7 Moseley Street, Glenelg. Council's interest in the matter extends to being an adjoining landowner through its ownership of the Elizabeth Street Car Park, which is located directly opposite the development site. In this regard, Council can submit a representation as an adjoining landowner by 9 April 2025. As part of its written representation, Council can also indicate whether it wishes to be personally represented before the SCAP when it meets to consider the matter.

Procedural Context

The subject site is within the Urban Corridor (Main Street) Zone in the Planning and Design Code. The SCAP is the relevant authority for this assessment as the proposal exceeds four-storeys in height. The proposal requires public notification by virtue of the nature of its use (hotel), but also because it involves the partial demolition of a Local Heritage Place and its adjacency to a site used for residential purposes in a neighbourhood type zone.

Community Consultation

The SCAP commenced community consultation for the proposal on 20 March 2025 inviting submissions until 9 April 2025. The community consultation consists of notifying all landowners within a radius of 60 metres of the development site by direct mail, offering anyone else the opportunity to make a submission via a sign placed in front of the property, and through a web notification on the SA Planning Portal, where plans can be viewed.

Description of Proposal

The proposal seeks to construct a mixed-use building comprising a 10-storey (39.235 metre tall), 90-room hotel (plus four suites), including shops (restaurant, wellness and personal services establishment), and together with the partial demolition, internal alteration and conservation works to the Local Heritage listed 'Alexandra Terrace' building. A summary of the plans depicting the essential components of the development is provided at Attachment 1 to this report with the complete suite of documents available at [Application 24033554 | Submission | PlanSA](#)

Refer Attachment 1

Vehicle access to the site will be provided via an access point on Elizabeth Street to also be utilised for waste collection and site servicing. There will be no formal parking provided on-site to support the development. It has been proposed that three existing parking spaces on Elizabeth Street be converted to short-term parking to accommodate hotel set down/pick-up movements. This location has been proposed as the parking spaces are directly adjacent to the hotel entrance.

All waste will be stored on the ground level of the building within a dedicated bin area. The site's loading area has been designed to accommodate commercial vehicles up to 10 metres in length. Service vehicles accessing the site will therefore be required to be less than 10 metres

in length. It is understood that servicing of the site by such vehicles can be readily achieved. Refuse collection is anticipated to occur by a private contractor.

The proposal includes the partial demolition of the building at 1-7 Moseley Street, which is a Local Heritage Place known as 'Alexandra Terrace'. The extent of the demolition work is confined to the former utility annexes at the rear of Alexandra Terrace, with the majority of the building to be restored and adapted for re-use. The plans provide a representation of the minor portions of the original and non-original heritage building that are to be removed and highlight the retention of the substantive building, which is to be retained and restored.

The proposed hotel component is located behind the principal building envelope of Alexandra Terrace, with the main hotel entrance and lobby at natural ground level, accessed from Elizabeth Street. The south-west corner of the historic building is to be restored to visually align with the historic north-west corner. The proposed hotel at the rear will incorporate a podium element to Elizabeth Street, with a height similar to the south façade of the historic building. An indented junction will physically and visually emphasise their separate built forms. The proposal has been referred to Council's Heritage Advisor, who is broadly in support of the restoration and adaptive re-use of the Local Heritage building.

Planning Assessment

This assessment focusses on the key attributes and shortcomings associated with the proposed development measured against the relevant provisions of the Planning and Design Code. From a land use perspective, the intended use of both the restored built heritage component and new high-rise structure are compatible with those envisaged for the site. The retention of the heritage listed Alexandra Terrace as a feature of the development makes a significant contribution to the Council's commitment to the ongoing conservation of Glenelg's historic buildings. The manner of the adaptive re-use of the building creates an attractive interface with the public realm that facilitates activation and public access to this historic building. The proposal to remove the much-altered rear annexes of the original building in order to adapt it for a use that will secure the long-term future of the Local Heritage Place is supportable, and will have minimal impact on its key heritage values.

From the perspective of the public realm, the restoration of Alexandra Terrace will create an enhanced experience for pedestrians with greater streetscape appeal for this important gateway to Jetty Road. A clear sense of address is provided for the hotel component of the building via Elizabeth Street where a lobby, reception area and guest lounge will enable interaction between the public and private realm. This outcome is consistent with design measures that encourage surveillance and public safety in the Planning and Design Code.

Although 10-storeys in height, the new building is well set-back from Moseley Street and will not cause a stark interface with the low-rise buildings located on either side of Moseley Street. However, whilst the development may have minimal impact on the pedestrian realm, its height will cause it to be highly visible from various approaches, which leads into the primary concern with the development.

The main non-compliance with the development when assessed against the Planning and Design Code is that the proposed 10-storey building height exceeds the maximum guideline for the site, which is five storeys or 18 metres. The developer argues that the planning assessment should have regard to the local context and the number of comparably tall buildings that exist in the immediate locality. Whilst there are examples of similar height

buildings in the locality, these exist either as compliant structures within accommodating policy setting (i.e. the Stamford Grand within a 12-storey zone) or as historic anomalies that now sit juxtaposed to their current day policy setting (Moseley Towers within a five-storey zone). Given that the policy setting within which the proposal sits is a relatively new one, introduced to encourage orderly and transitional scale of development in the locality, it is perhaps worth including in the Council's submission to the SCAP that the merits of re-zoning the land should first be investigated before consideration is given to a proposal of exceptional scale. This is the process followed by the Glenside Apartments development where the proposal to increase the maximum building height from eight storeys to 20 storeys is first being led by a Code Amendment informed by broad community consultation and thorough investigations.

In addition to the non-compliant building height, there will be no formal parking provided on the site of the development. The proposal will require a minimum of 35 parking spaces to satisfy the Planning and Design Code. As the proposal does not include any on-site parking, there would be a theoretical shortfall of at least 35 parking spaces for the combined hotel rooms and other uses. The proponent suggests that there is readily available public car parking in the vicinity, including the Elizabeth Street Car Park located opposite the site. Whilst timed street parking spaces and the Elizabeth Street Car Park do provide accessible parking for short term visitors to Glenelg, they are less reliable for guests of a hotel, who require longer term options. In its formal representation to the proposal, Council should seek monetary payment into the City of Holdfast Bay Carparking Fund in the event that the SCAP grants planning approval to the development. The Carparking Fund requires once off payment of \$7,000 (excluding GST) to Council per carparking space not physically provided for on the site of the development.

Although provision is made for vehicles to enter the site for the purpose of waste collection, an area of concern is that the proposal relies on the conversion of timed on-street carparking spaces to loading zones to accommodate guest arrivals and departures. Administration's separate technical comments raise concerns with such a proposal in that short-term parking limits should not be exclusive and need to serve a greater number of users than simply that of the proposed use.

Although not detrimental to the current use of the Elizabeth Street Car Park, the extent of overshadowing from the 10-storey hotel is significant should Council seek to develop the site for part residential or commercial use in the future. The amenity of the land is compromised by the degree of overshadowing.

The merits of the proposal are finely balanced. The proposal presents a great opportunity to adaptively re-use an important heritage building, whilst also providing bespoke accommodation for Glenelg's growing visitor demand. Conversely, the scale of the proposal is counter to the building height guidelines for the area and fails to provide adequate car parking for a private hotel, relying on public spaces instead. To summarise, the positives and negatives are identified as follows:

Positives

- Adaptation and much needed restoration of an important heritage building to enable public visitation and enjoyment of the building.
- Providing an increase in and diversity of accommodation for visitors to Glenelg.

- Private investment commensurate with the timing of the public upgrade of Jetty Road precinct.

Negatives

- Lack of onsite car parking adds to the reliance on the street network and paid car parks.
- The height of the building is double the height envisaged by the Planning and Design Code.
- Potential loss of amenity for Council's car park should it be redeveloped in the future.

In this regard, a submission provided as Attachment 2 to this report has been prepared for Council's endorsement.

Refer Attachment 2

Budget

There is no cost in making a submission to the SCAP for the proposed development.

Life Cycle Costs

There are no life cycle costs associated with the development application.

Strategic Plan

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

Council Policy

Not applicable

Statutory Provisions

Planning, Development & Infrastructure Act 2016

Written By: Manager Development Services

General Manager: Strategy and Corporate, Ms S Wachtel

Attachment 1

PACT



ALEXANDRA TERRACE
1878

HOTEL

1 Moseley Street Glenelg

26.11.2024

Contents

00	Summary	01	Site Context	02	Design Response	03	Architectural Drawings
	Design Statement		Location		Heritage Response	SK-01-00	Site Plan & Landscape
	Development Summary		Site Context		Proposed Restoration	SK-01-01	Demolition Basement
			Urban Context		Site Access	SK-01-02	Demolition Ground
			Street Context		Hotel Operations	SK-01-03	Demolition Level 01
			Street View Massing		Precedents	SK-01-05	Demolition Elevations
			Long View Massing		Podium Response		
			Site Heritage		Podium / Heritage Interface	SK-02-01	Basement
					Tower Response	SK-02-03	Ground New + Existing
					Materiality	SK-02-04	Level 01
					Design Iterations	SK-02-05	Level 02
						SK-02-06	Level 03
						SK-02-07	Level 04-09
						SK-04-01	North Elevation
						SK-04-02	South Elevation
						SK-04-03	East Elevation
						SK-04-04	West Elevation
						SK-05-01	Section 1
						SK-05-02	Section 2
						SK-11-01	Shadow Study

00.1 Design Statement

1 Moseley Street, Glenelg

Located on the corner of Moseley and Elizabeth Street, in the heart of Glenelg, the Heritage Listed Alexandra Terrace sits proudly on its corner allotment. Originally built as four terrace houses, the local heritage place will soon be reborn as a premium restaurant and bar offering, along with premium Terrace Suites for South Australia's newest boutique hotel.

An architectural screen floats 6 storeys above and behind Alexandra Terrace, providing a calming but dramatic backdrop. Materiality is intentionally light at the interface between new and existing, with the lightweight screen/balconies acting as a contrasting texture of similar scale and detail to the terraces below.

The main hotel entrance will present from Elizabeth Street, activating the street with its connectivity through to the beach and Moseley Square. The grand scale of the established podium results in an impressive entry that commands a dramatic and memorable arrival experience.



00.2 Development Summary

Location

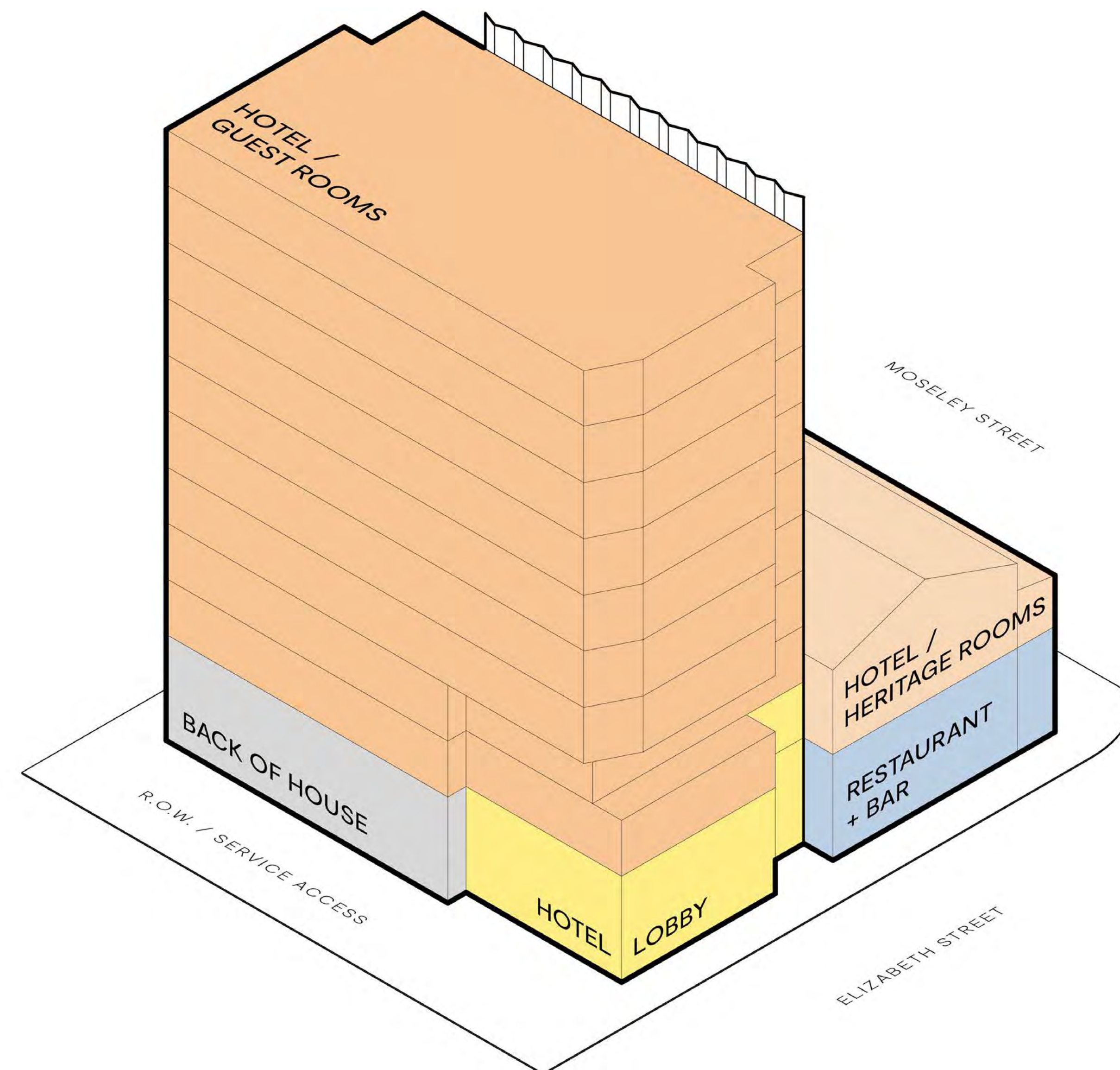
1 Moseley Street, Glenelg

Building Type

10 Storey Hotel

Program

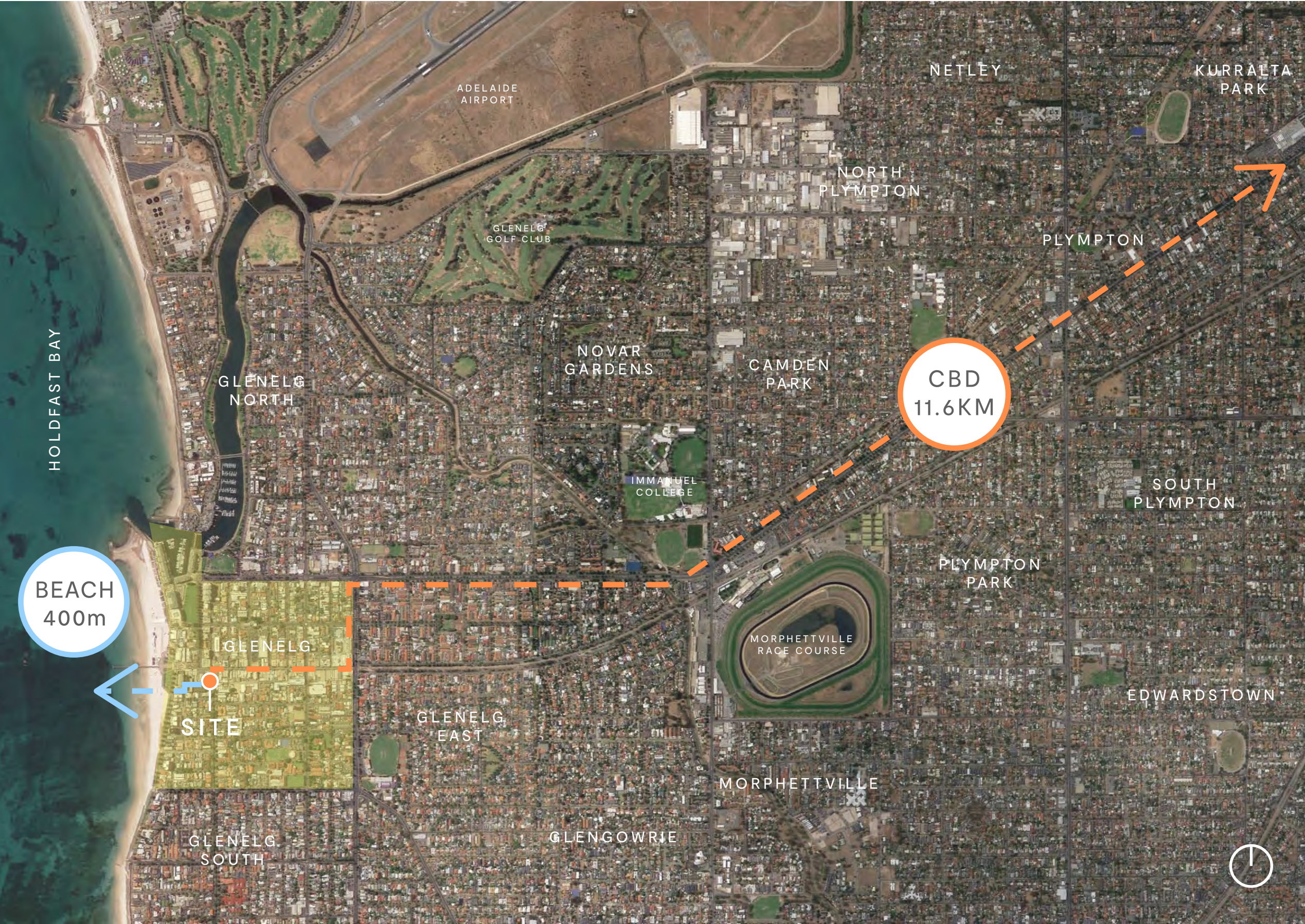
- 90 Guest Rooms (Level 01-09)
- 4 Heritage Suites + Lounge (Level 01)
- Hotel Lobby + Lounge (Ground Level)
- Restaurant, Bar + Terrace (Heritage Ground Level)
 - access via Moseley Street or Hotel Lobby
- Restaurant Kitchen (Heritage Ground Level)
- Flexible Retail Tenancies or Gym (Basement Level) -
 - access via Moseley Street or Hotel Lobby
- Staff / BOH (Ground + Basement Level)
- Admin (Level 02)



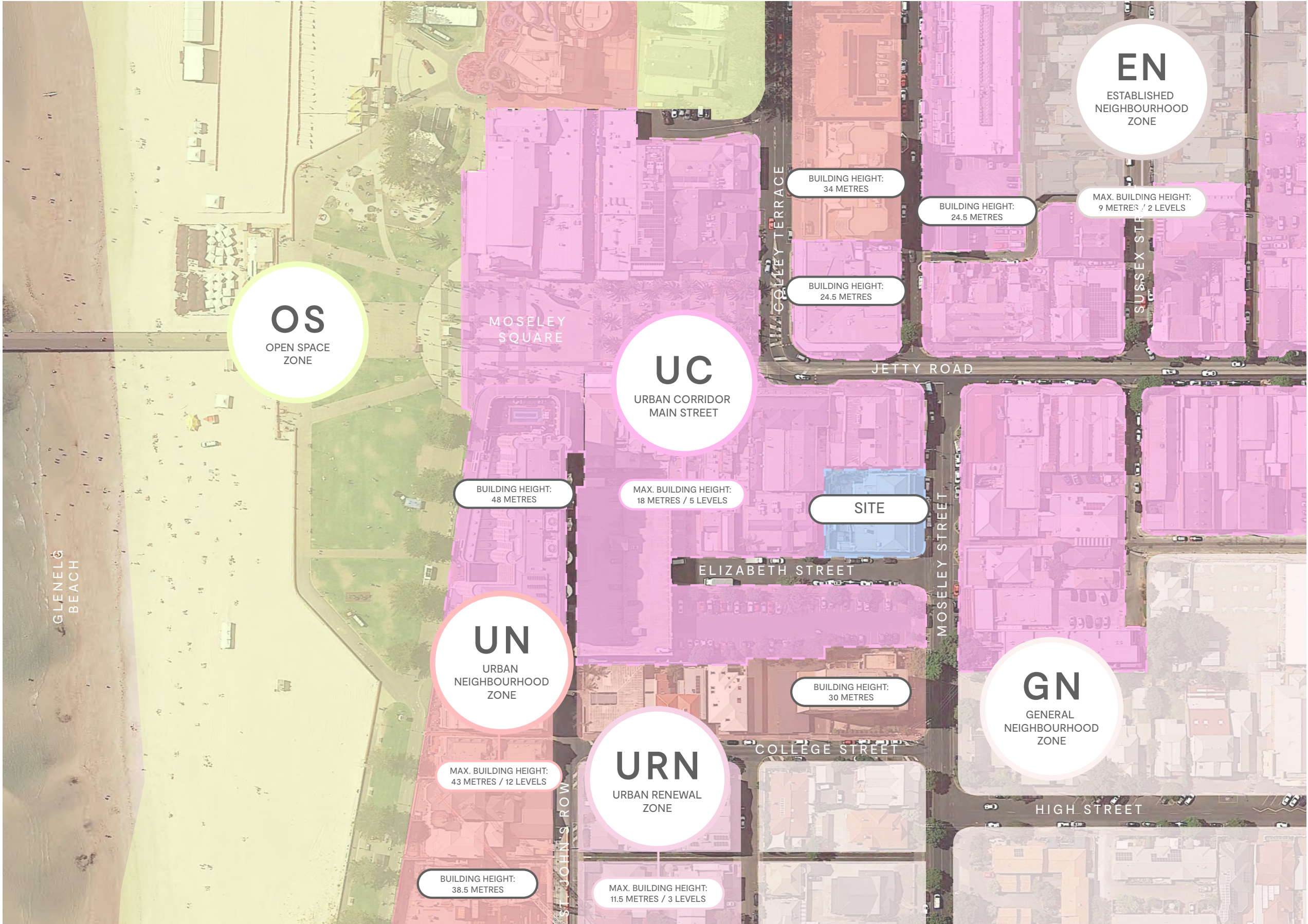


1 Moseley Street

01.1 Location



Location Map

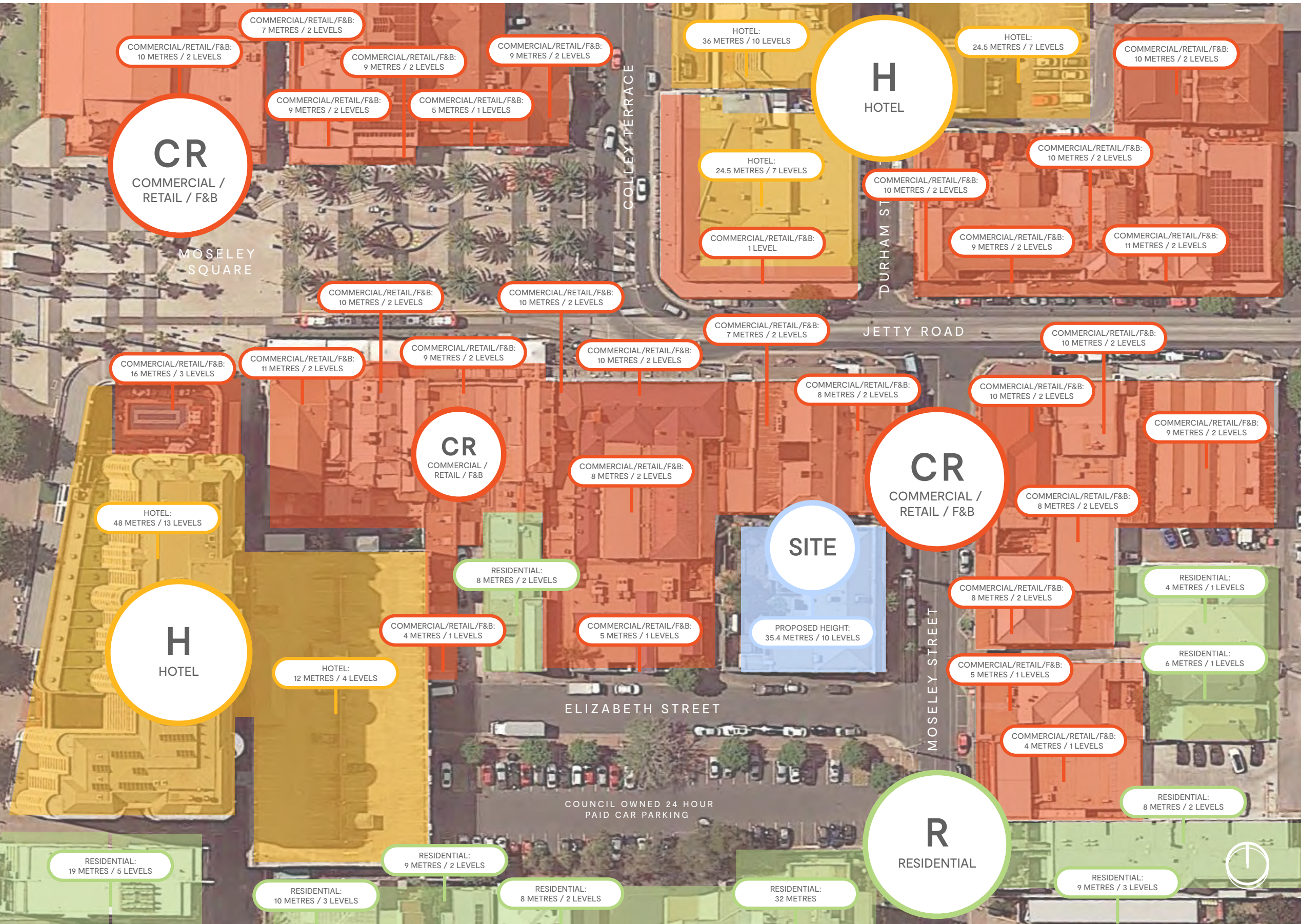


Planning Zones

- URBAN CORRIDOR MAIN STREET
- URBAN NEIGHBOURHOOD
- OPEN SPACE
- GENERAL NEIGHBOURHOOD
- URBAN RENEWAL
- ESTABLISHED NEIGHBOURHOOD

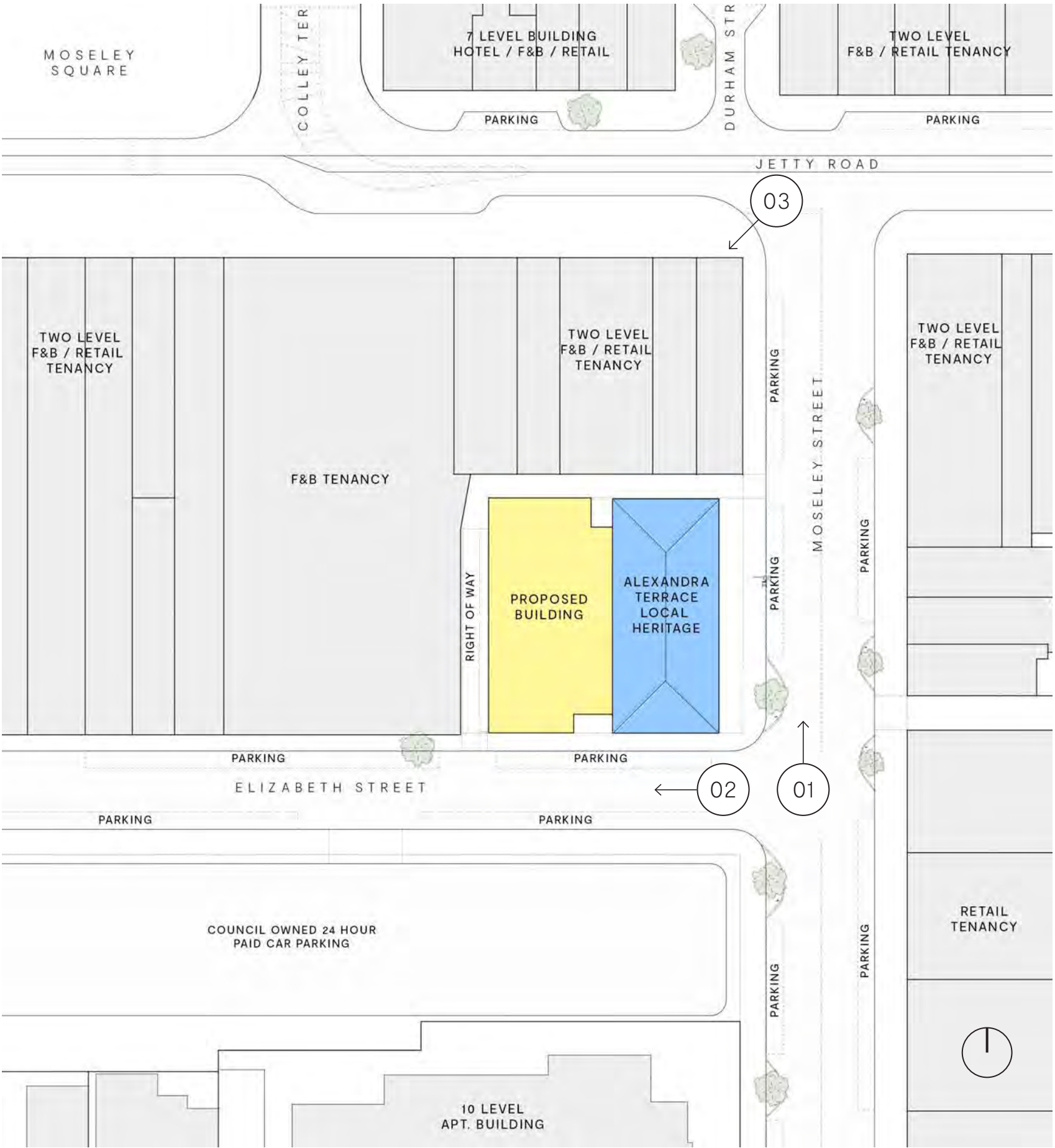
- KEY POINTS**
- SITUATED IN URBAN CORRIDOR ZONE
 - CLOSE PROXIMITY TO JETTY ROAD AND TRAM
 - PRIMARILY COMMERCIAL / RETAIL LAND USE
 - EXISTING LOCAL HERITAGE PLACE ON SITE
 - CORNER ALLOTMENT WITH R.O.W. ALONG WESTERN + NORTHERN BOUNDARY
 - NO SENSITIVE INTERFACE

01.2 Site Context



Surrounding Buildings

- COMMERCIAL / RETAIL / F&B
- HOTEL
- RESIDENTIAL
- SITE



Location Plan



Street Context 01
Corner of Moseley St +
Elizabeth St looking North.



Street Context 02
Corner of Moseley St +
Elizabeth St looking West.



Street Context 03
Corner of Jetty Rd +
Moseley St.

01.3 Urban Context

Existing



Massing of existing site + surrounds.

Envisaged / Approved

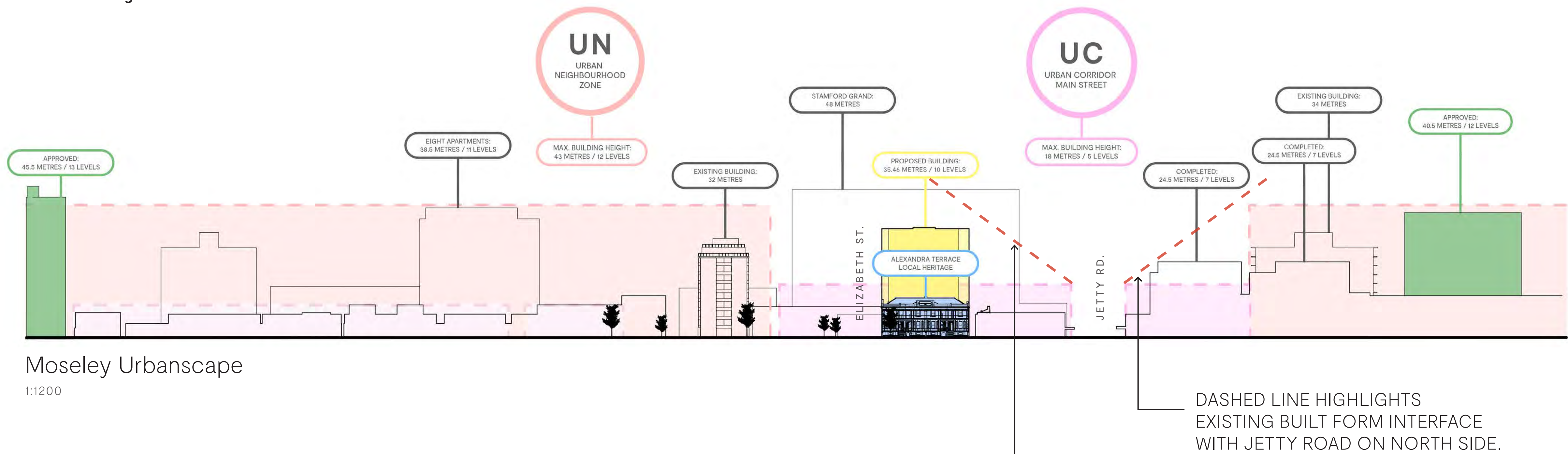


Massing of envisaged site + approved surrounds.

- PROPOSED TOWER
- UNDER CONSTRUCTION / BUILT
- APPROVED

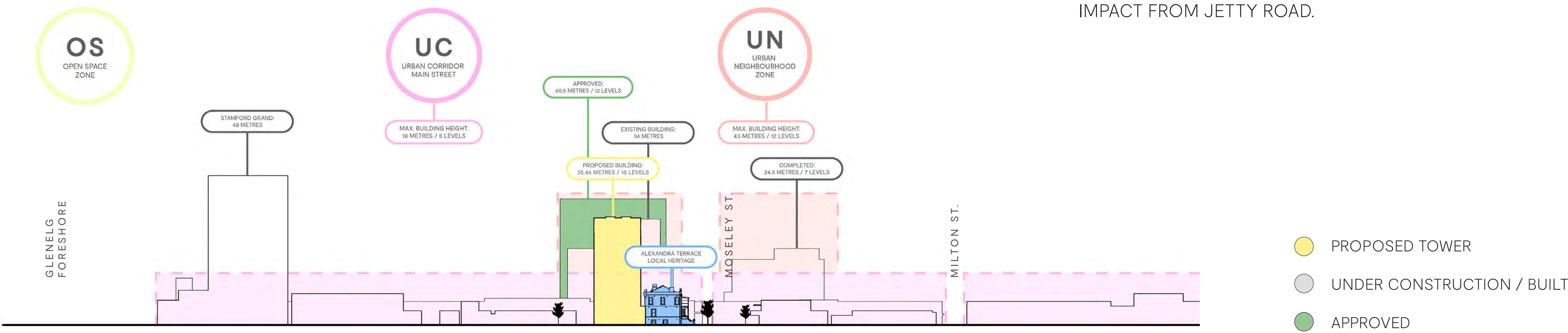
01.4 Street Context

Moseley Street Context



Moseley Urbanscape
1:1200

Elizabeth Street Context

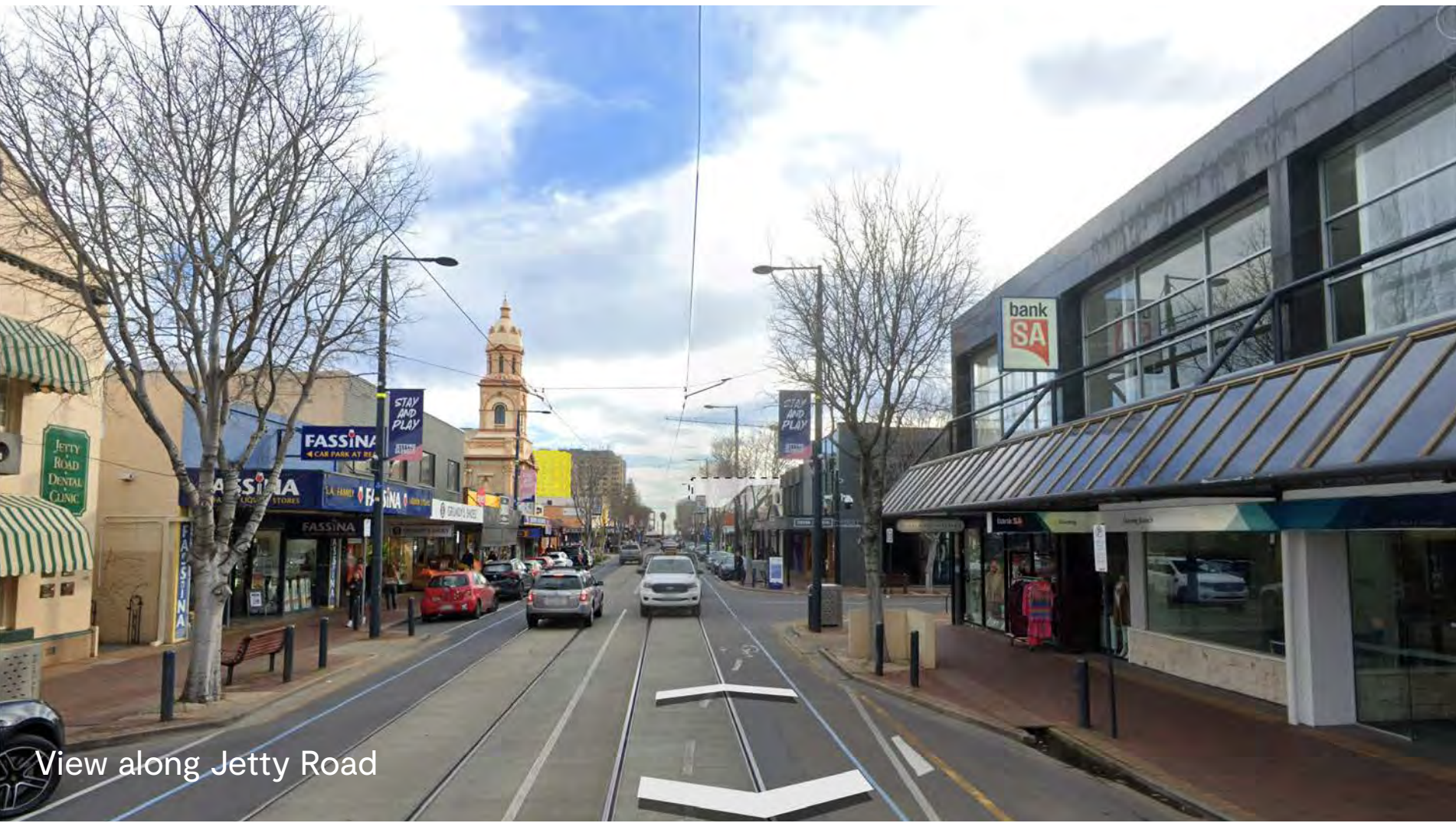


Elizabeth Urbanscape
1:1200

01.5 Street View Massing



01.6 Long View Massing



Aerial View from Glenelg South looking north towards the site.



Aerial View from Glenelg Beach looking south towards the site.

- PROPOSED TOWER
- UNDER CONSTRUCTION / BUILT
- APPROVED

01.6 Site Heritage

Alexandra Terrace

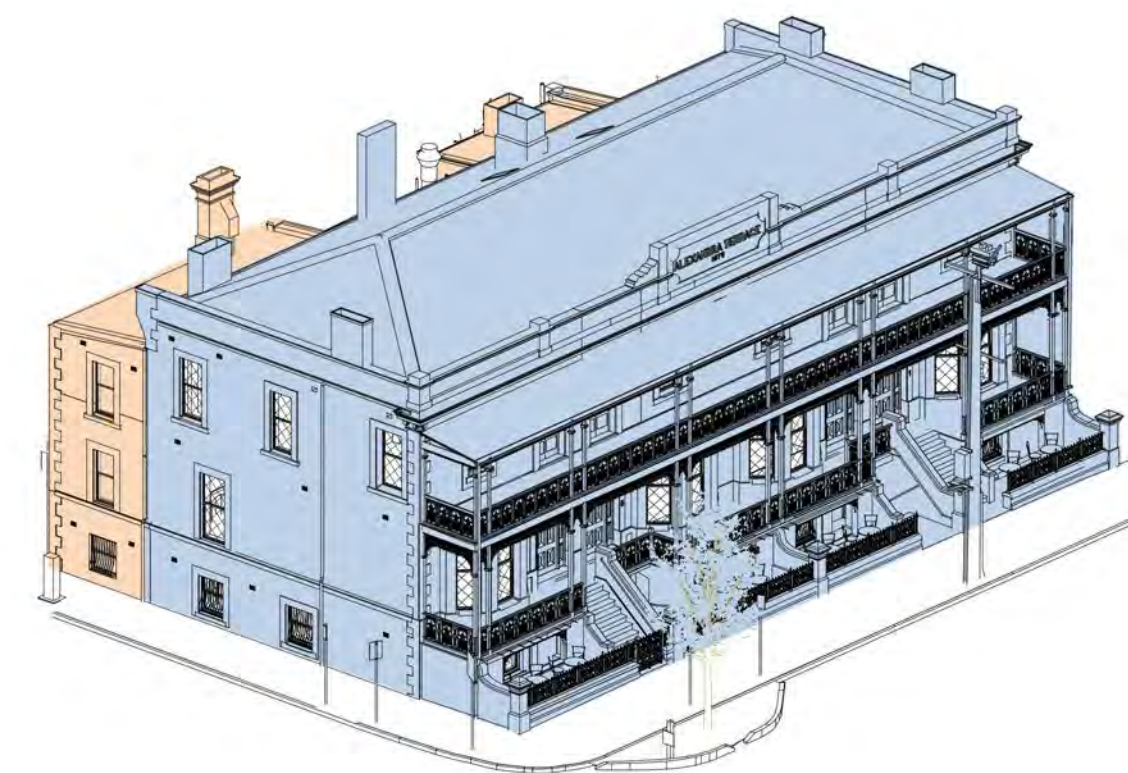
“Alexandra Terrace” is of composite bluestone and brick construction , the external walls being predominantly of stone and the internal walls of brick . The front façade of the building has the highest quality materials and detailing, constructed from coursed and ruled Tapley’s Hill bluestone with rendered surrounds to window and door openings. It has a full width timber framed verandah/balcony with cast iron lace balustrades and trim, and a rendered brick parapet above with a central pediment. The dwellings at each end were originally accessed at ground level via masonry stairs with the central dwellings accessed via basement level . Rendered masonry dividing walls originally separated the dwellings at the front verandah level, with timber dividers at balcony level . This arrangement was reconfigured in the late 1980s refurbishment. The original cgi verandah roof was concave and had hipped returns, also reconfigured in the late 1980s refurbishment . The front of the building has large light wells to half basement level behind a substantial rendered masonry and cast iron fence to Moseley Street .

“Heritage Impacts Assessment, Bruce Harry + Associates”

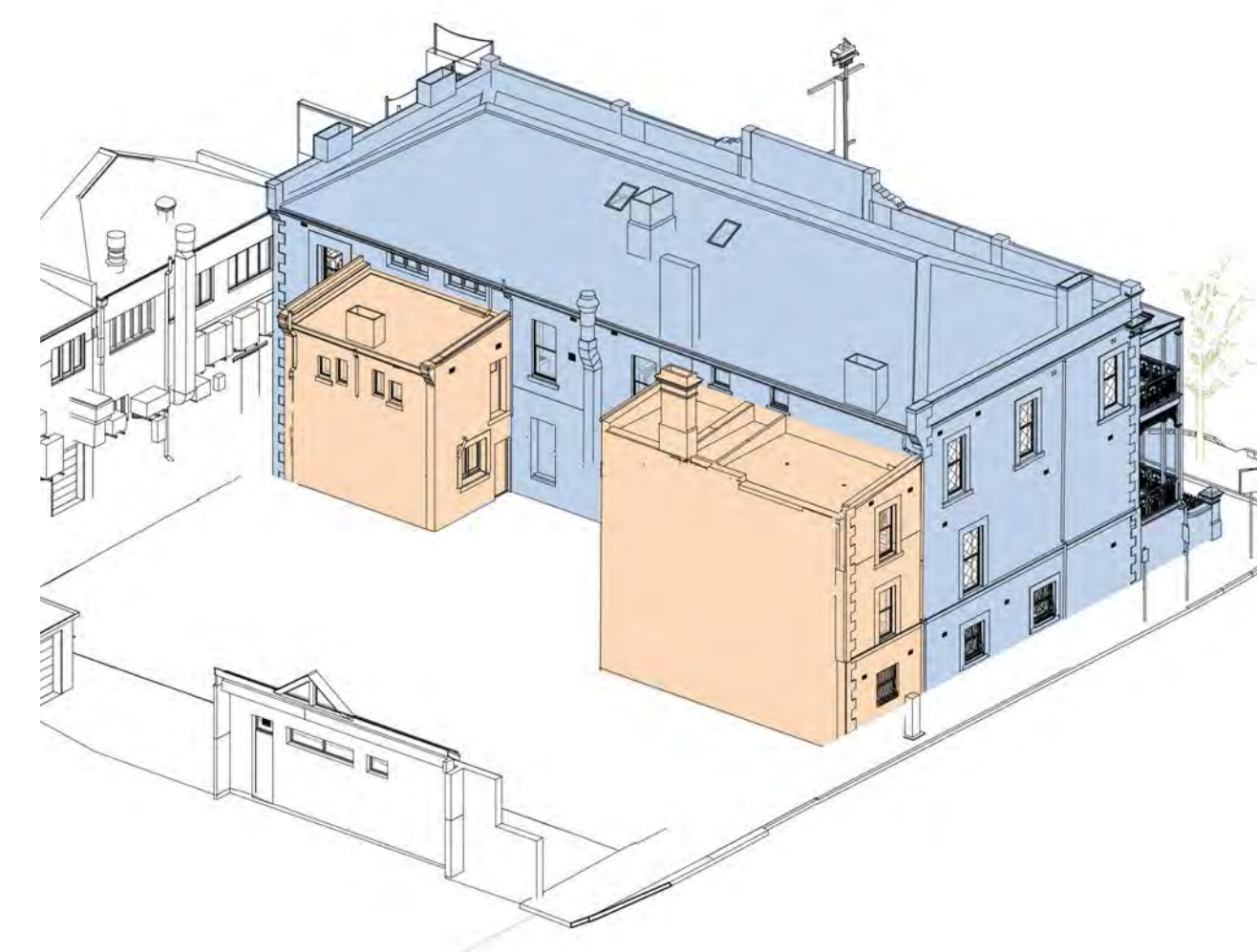
Heritage



View of Moseley Street including Alexandra Terrace (front right), Essenside and Clivedon, c. 1905



Original Fabric of Alexandra Terrace.



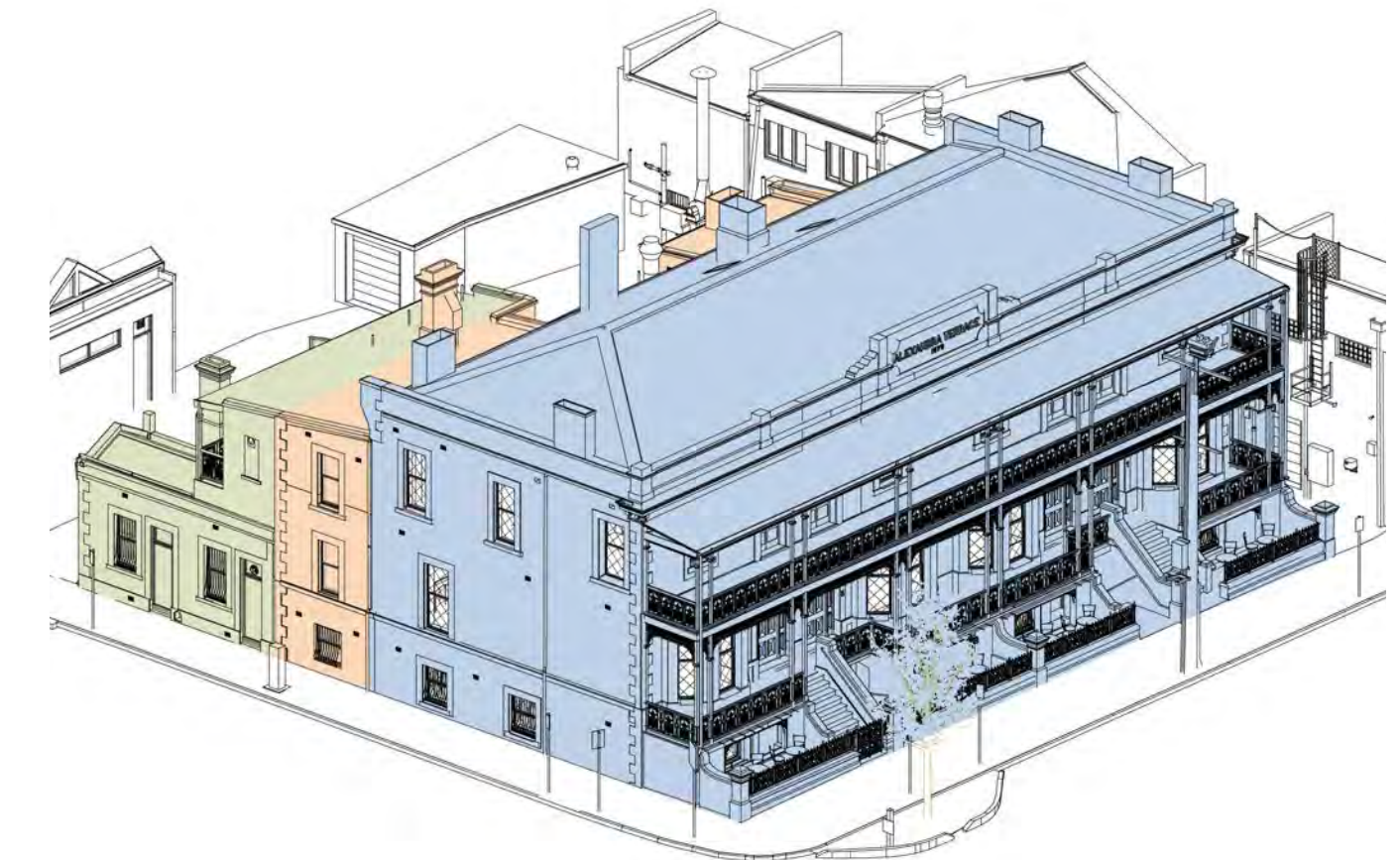
PROPOSED RETENTION + RESTORATION

ORIGINAL BUILDING TO BE REMOVED

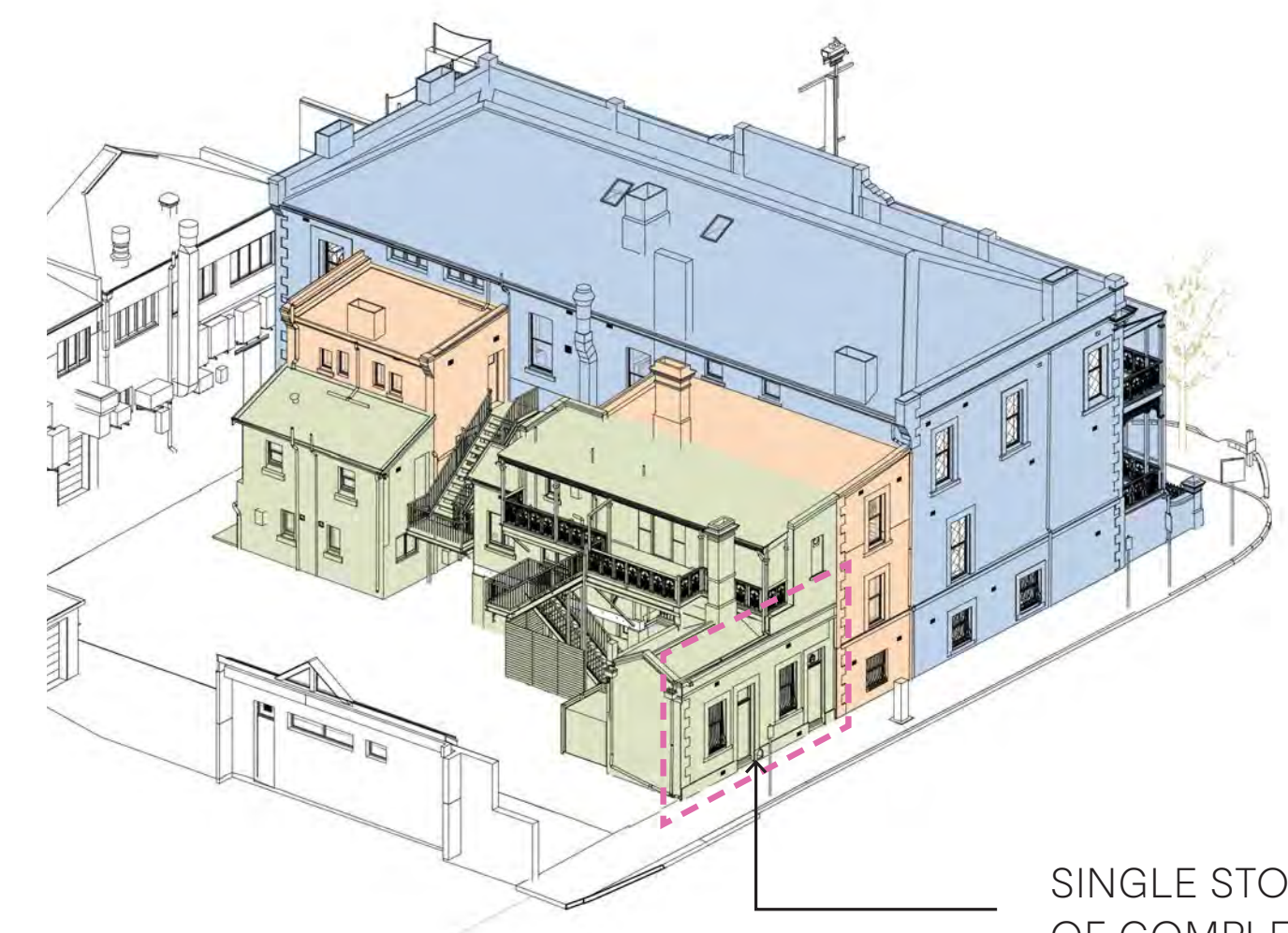
Today



View of Alexandra Terrace today.



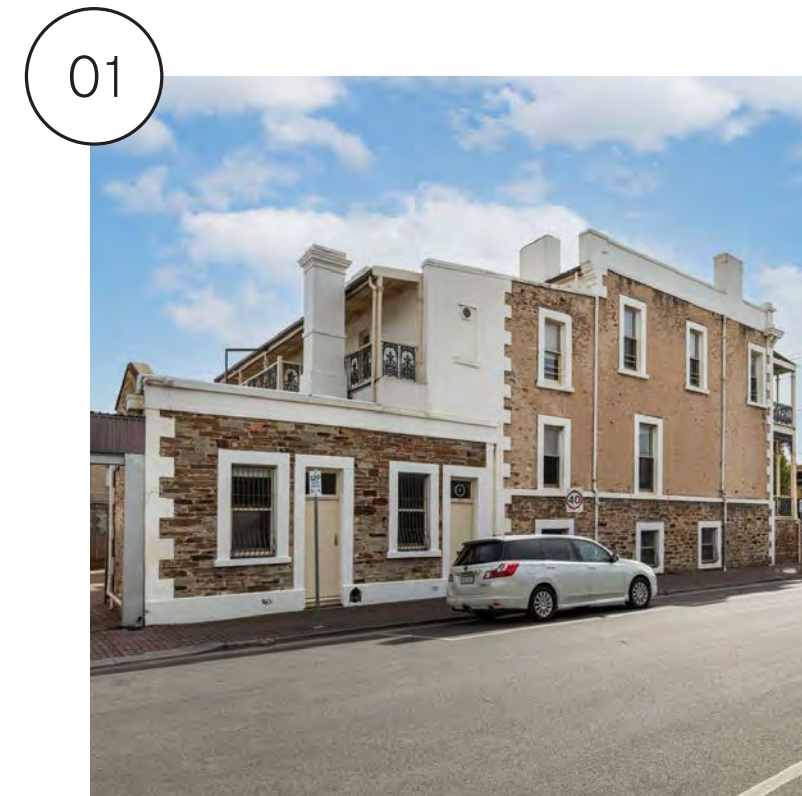
Non heritage additions over time.



SINGLE STOREY YEAR OF COMPLETION INCONCLUSIVE.

NON HERITAGE ADDITIONS TO BE REMOVED

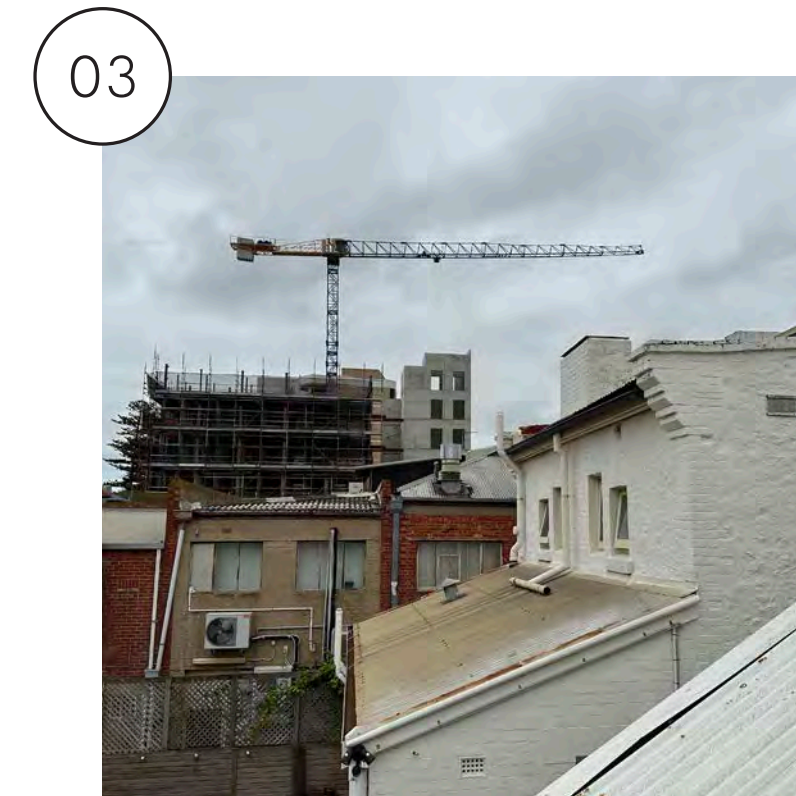
02.1 Heritage Response



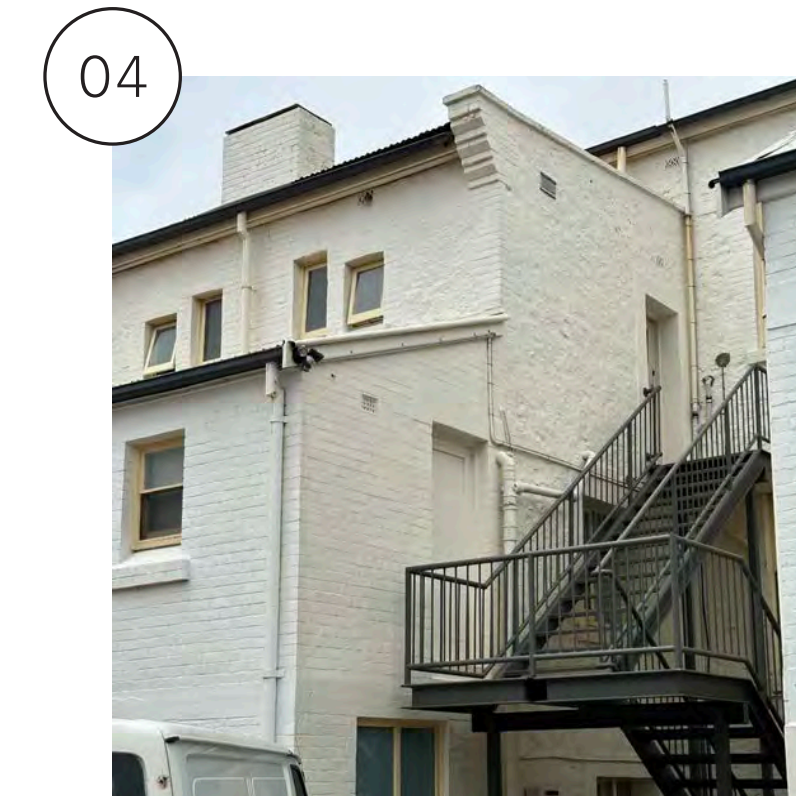
View from Elizabeth Street.



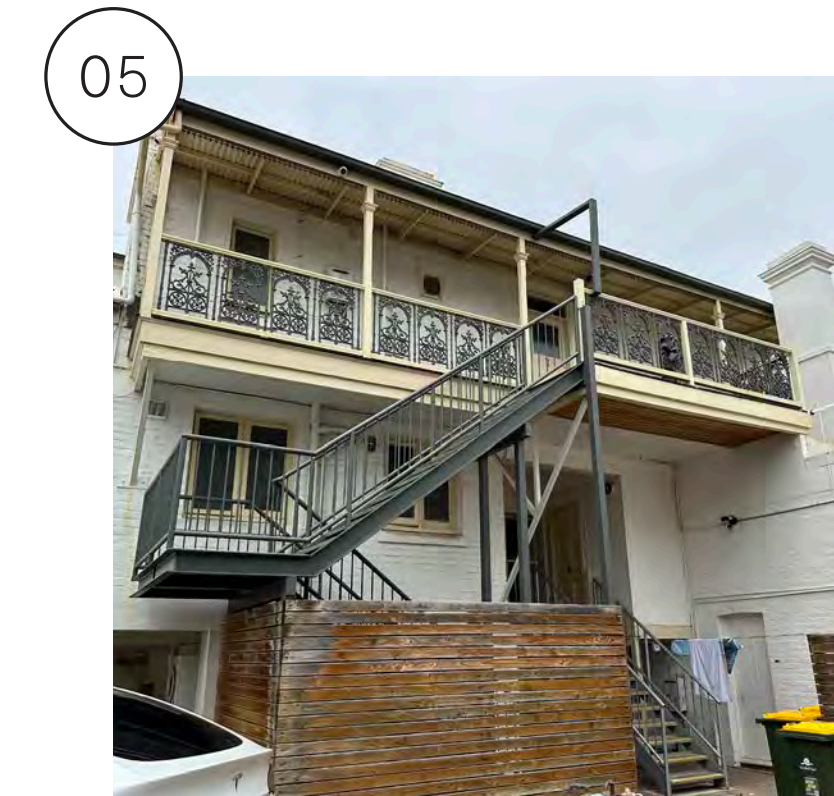
Alexandra Terrace facade from Moseley Street.



View towards Jetty Road.

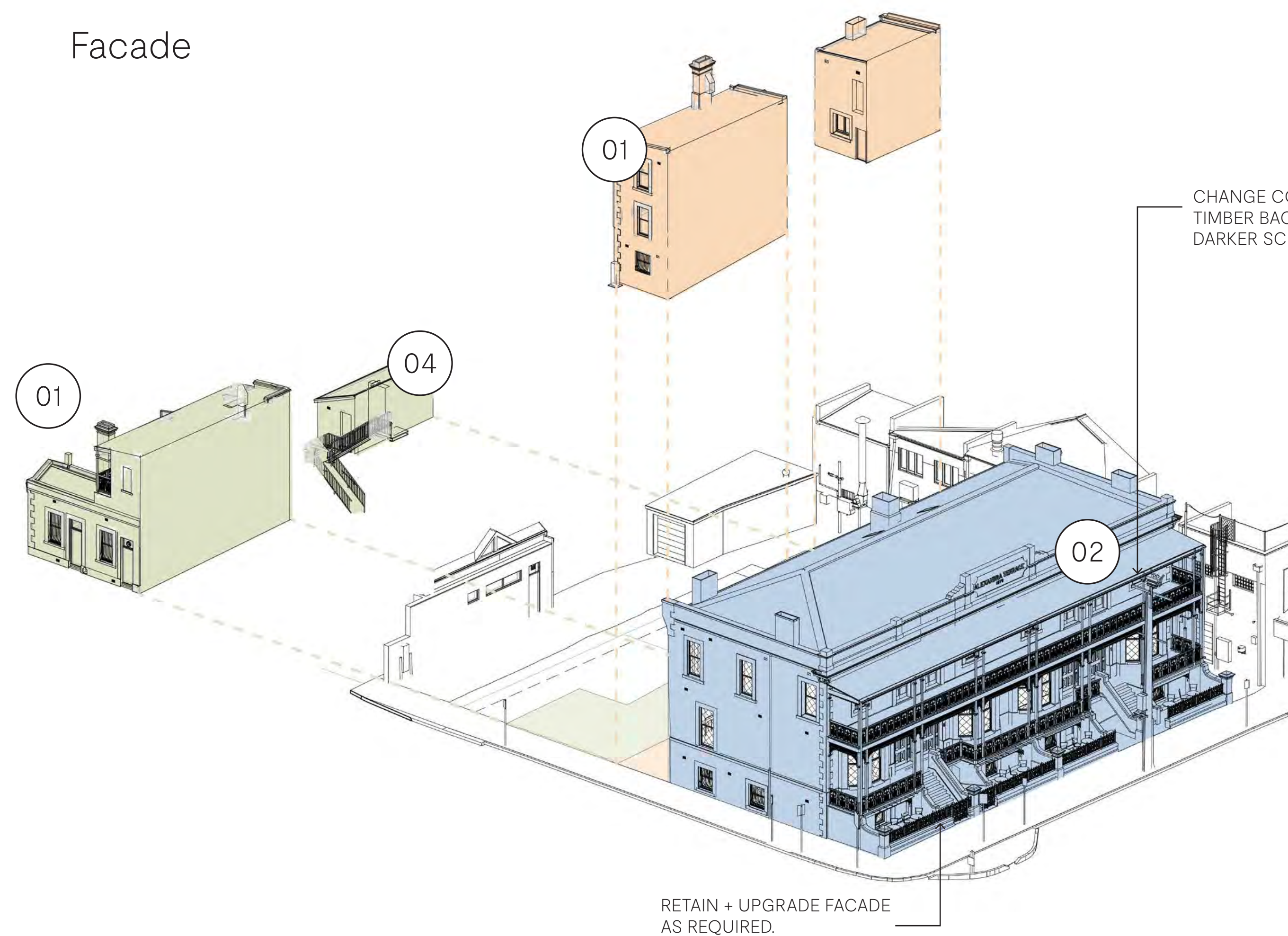


Original + non heritage additions.

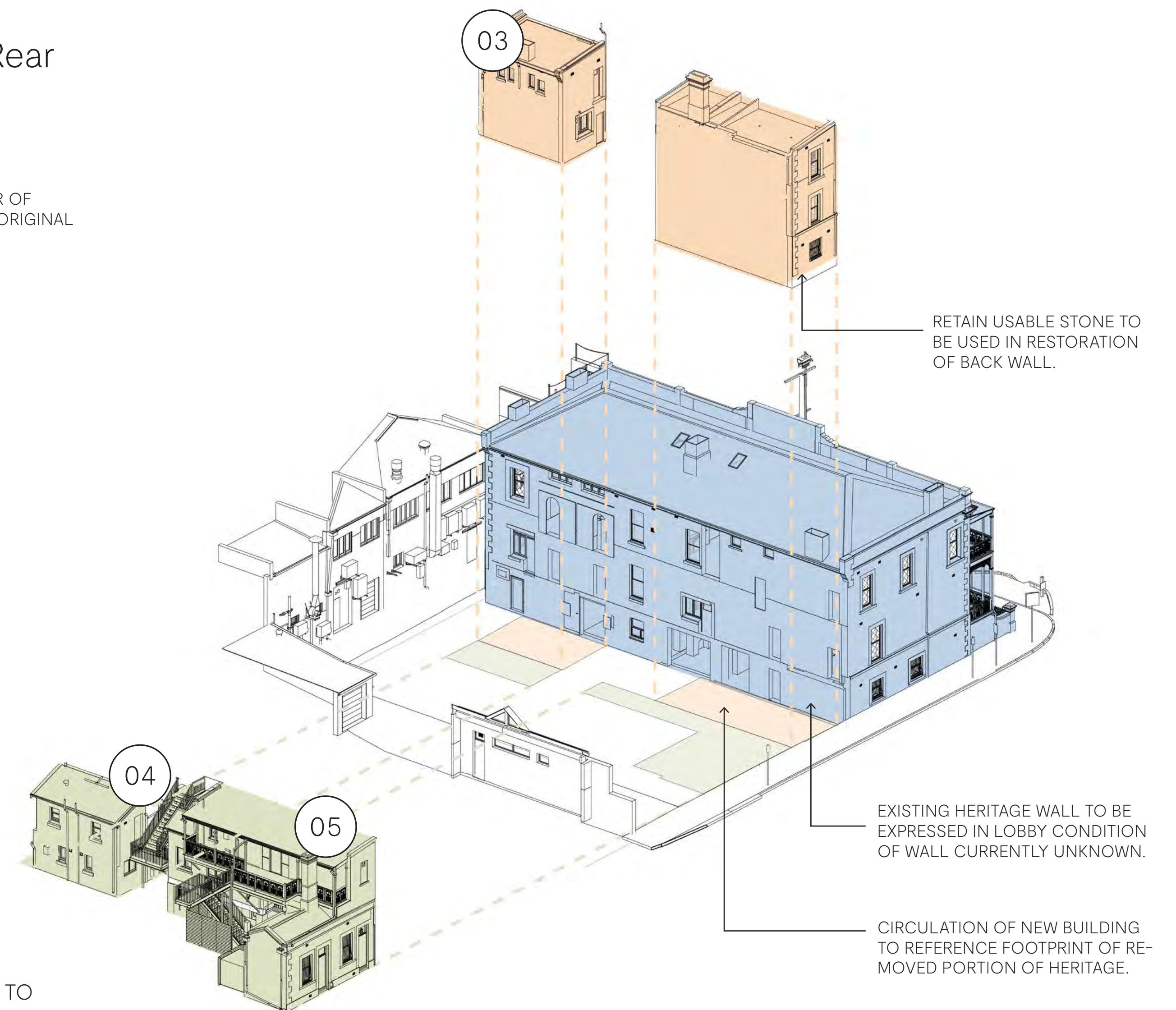


Original + non heritage additions.

Facade



Rear



**PROPOSED RETENTION
+ RESTORATION**

Proposed re-activation + restoration of most significant elements of Alexandra Terrace. Retention of many interior features also proposed.

**ORIGINAL BUILDING
TO BE REMOVED**

Although significant to the operations of the building when built, these areas are no longer supported in the new use proposed.

**NON HERITAGE ADDITIONS TO
BE REMOVED**

This is our understanding based on initial investigation. A detailed heritage report will confirm in due course.

02.2 Heritage Response

Instruction from Heritage Architect

Recommended Conservation Works from Bruce Harry on 31.07.2024

- 01

Reinstate mouldings to top of 3 remaining chimneys located on/above north and south facades using existing chimney top at rear as model.
- 02

Repair as necessary and repaint existing cgi roof cladding in Gull Grey.
- 03

Replace existing D profile gutters to verandah and rear façade with OG profile.
- 04

Reinstate missing fascia frieze and column brackets at front balcony roof level with cast aluminium lacework to match existing at ground floor verandah level.
- 05

Surface existing timber board flooring of balcony with flexible waterproof lining such as Parbury EMERCLAD.
- 06

Remove localized areas of delaminated slate floor surface at Verandah level and grind to uniform trafficable surface. Epoxy repair damaged nosings and corners and clear seal.
- 07

Treat slate treads and risers of stairs to dwelling Units 1 and 7 as above.
- 08

Seal exposed, delaminating slate soffits of verandah floor with fibre cement sheeting and paint.
- 10

Undertake paint scrapes to ascertain earlier historic colour scheme(s) and confirm proposed c1908 colour scheme of Indian Red lacework, windows and doors and Light Stone renderwork.
- 11

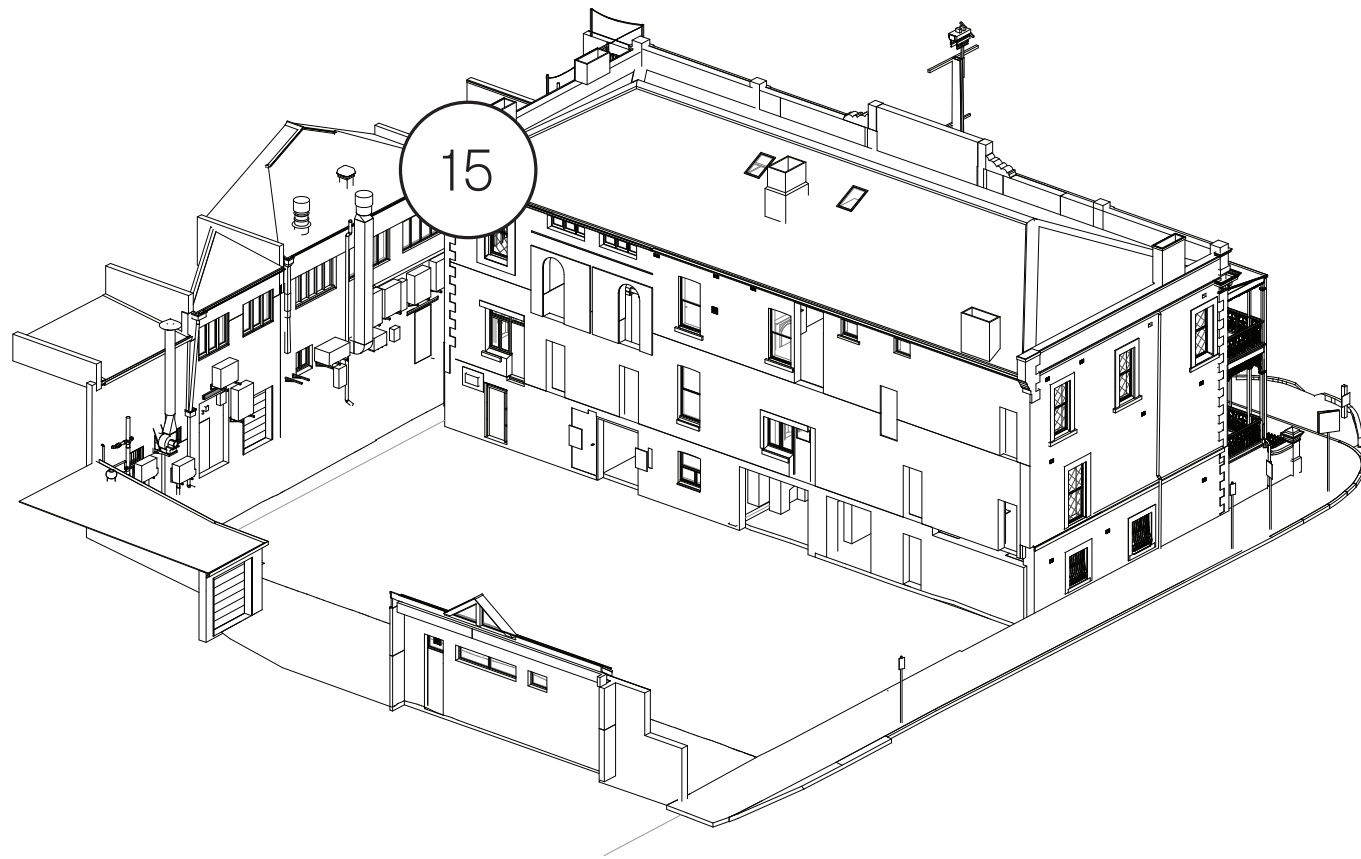
Demolish rear extensions and salvage and clean bluestone and limestone rubble to use for making good generally.
- 12

Construct brick quoin to exposed south-west corner in Elizabeth Street and form rendered quoin over to match existing quoining.
- 13

Undertake minor patch/point repairs to front and side masonry walls as necessary. Note general repointing is not required.
- 14

Paint strip areas of rear wall where exposed internally and patch point as necessary.
- 15

Replace glazing in existing windows now enclosed by the proposed works with opaque glass.



Alexandra Terrace facade from Moseley Street.



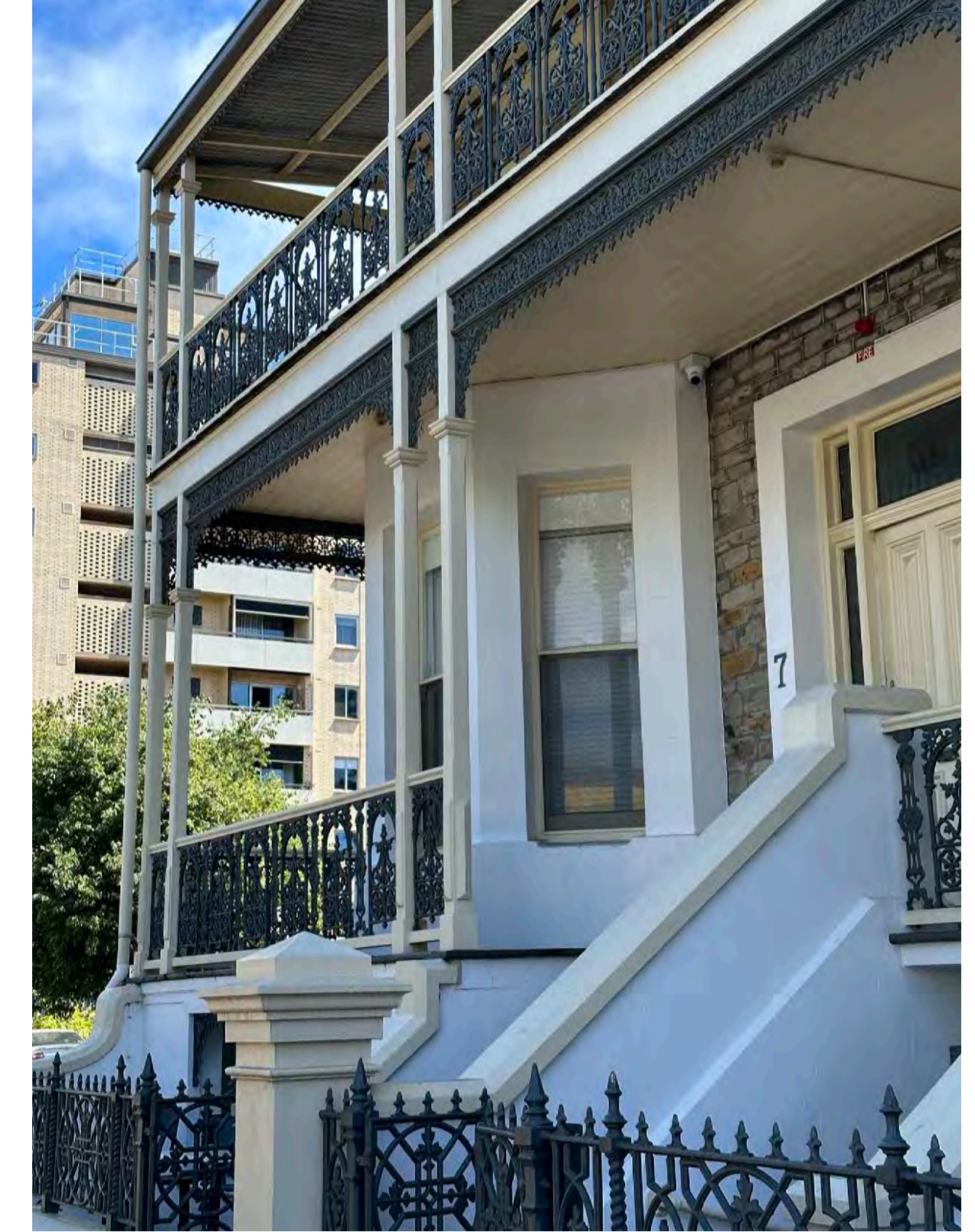
View of south-west corner from Elizabeth Street.



Additions to rear of Alexandra Terrace.

02.3 Proposed Restoration

Visualisation / Proposed Restoration



Balcony trim + entry doors to be painted in heritage Indian Red which was common in this period.

Proposed Restoration Features



White rendered finish to be restored to original heritage colour + condition.



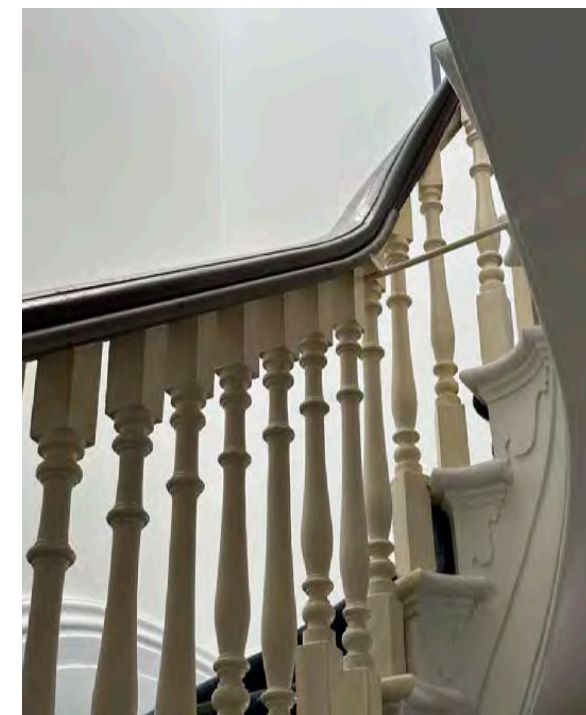
Original ceiling details to be retained.



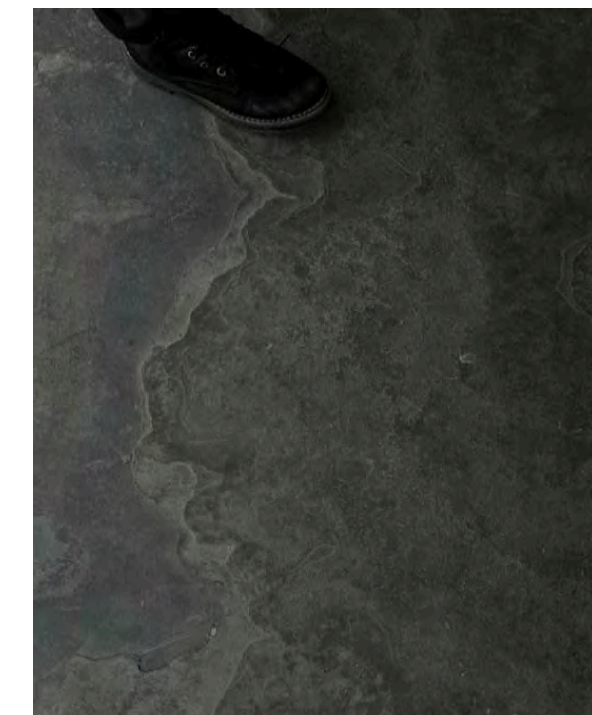
Pressed metal heritage balustrade.



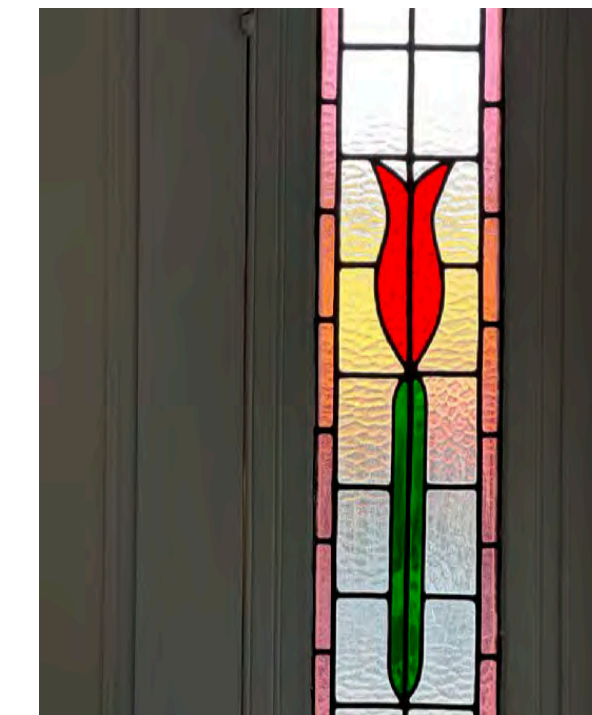
Restore original fireplaces.



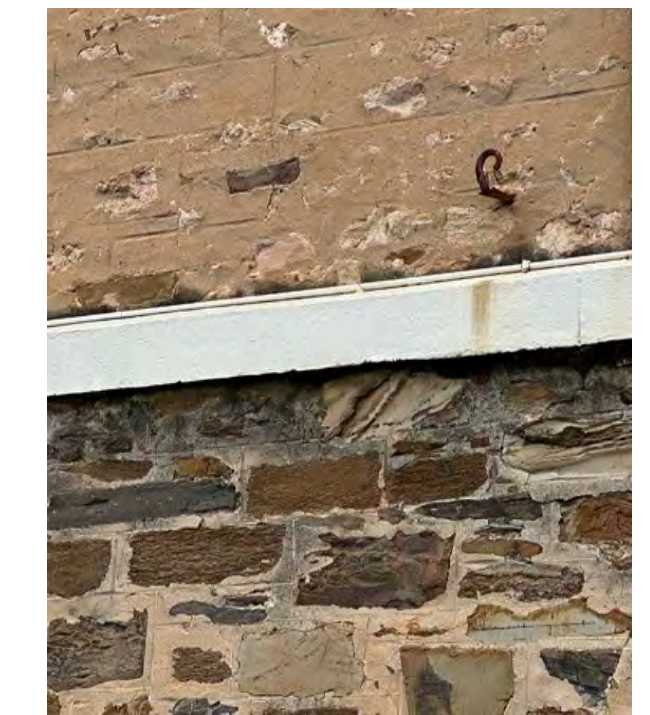
Celebrate original staircase.



Original slate flooring of entrance/balcony to be retained + restored.

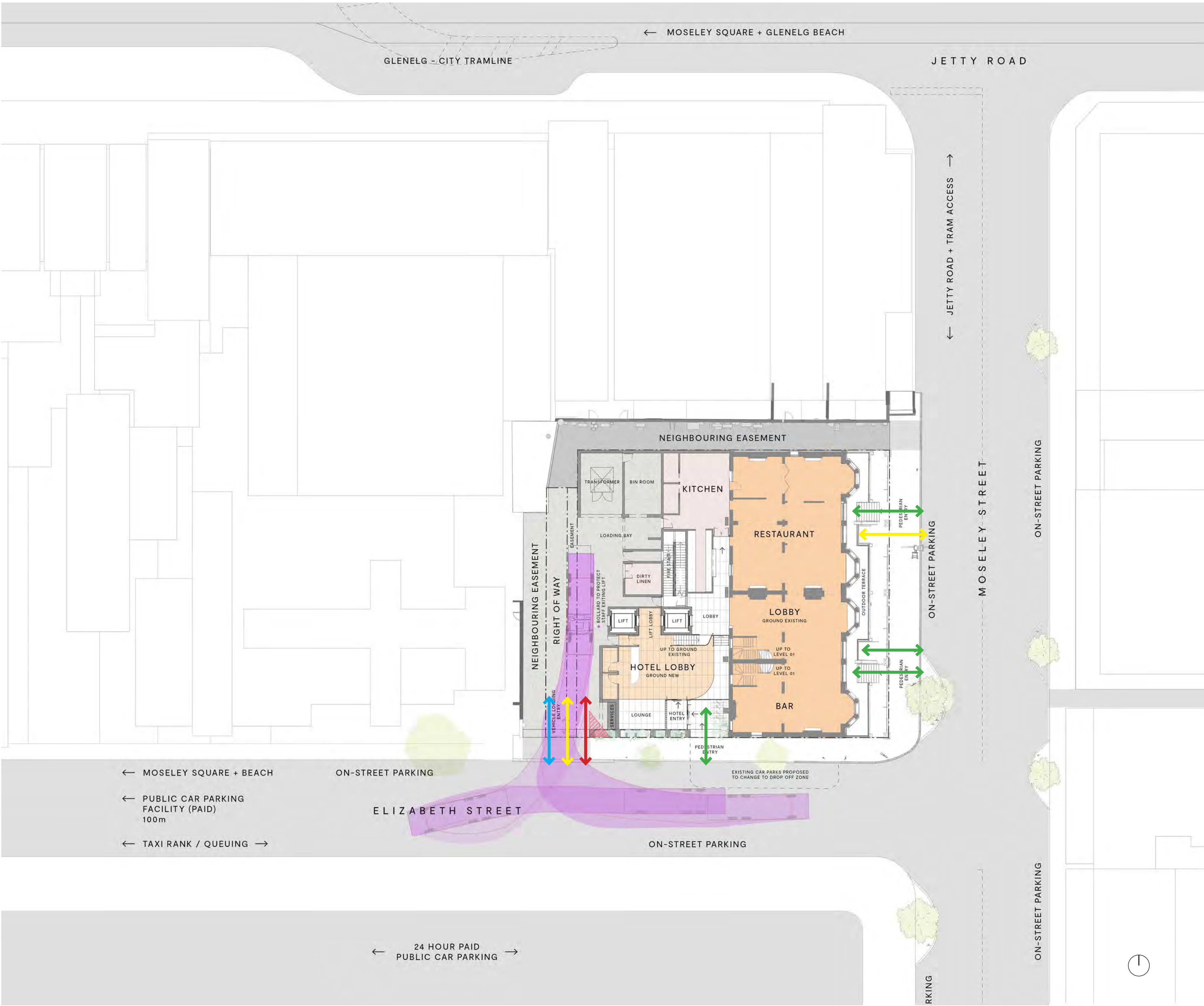


Original stained-glass windows.



Existing stone to be retained + restored.

02.4 Site Access

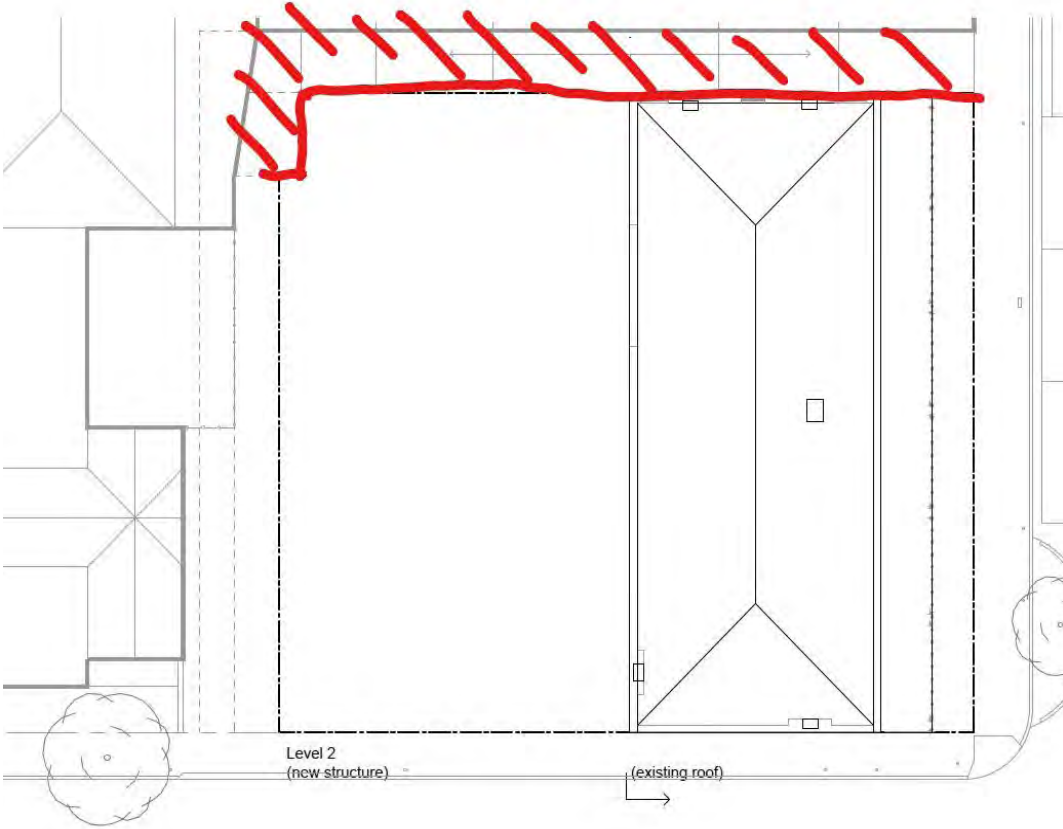


Site + Access Plan

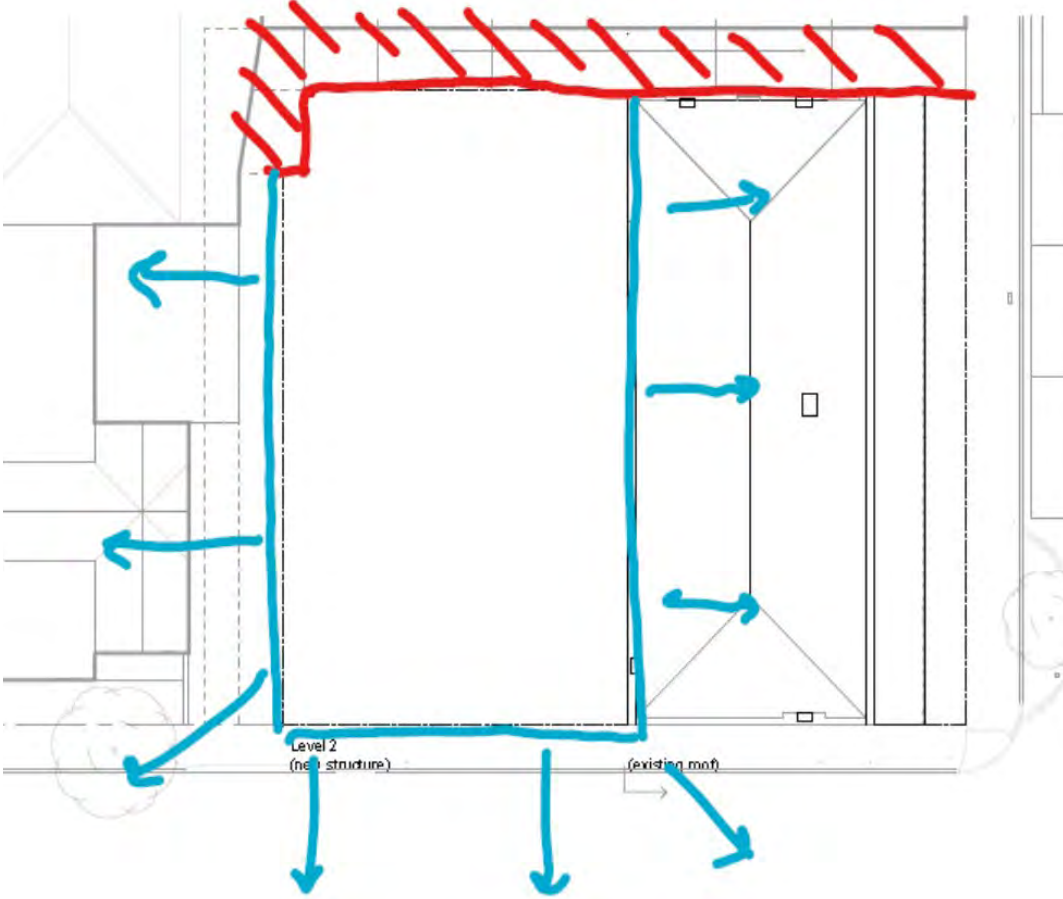
1:200

- TRUCKS + DELIVERIES
- HOTEL GUESTS + PEDESTRIANS
- STAFF ACCESS
- EGRESS
- TURNING PATHS
10 M RIGID VEHICLE TURN PATH
ASSESSMENT PROVIDED BY CIRQA

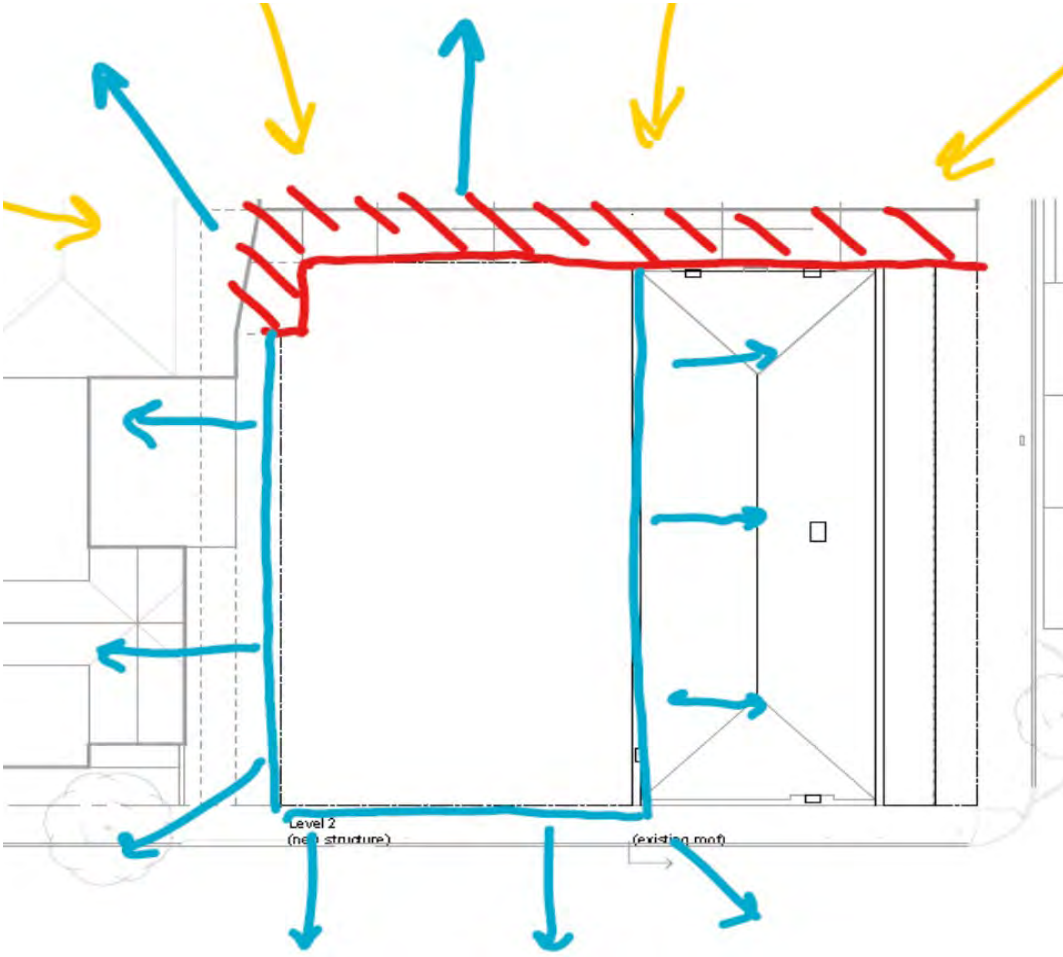
Site Diagrams



Site Diagram 01
Boundary with adjacent property. Our site has no right of way over, but easement exists so low risk to orient to the north.

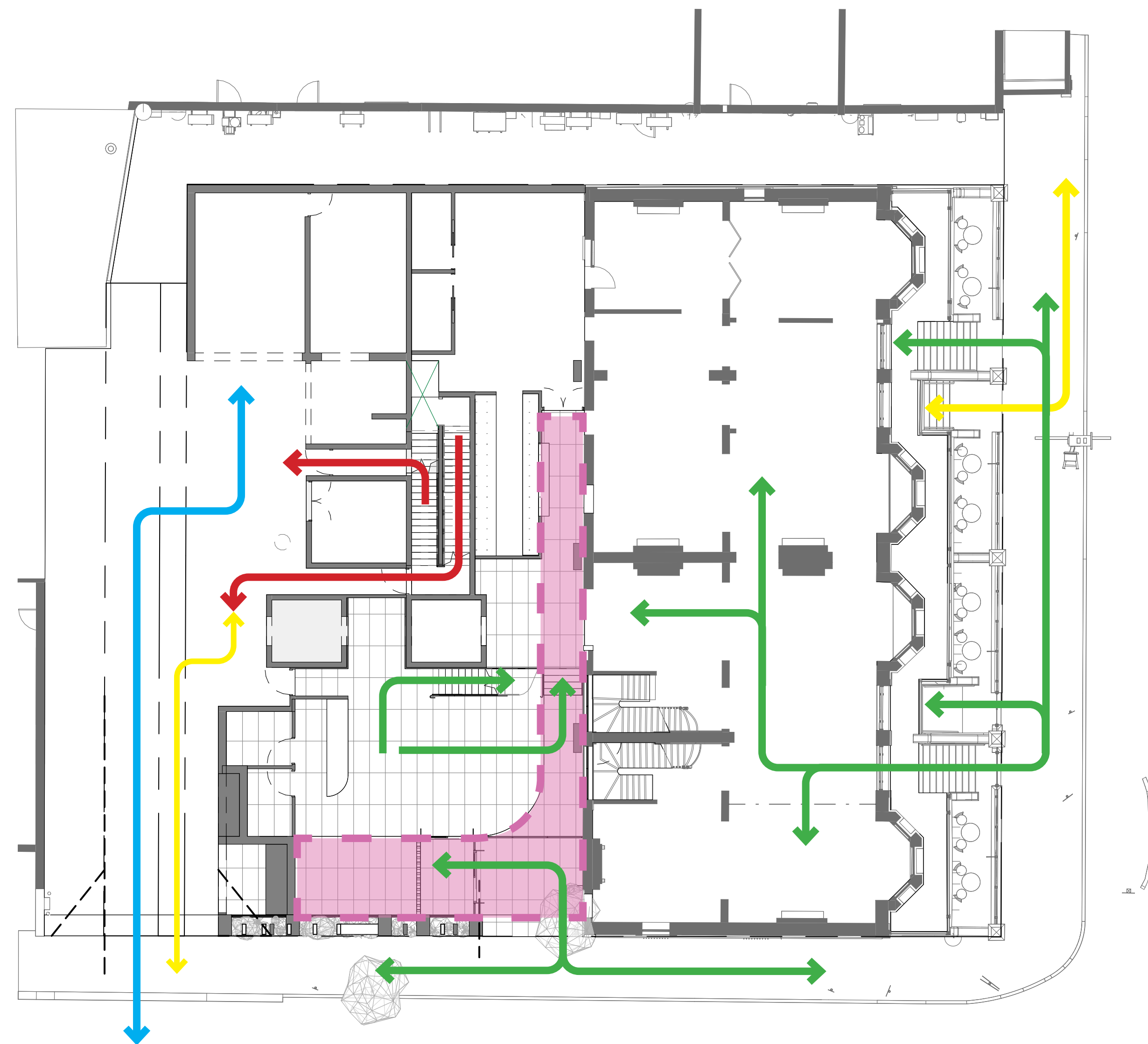


Site Diagram 02
Secure frontage for outlook.








Site Diagram 03
Ocean views and northern light across neighbouring easement. Provide outlook to north, south, east and west.

02.5 Site Access



Ground Floor Plan

-  TRUCKS + DELIVERIES
-  HOTEL GUESTS + PEDESTRIANS
-  STAFF ACCESS
-  EGRESS
-  REFERENCE TO HERITAGE
FOOTPRINT EXPRESSED THROUGH
PROPOSED CIRCULATION ZONES

Service Access / Existing

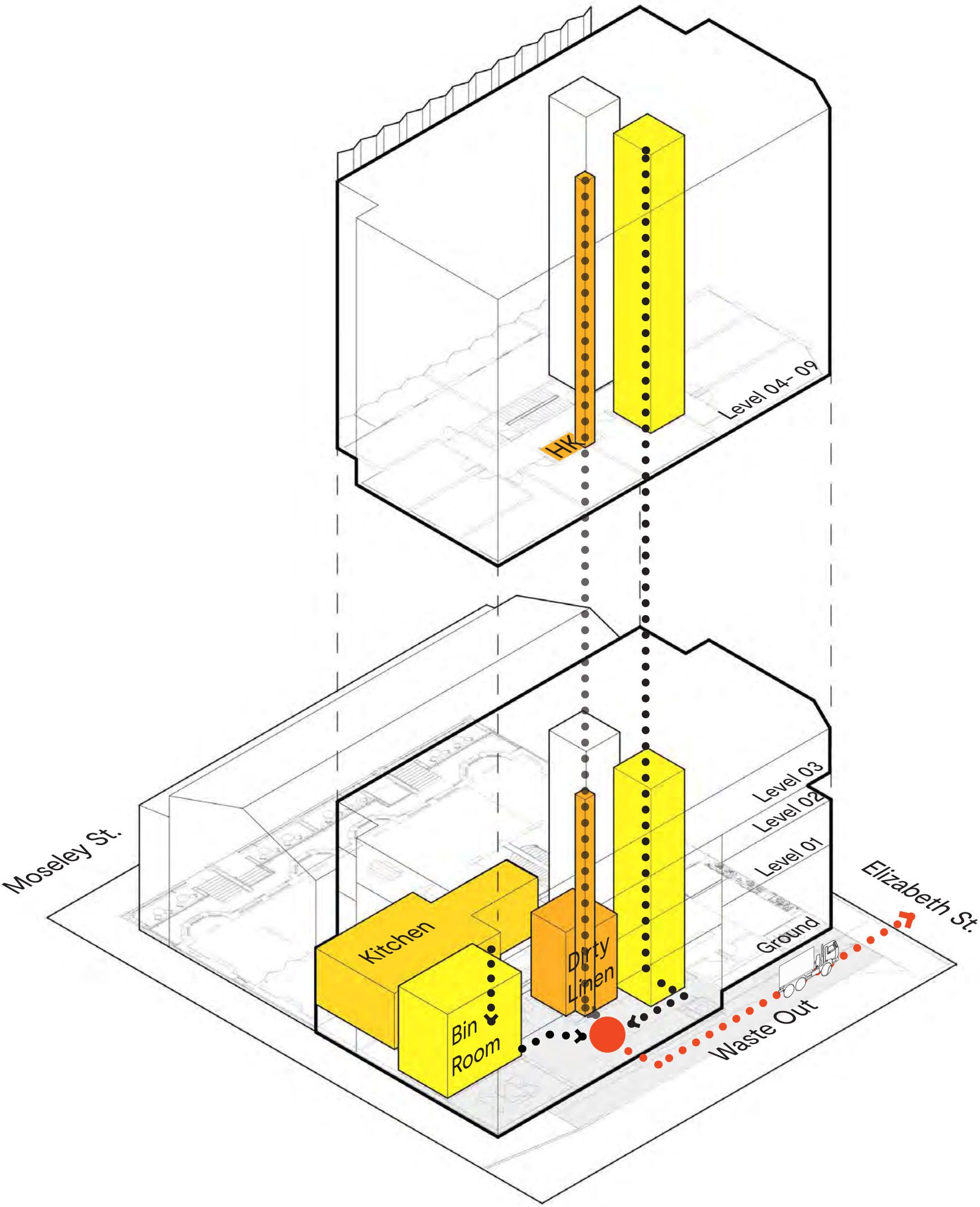


Service Access / Proposed



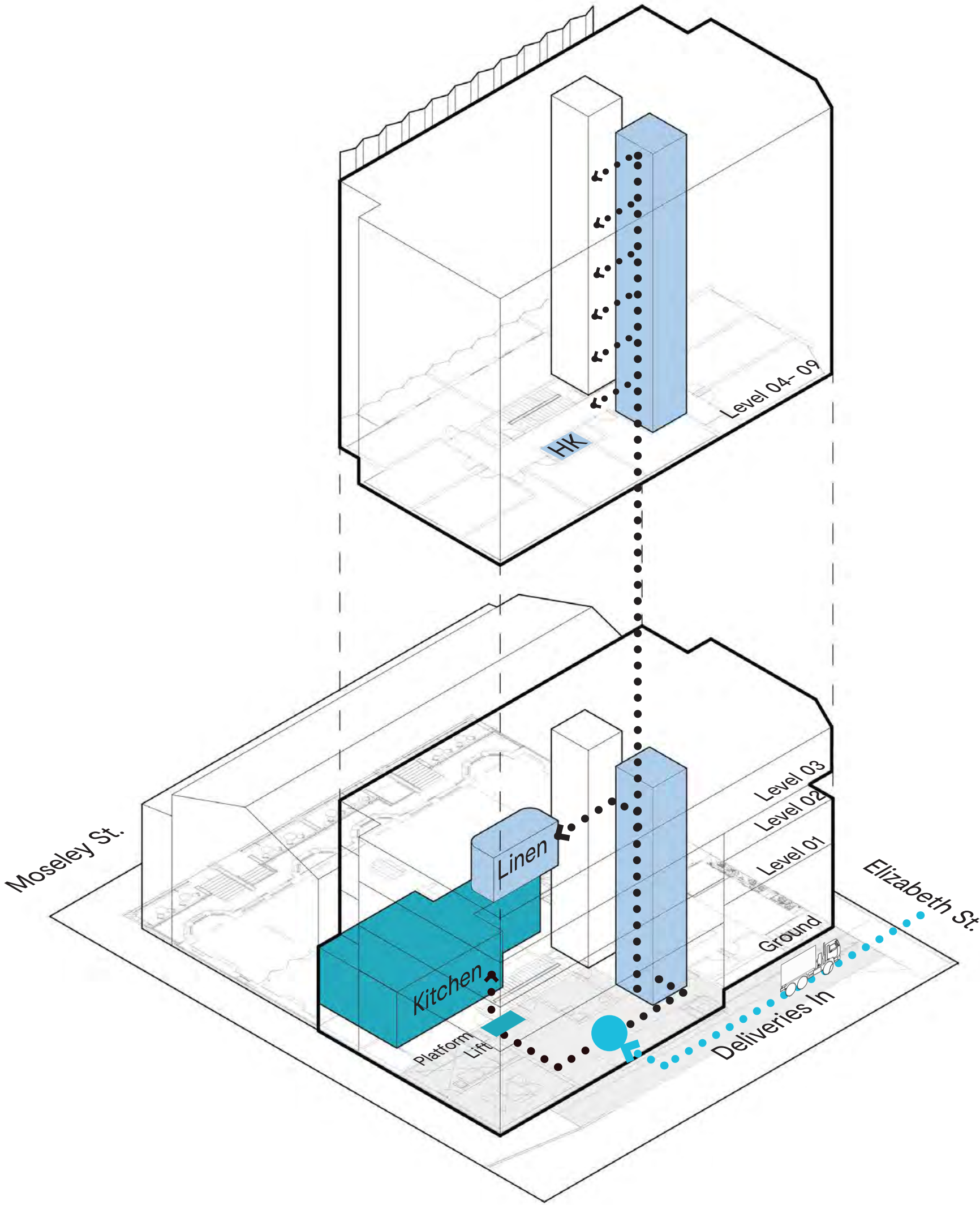
02.6 Hotel Operations

01 / Waste



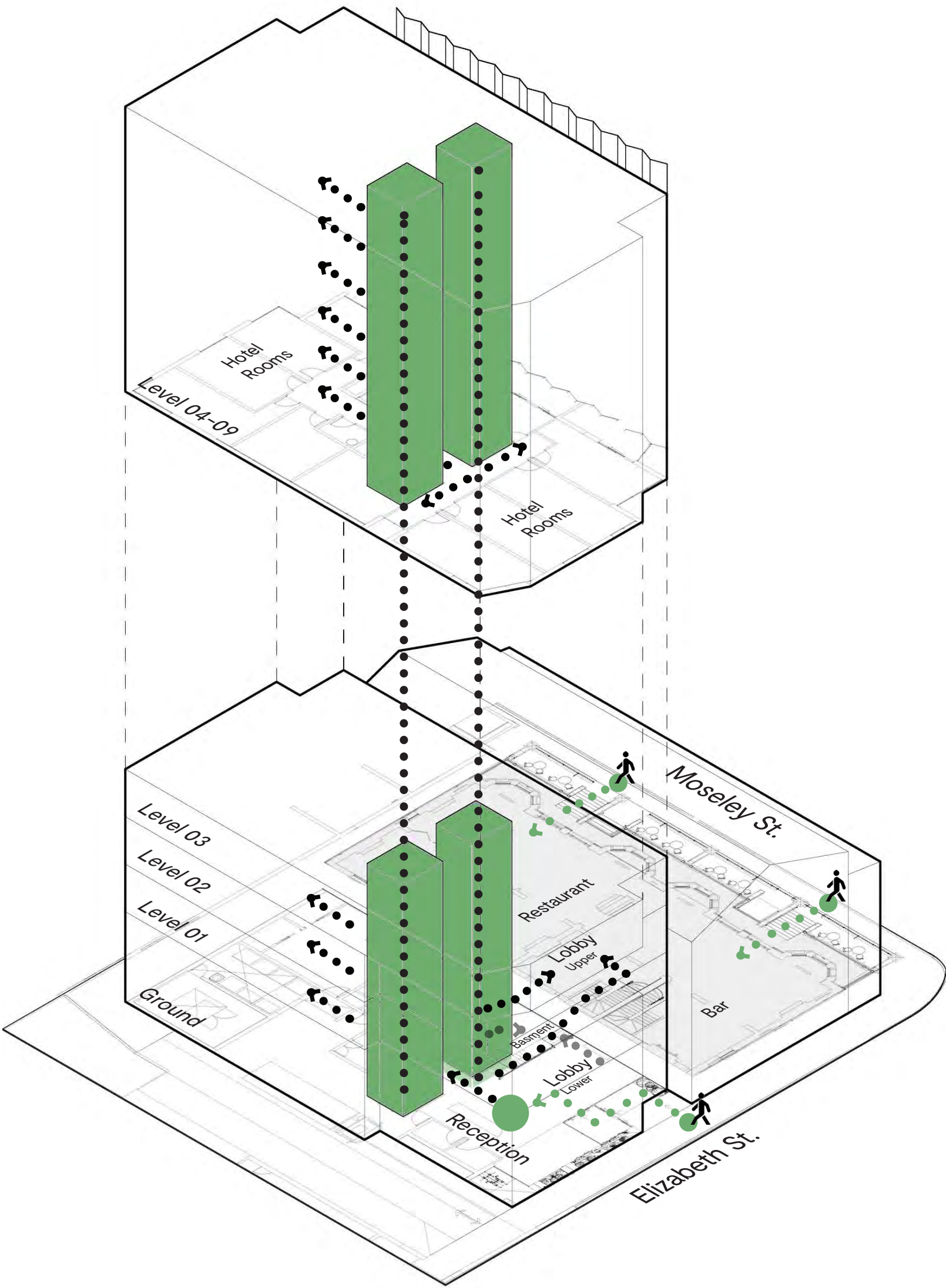
- DIRTY LINEN OUT
- WASTE + RECYCLING OUT

02 / Deliveries



- FOOD + BEVERAGE IN
- CLEAN LINEN + HOTEL SUPPLIES IN

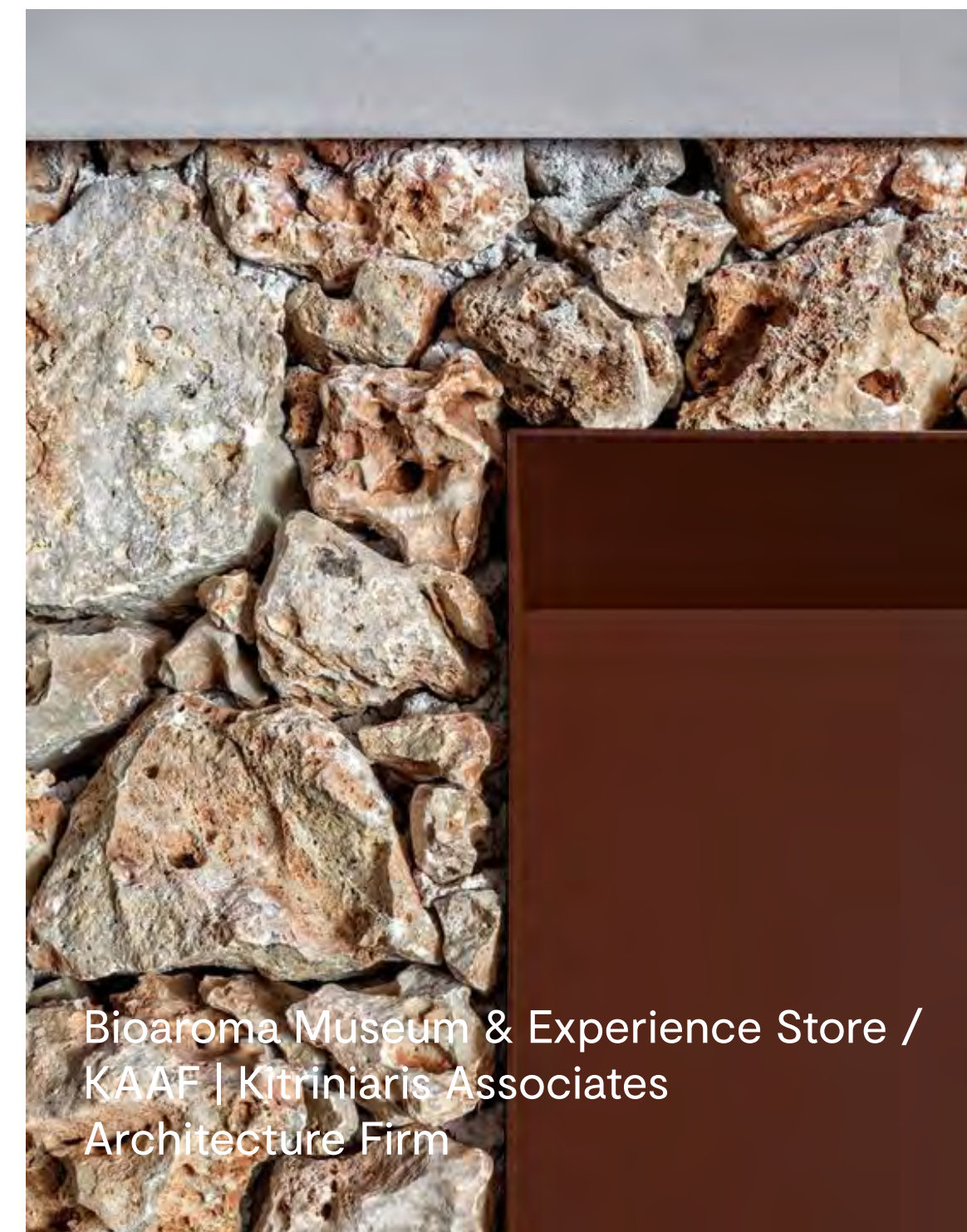
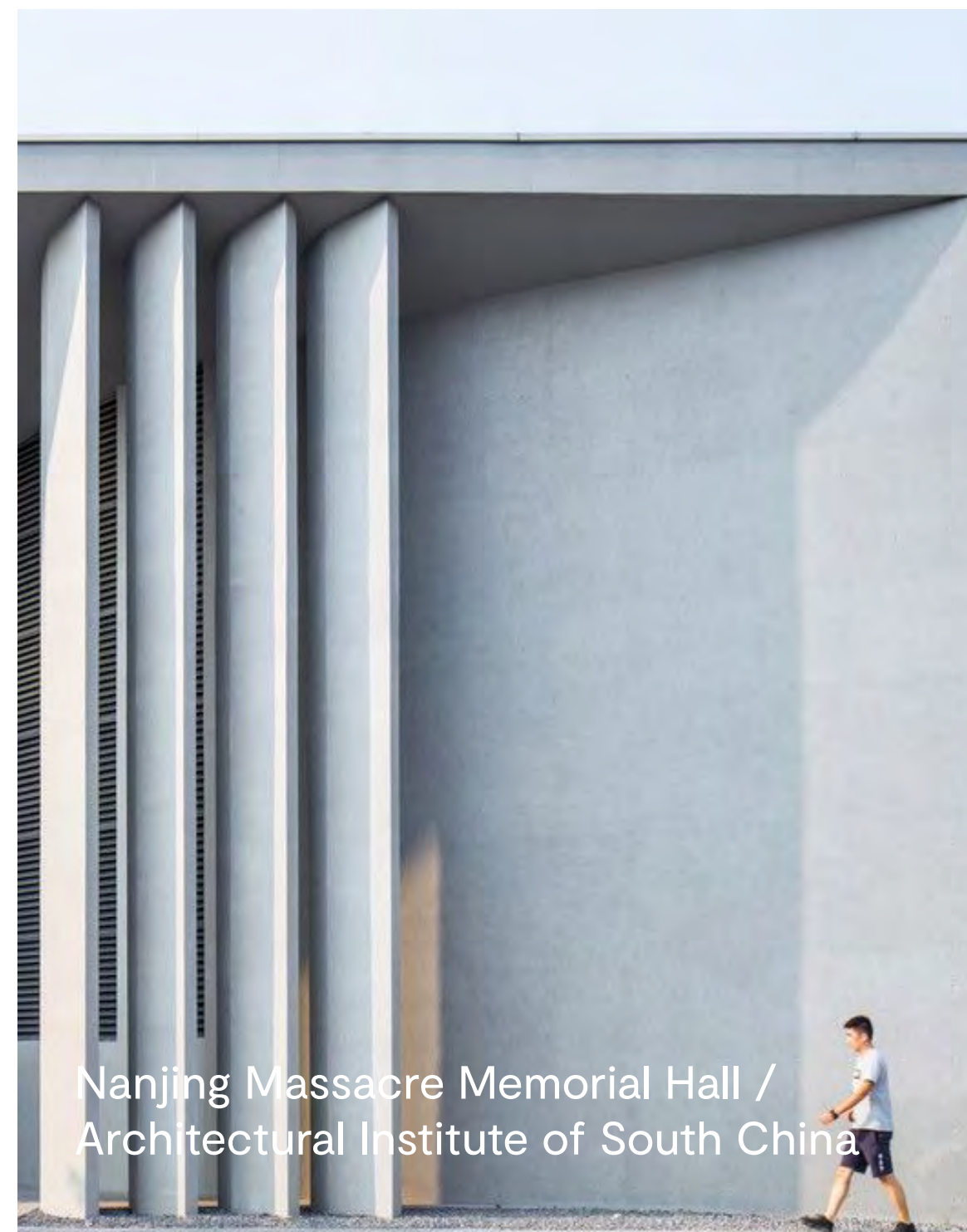
03 / Guest Movement



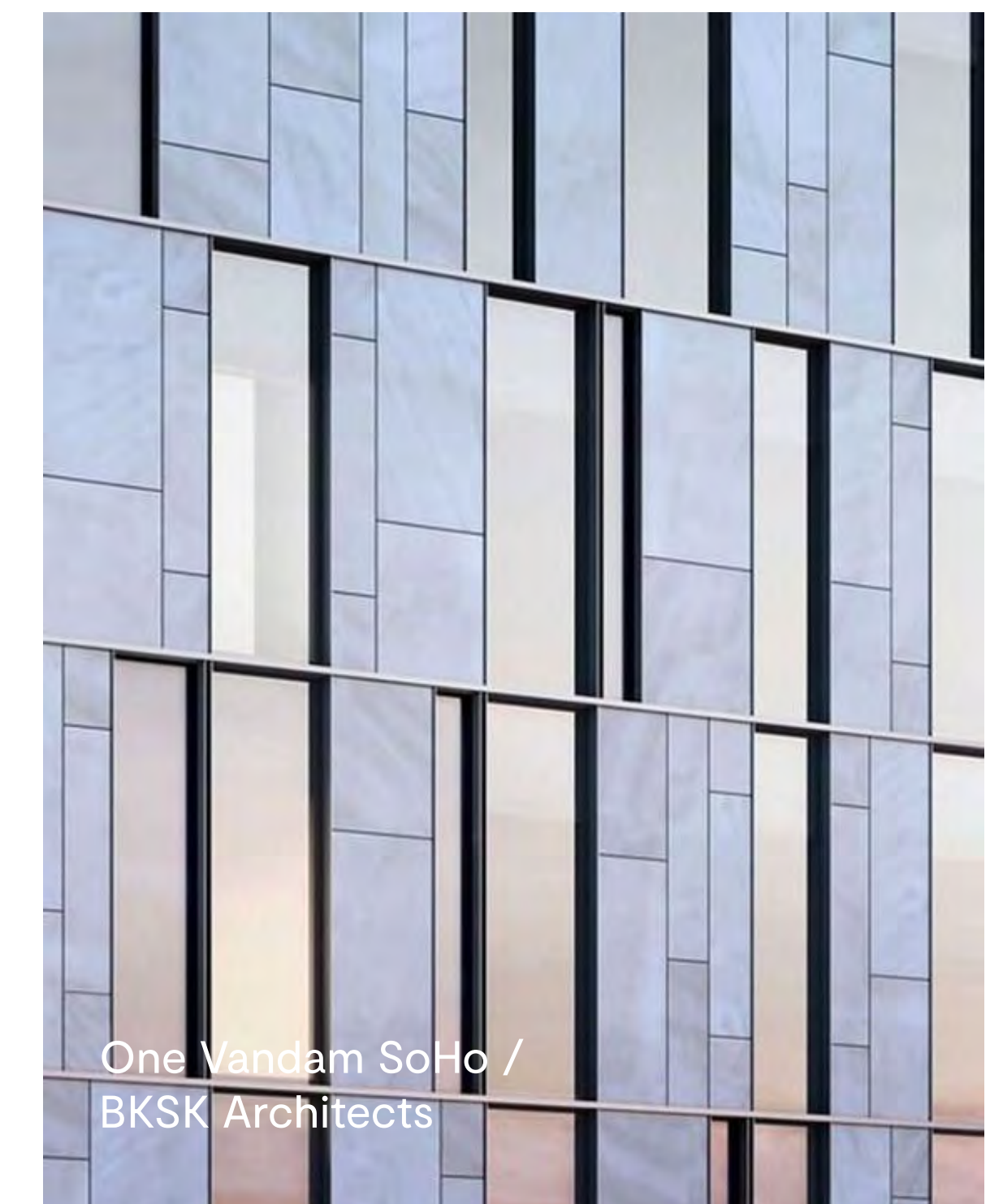
- GUESTS

02.7 Precedents

Podium Precedents



Tower Precedents



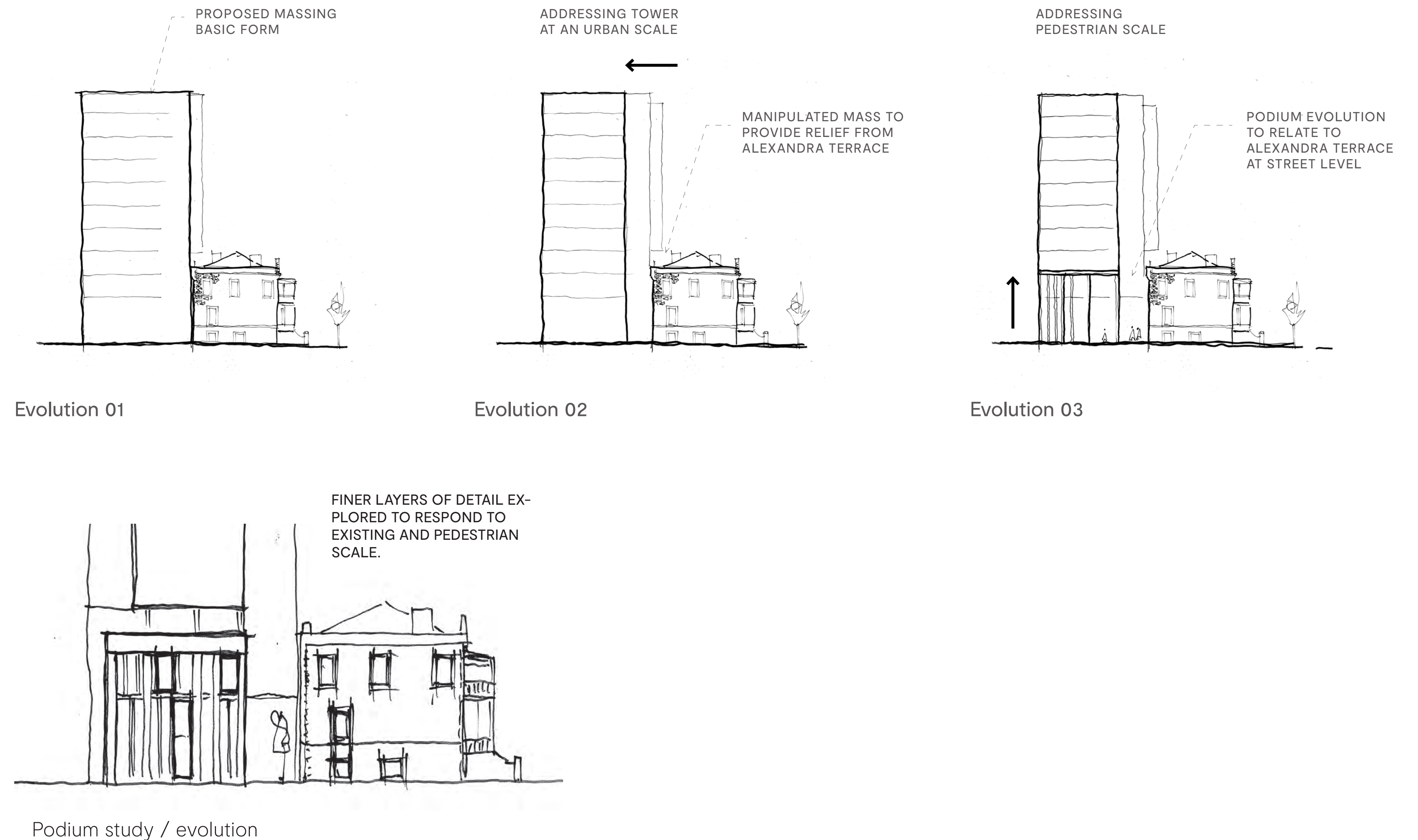
02.8 Podium Response

Architectural Language

The podium base is formed through tall concrete columns that collectively respond to mass of Alexandra Terrace. The depth of the columns create visual weight upon approach, opening to a visually and physically permeable hotel entrance. The grand scale of the established podium results in an impressive entry that reduces as pedestrians enter the lobby within.

The primary columns relate to the structural grid of the hotel above, using a honed concrete with tones of the existing heritage place. Intermediate concrete members reduce the scale further and a consistent language and scale is achieved across both new and existing, a rugged finish is proposed to these finer elements.

Steel portals add a refined element, playfully responding to the whimsical nature of the southern elevation of Alexandra Terrace. With openings seemingly positioned in response to the function within, the facade becomes far less structured than the more considered Moseley frontage.



02.9 Podium Response



Podium View from Elizabeth Street.



Lobby Study.



Lobby Study.

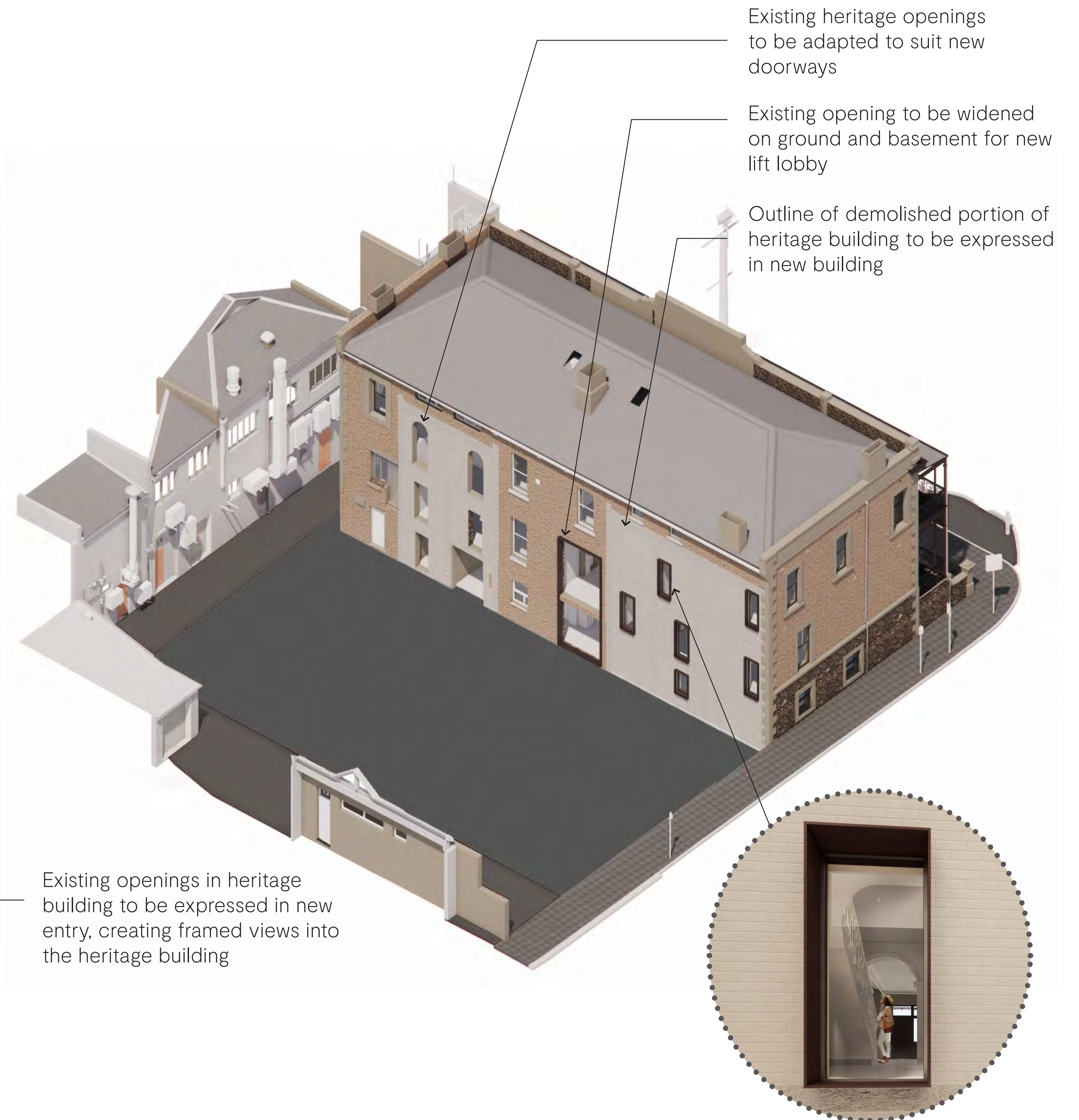


South Elevation.

02.10 Podium / Heritage Interface



Podium View from Elizabeth Street.



02.11 Tower Response

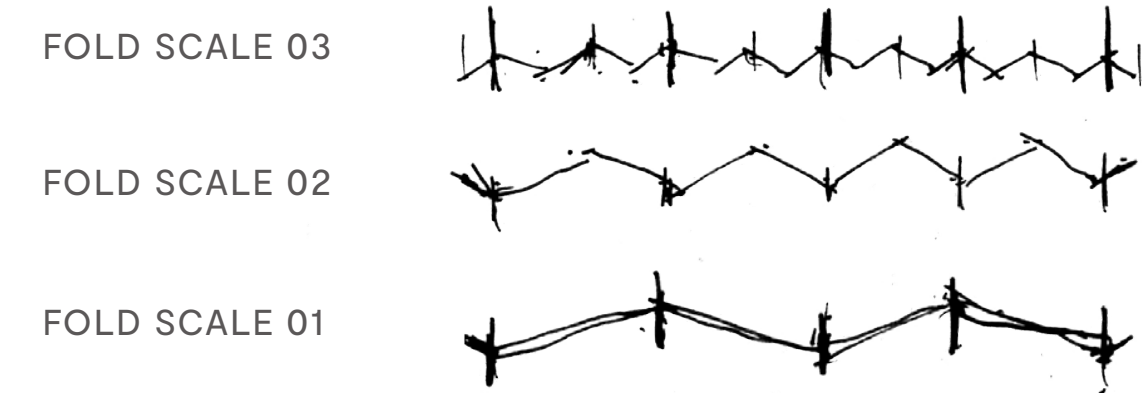
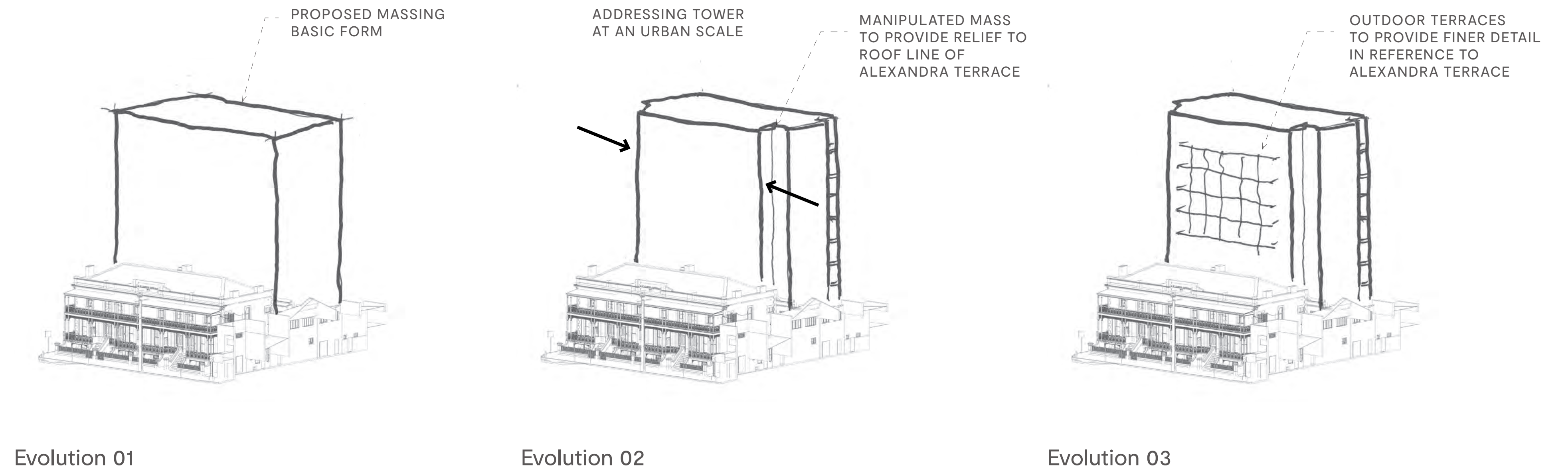
Architectural Language

The tower portion of the proposal addresses Alexandra Terrace on a urban scale. Significant setbacks on the corners either end of the Eastern facade, allow the heritage place breathing room and reinforce it's proportion and position in the street scape.

Materiality is intentionally light at the interface between new and existing, the lightweight screen/balconies act as a contrasting backdrop of similar scale and detail to the terraces below. The tower is balanced by solid elements that re-proportion the Northern and Southern facades, re-defining the mass and controlling the recessive interface.

On Elizabeth Street, the increased setback to the service lane has interrupted the vertical relationship with the base. The increased setback above the hotel base allows the tower to change language and take on it's own form. Folding away to the West allowing the base to retain it's strength on the corner.

The norther facade is also set back on the corners, allowing a second frontage to the central rooms in the unlikely event our site gets built out.



02.12 Tower Response



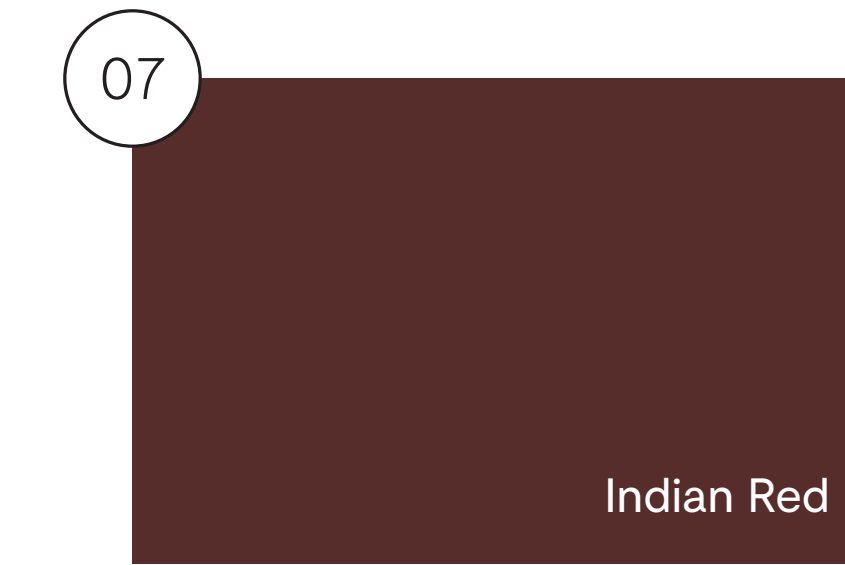
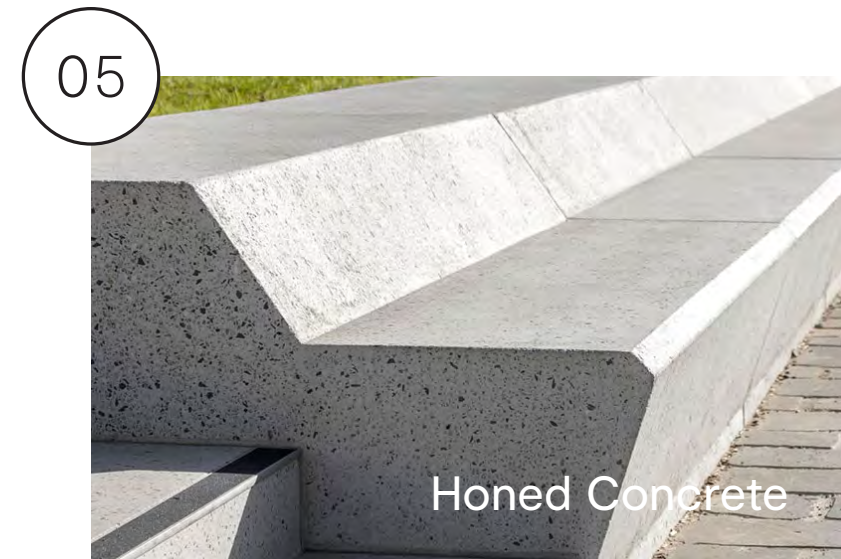
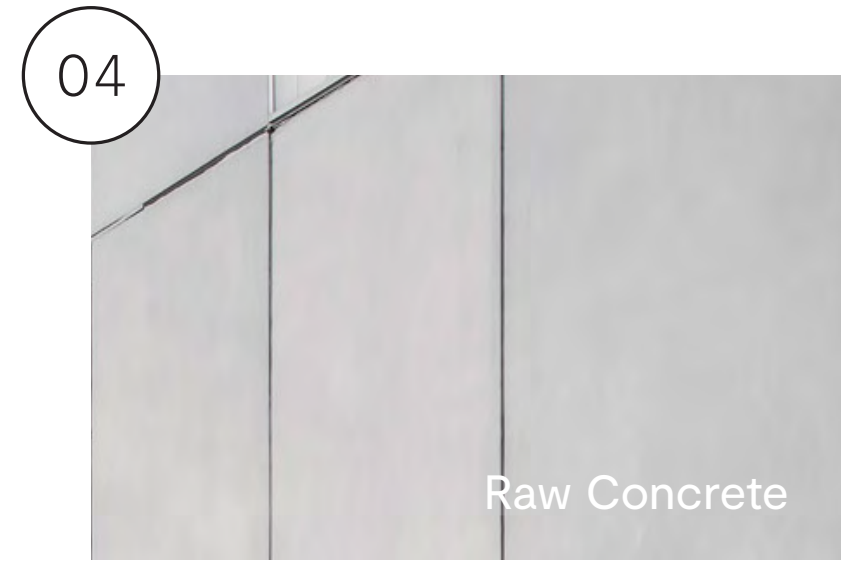
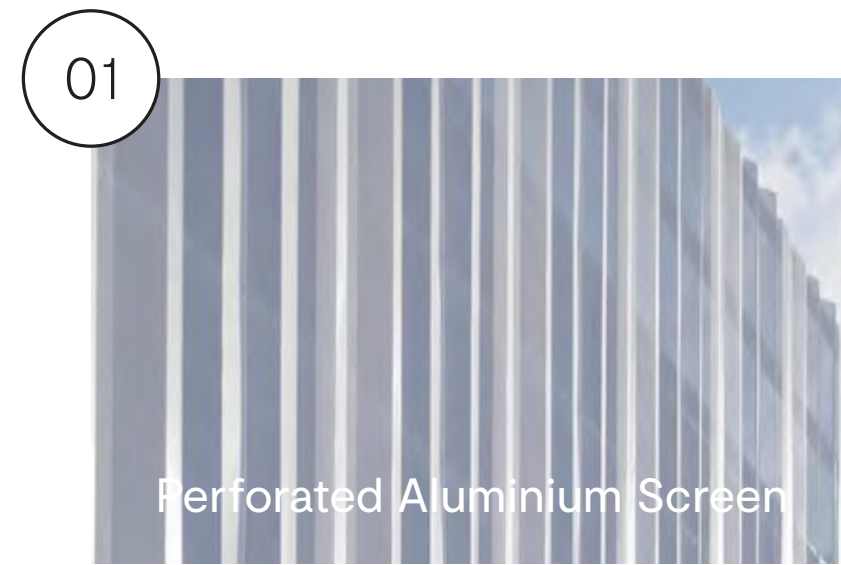
South -West Perspective.



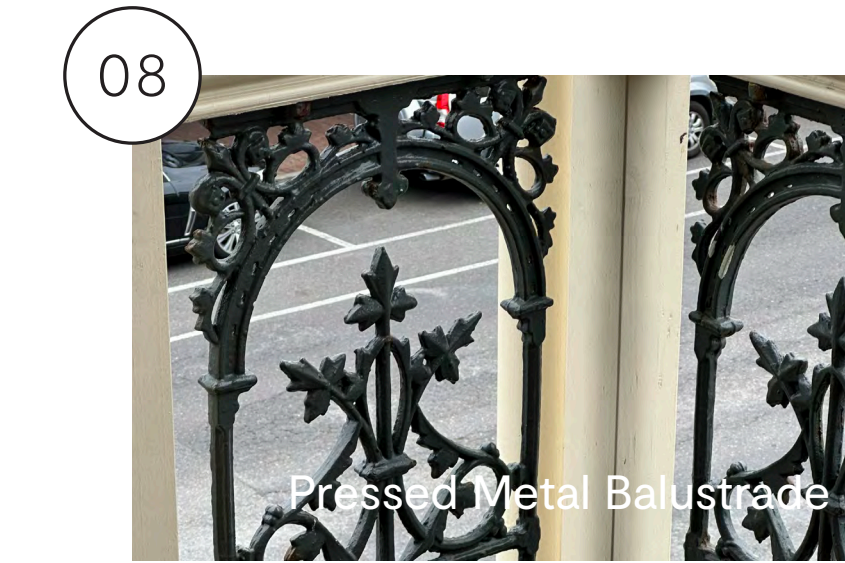
Tower Perspectives.



02.13 Materiality



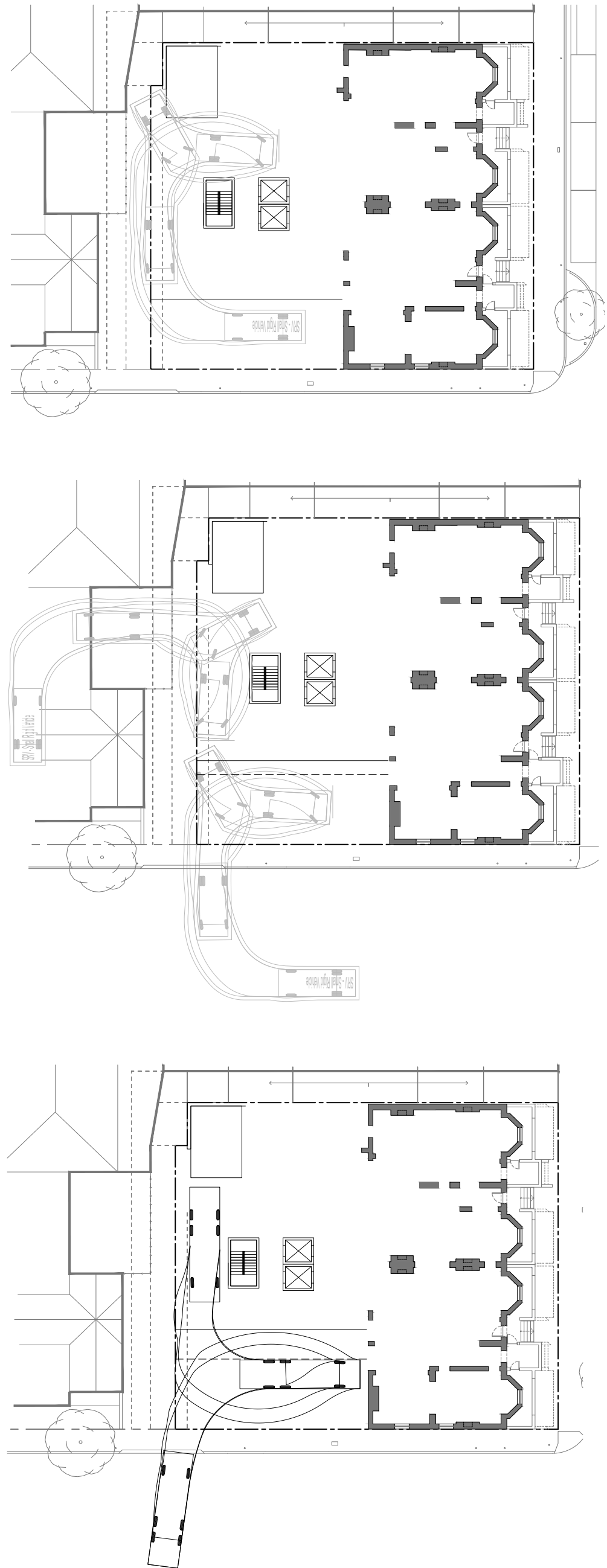
Indian Red
Restore Indian Red Colour to Heritage Trim.



02.14 Design Iterations

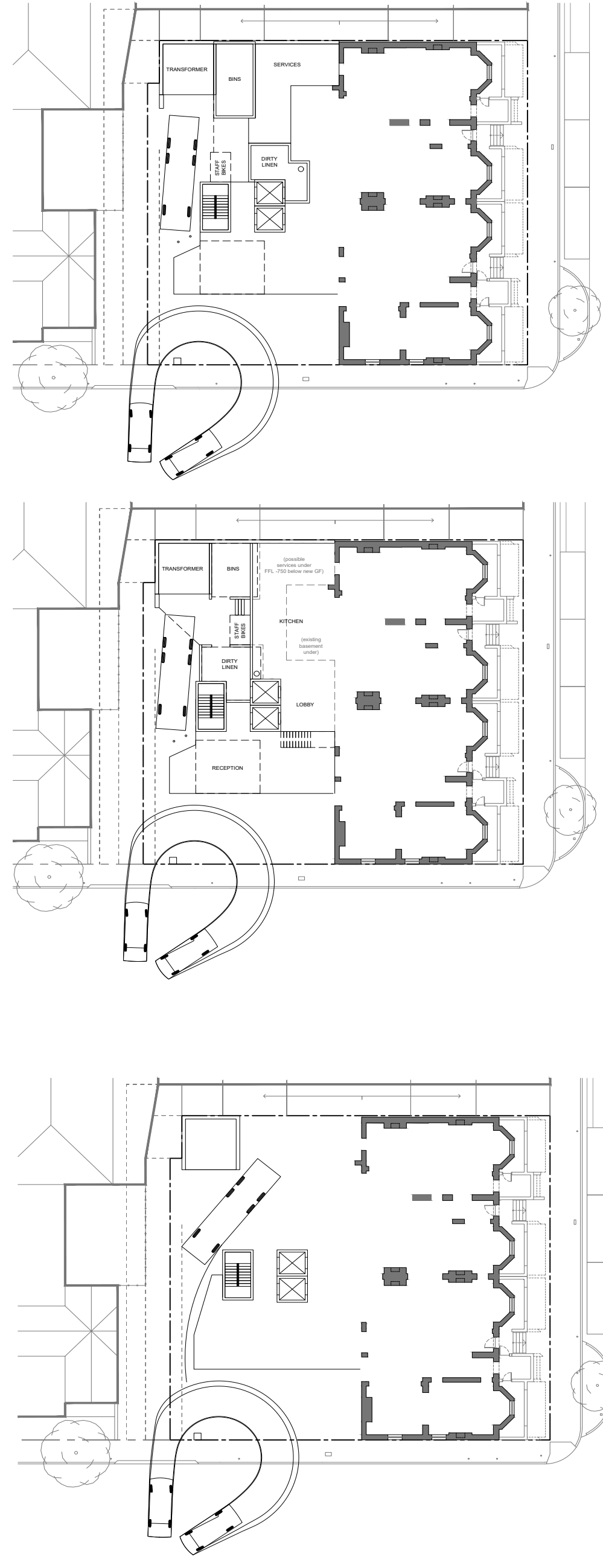
01 / Turning Exploration 01

Attempting to turn within ground floor of the site + occupies entire ground floor



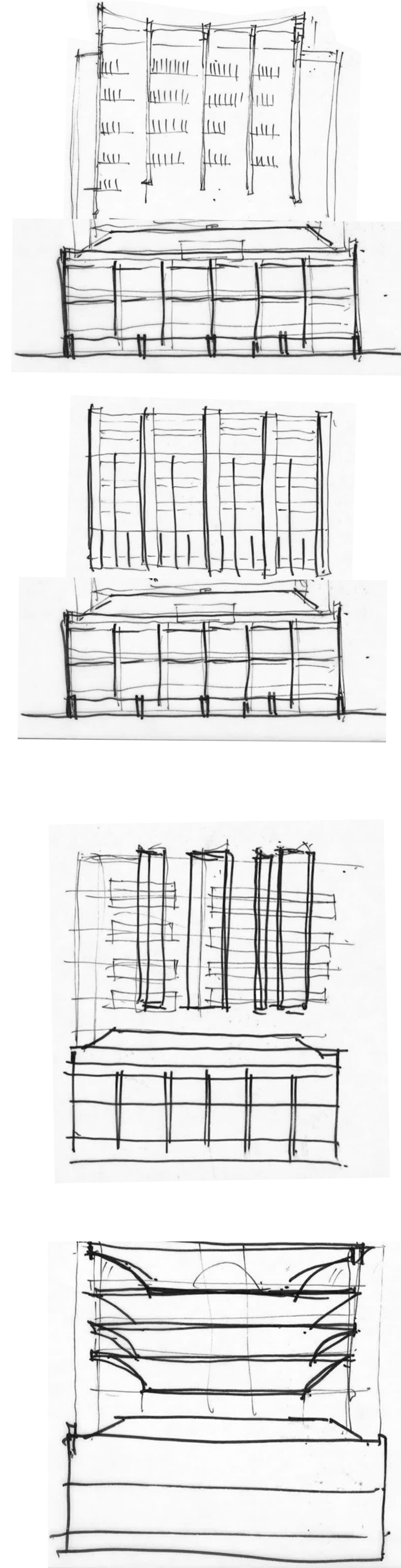
02 / Turning Exploration 02

Reverse parking 10m rigid vehicle within the site. Including porte cochere options.



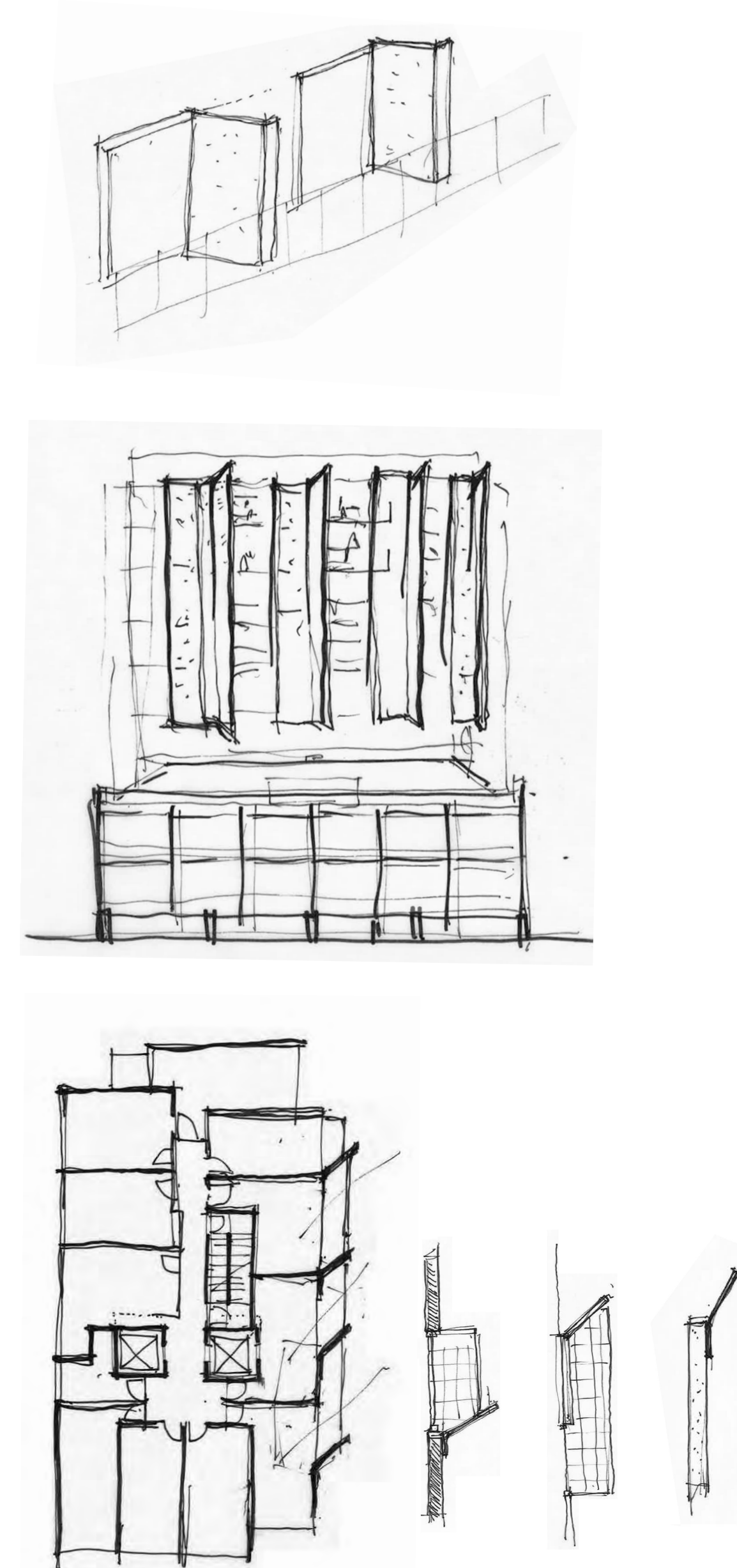
03 / Facade Exploration 01

Facade sketches responding to heritage. New terraces very prominent.



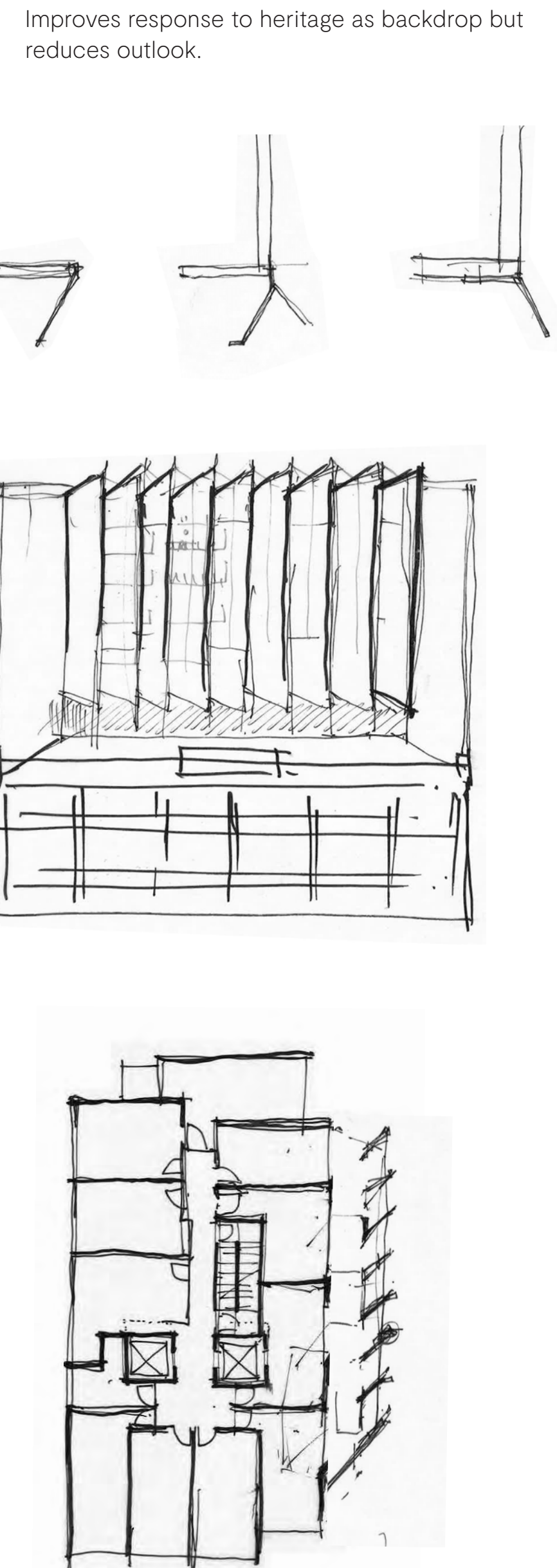
04 / Facade Exploration 02

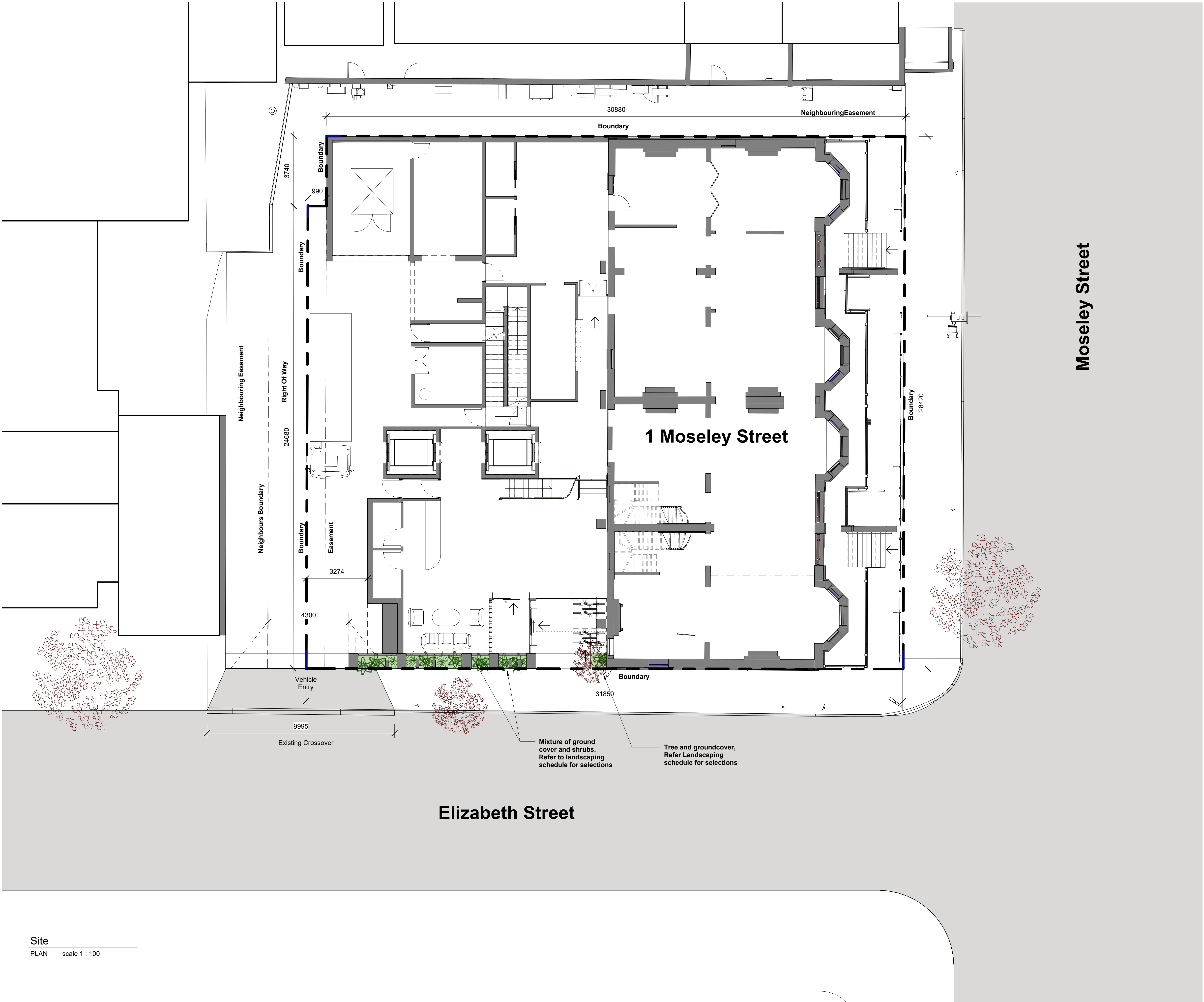
Expressing dividing elements + verticality with terraces between.



05 / Facade Exploration 03

Reducing scale of the gesture begins to blur interpretation between multiple & individual elements.





LANDSCAPING SCHEDULE

- GROUNDCOVER
 - 1. CREEPING BOOBIALLA
 - 2. EREMOPHILA GLABRA 'KALBARRI CARPET'



- SHRUBS
 - 1. COAST SPEAR GRASS
 - 2. LOMANDRA HYSTRIX - MAT RUSH



- TREE
 - 1. ACACIA COGNATA LIMELIGHT

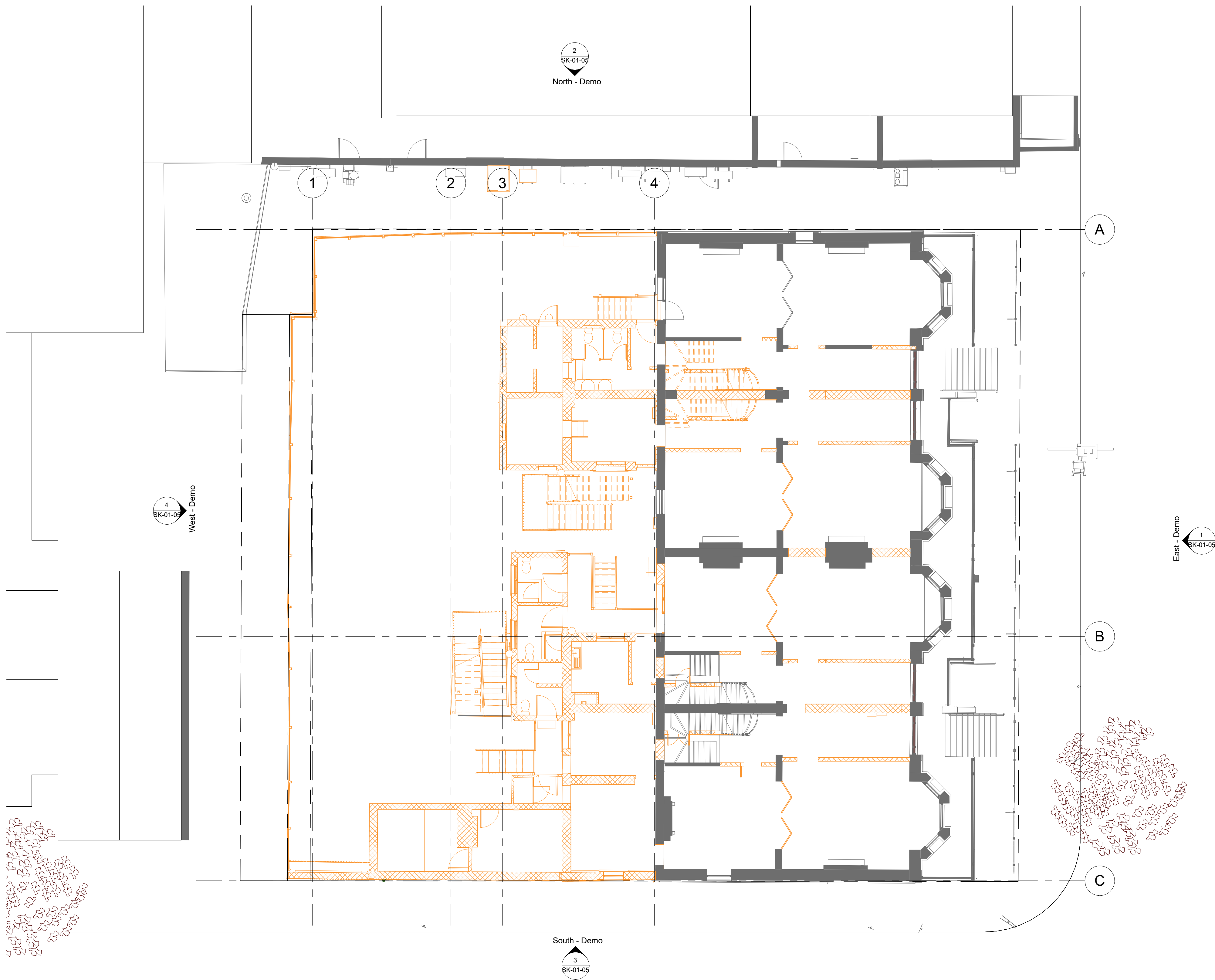


Site
PLAN scale 1 : 100



DEMOLITION BASEMENT
PLAN scale 1 : 100

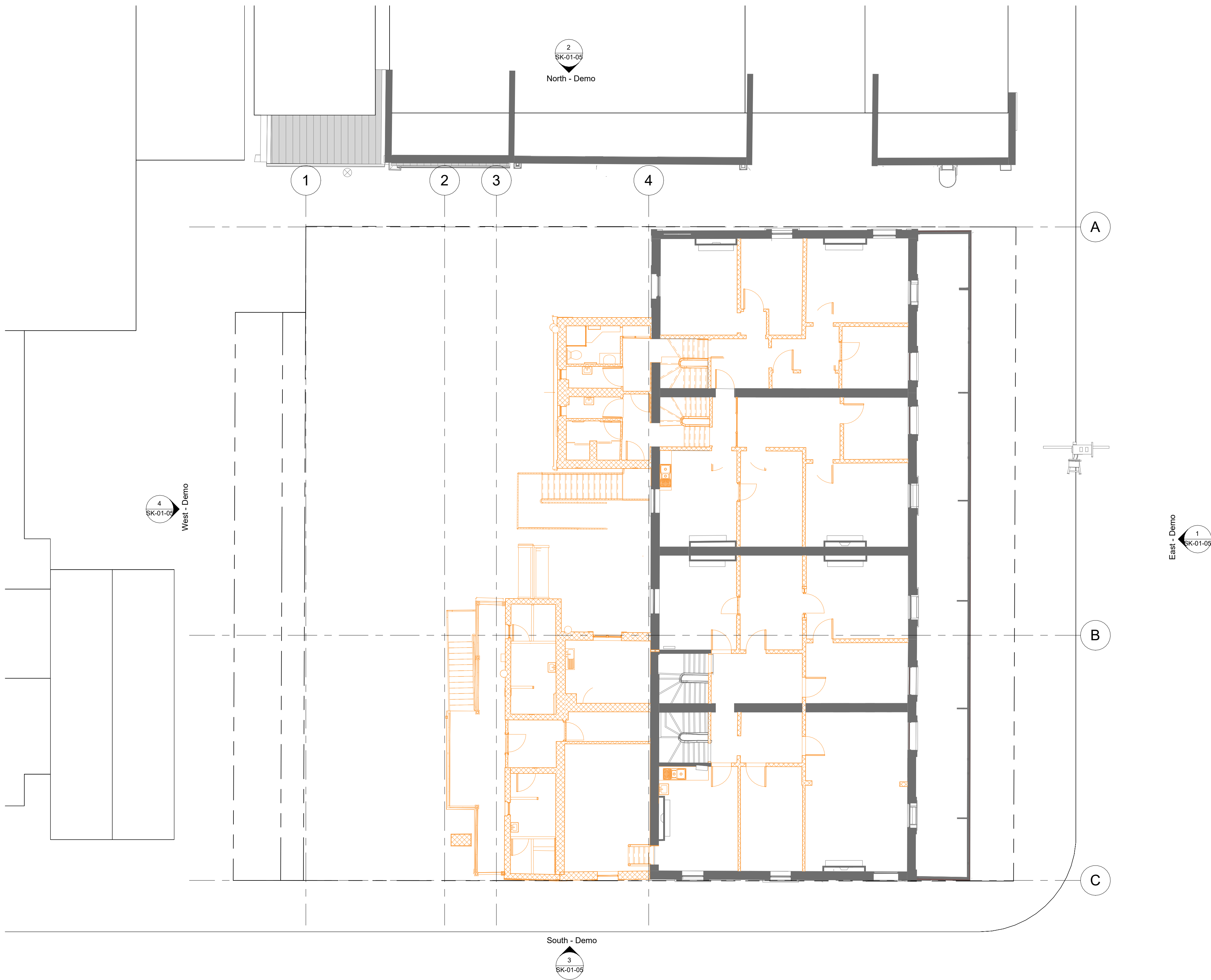
NOTE: ORANGE DENOTES EXTENT OF AREA TO BE DEMOLISHED



DEMOLITION GROUND EXISTING

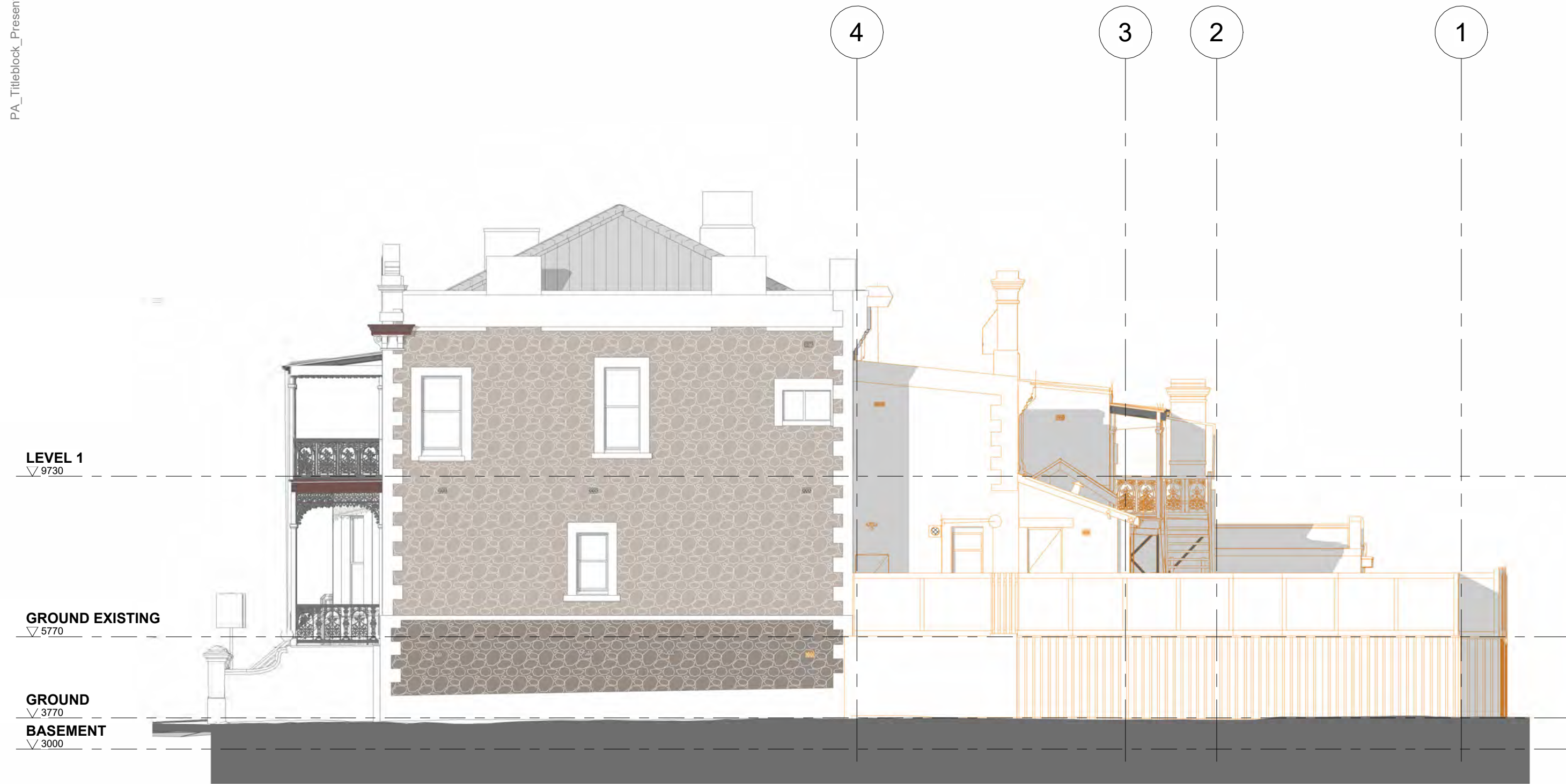
PLAN scale 1 : 100

NOTE: ORANGE DENOTES EXTENT OF AREA TO BE DEMOLISHED



DEMOLITION LEVEL 01
PLAN scale 1 : 100

NOTE: ORANGE DENOTES EXTENT OF AREA TO BE DEMOLISHED



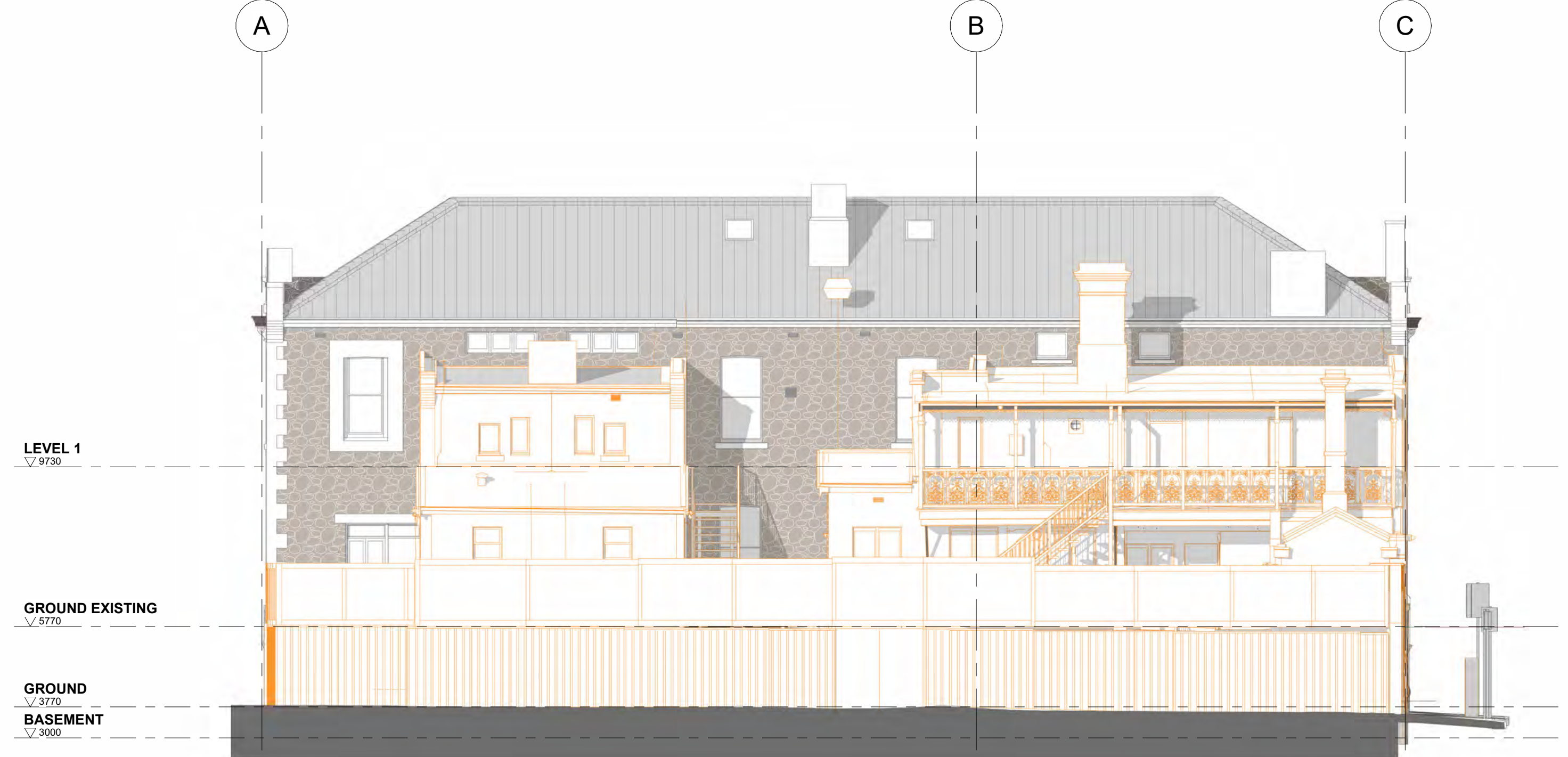
2 North - Demo
SK-01-01 ELEVATION scale 1 : 100



1 East - Demo
SK-01-01 ELEVATION scale 1 : 100

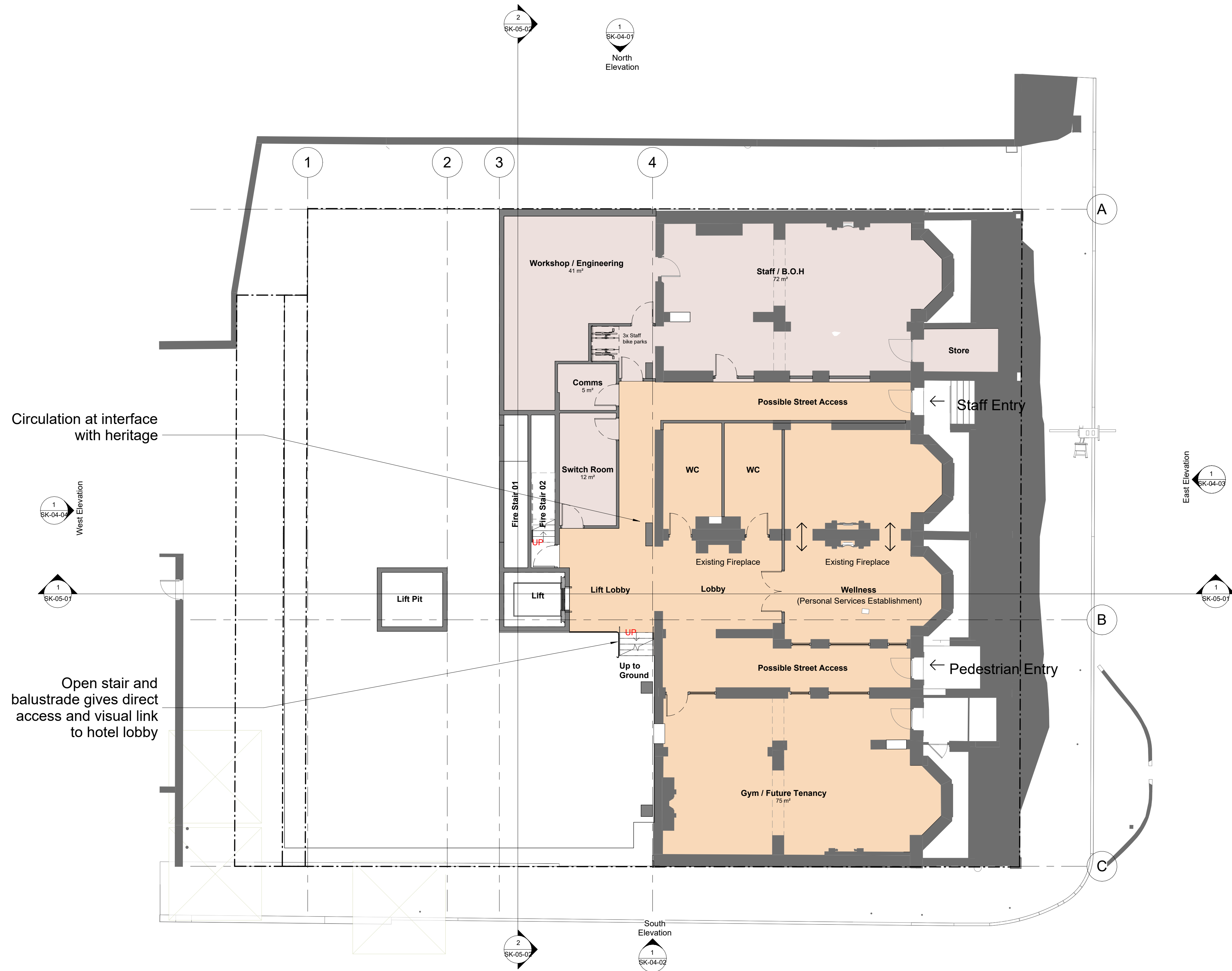


3 South - Demo
SK-01-01 ELEVATION scale 1 : 100



4 West - Demo
01 ELEVATION scale 1 : 100

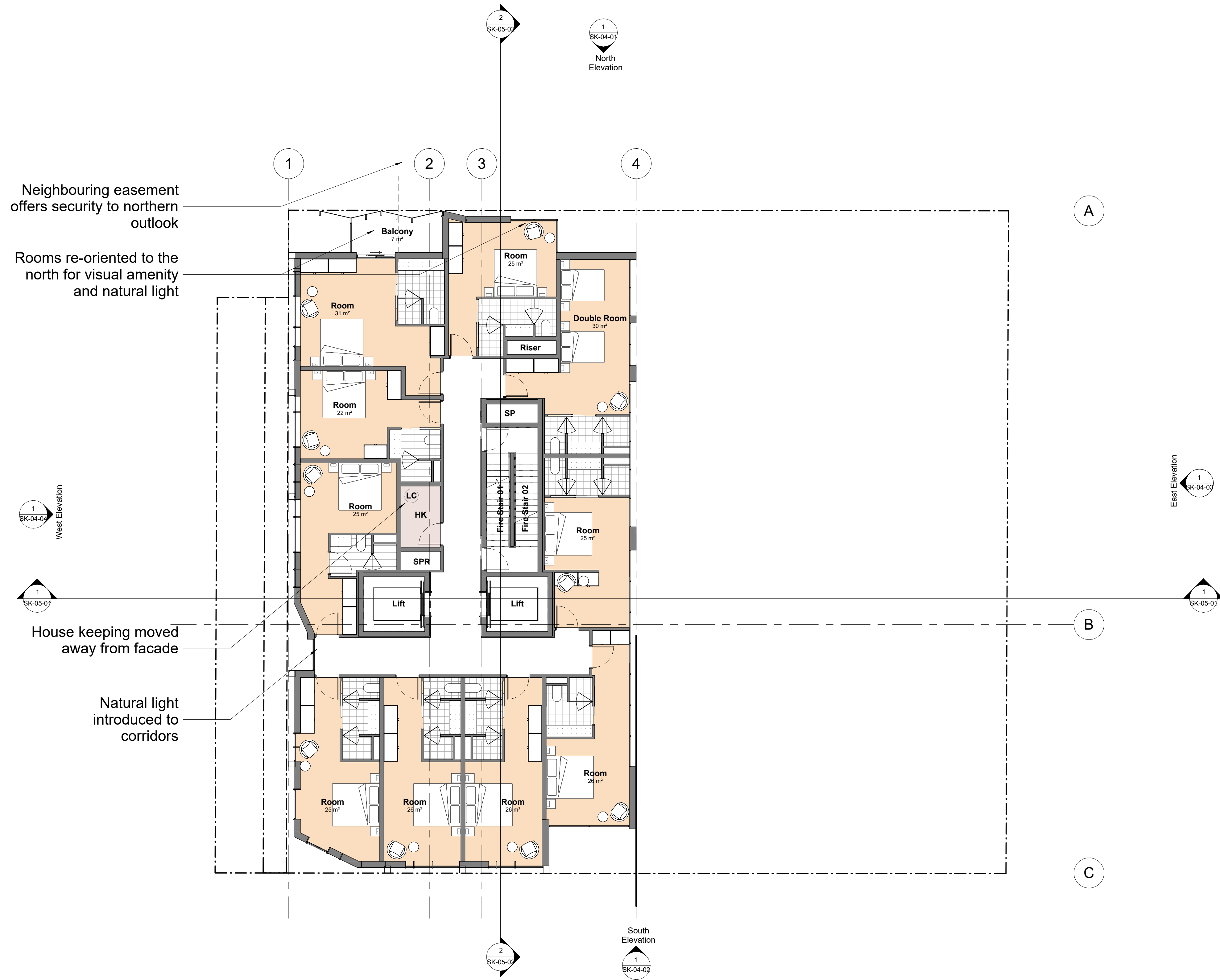
NOTE: ORANGE DENOTES EXTENT OF AREA TO BE DEMOLISHED



BASEMENT

FLOOR PLAN scale 1 : 100





LEVEL 3

FLOOR PLAN scale 1 : 100





1 NORTH
SK-02-07 ELEVATION scale 1 : 100



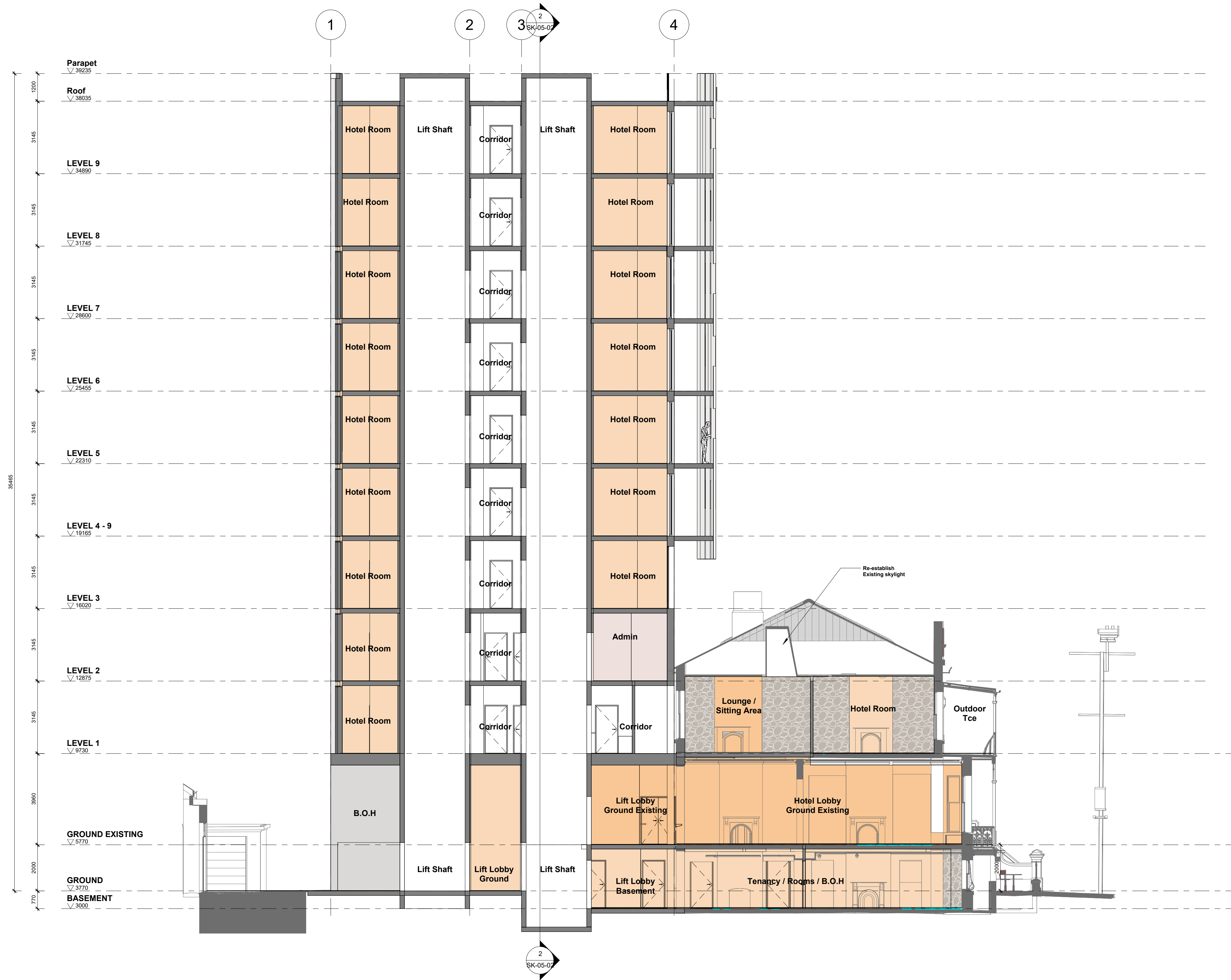
1 SOUTH
SK-02-01 ELEVATION scale 1 : 100



1 EAST
SK-02-01 ELEVATION scale 1 : 100



1 WEST
01 ELEVATION scale 1 : 100



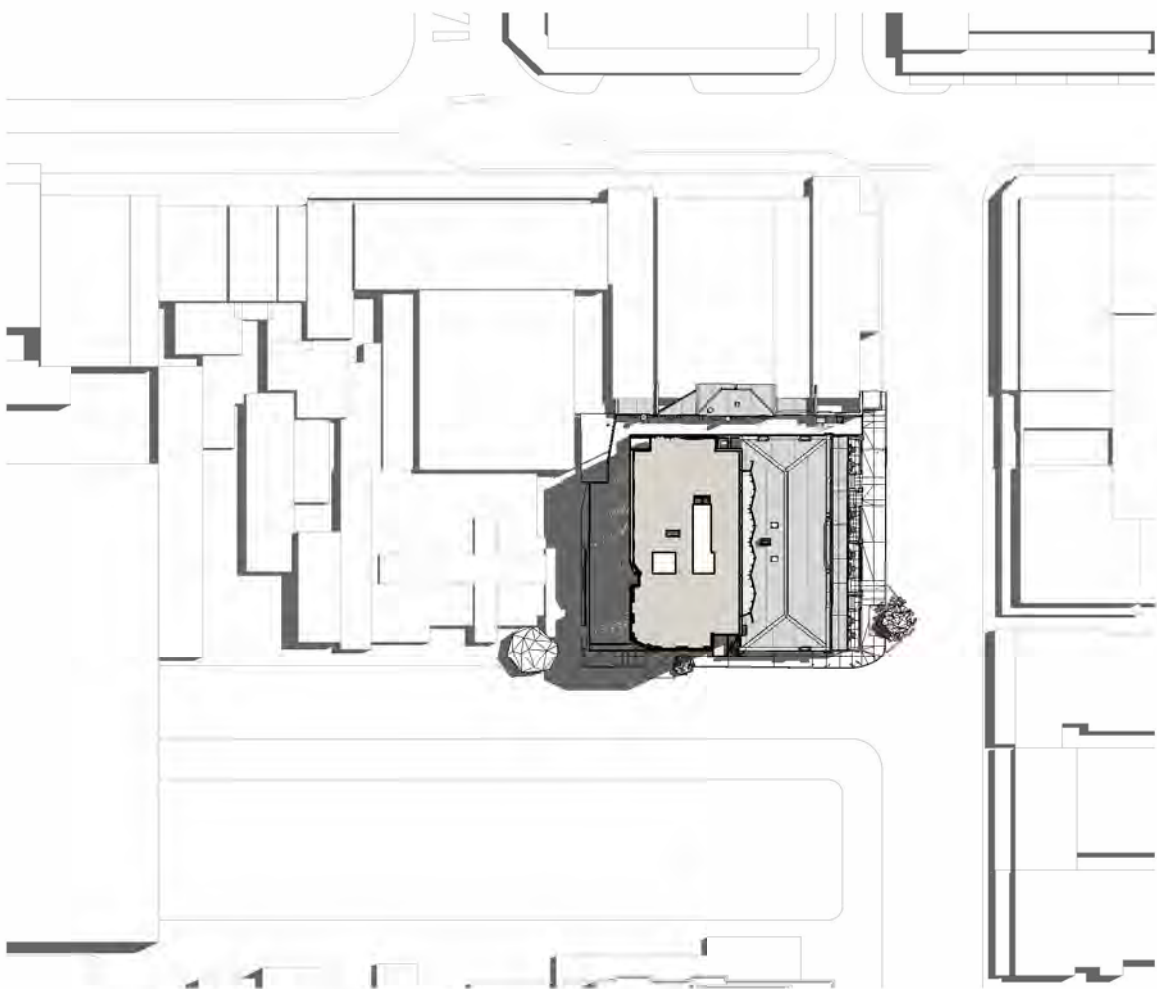
1 Section 1
01 SECTION scale 1 : 100



2 Section 2
01 SECTION scale 1 : 100



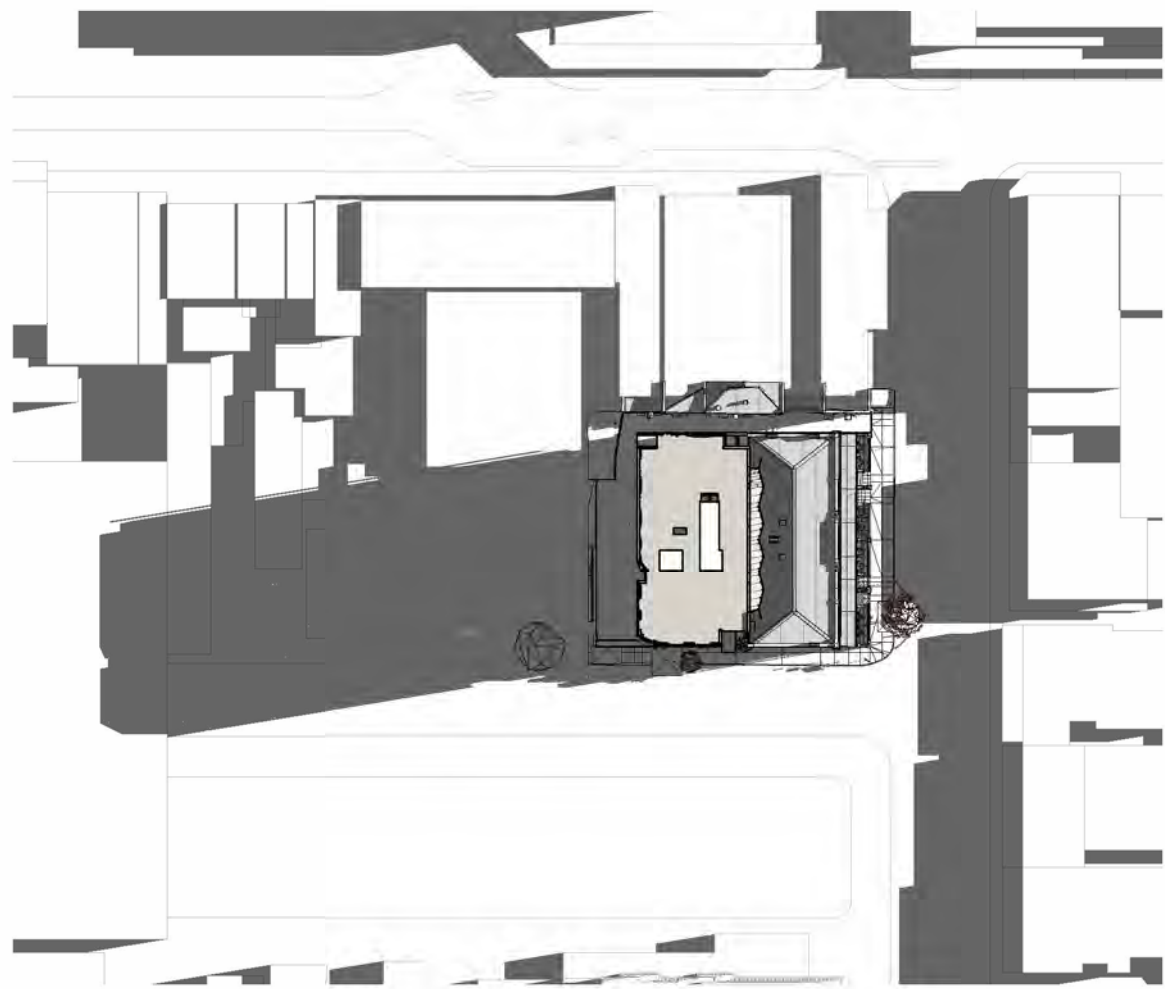
DEC 21 - 0900
SHADOW DIAGRAM scale



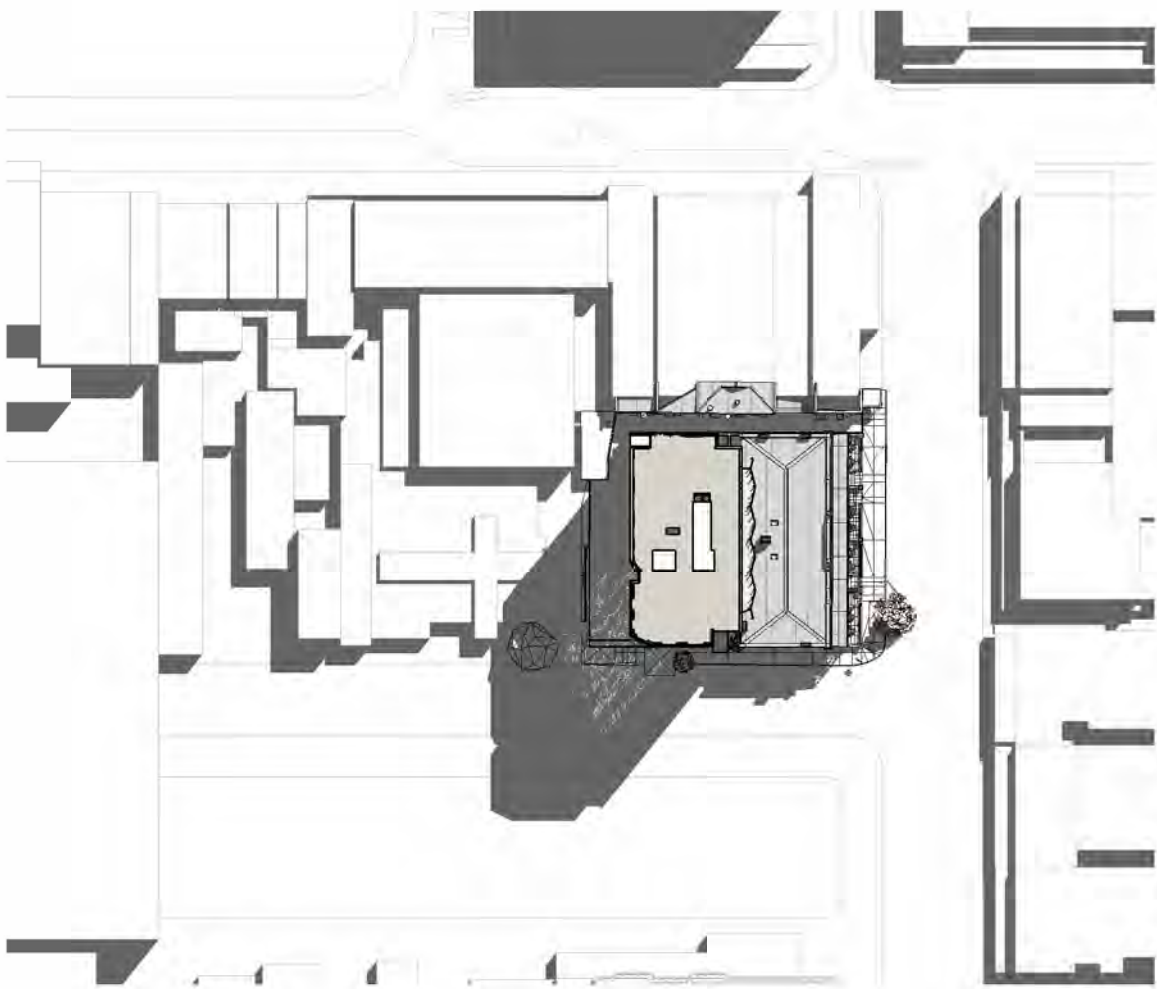
DEC 21 - 1200
SHADOW DIAGRAM scale



DEC 21 - 1500
SHADOW DIAGRAM scale



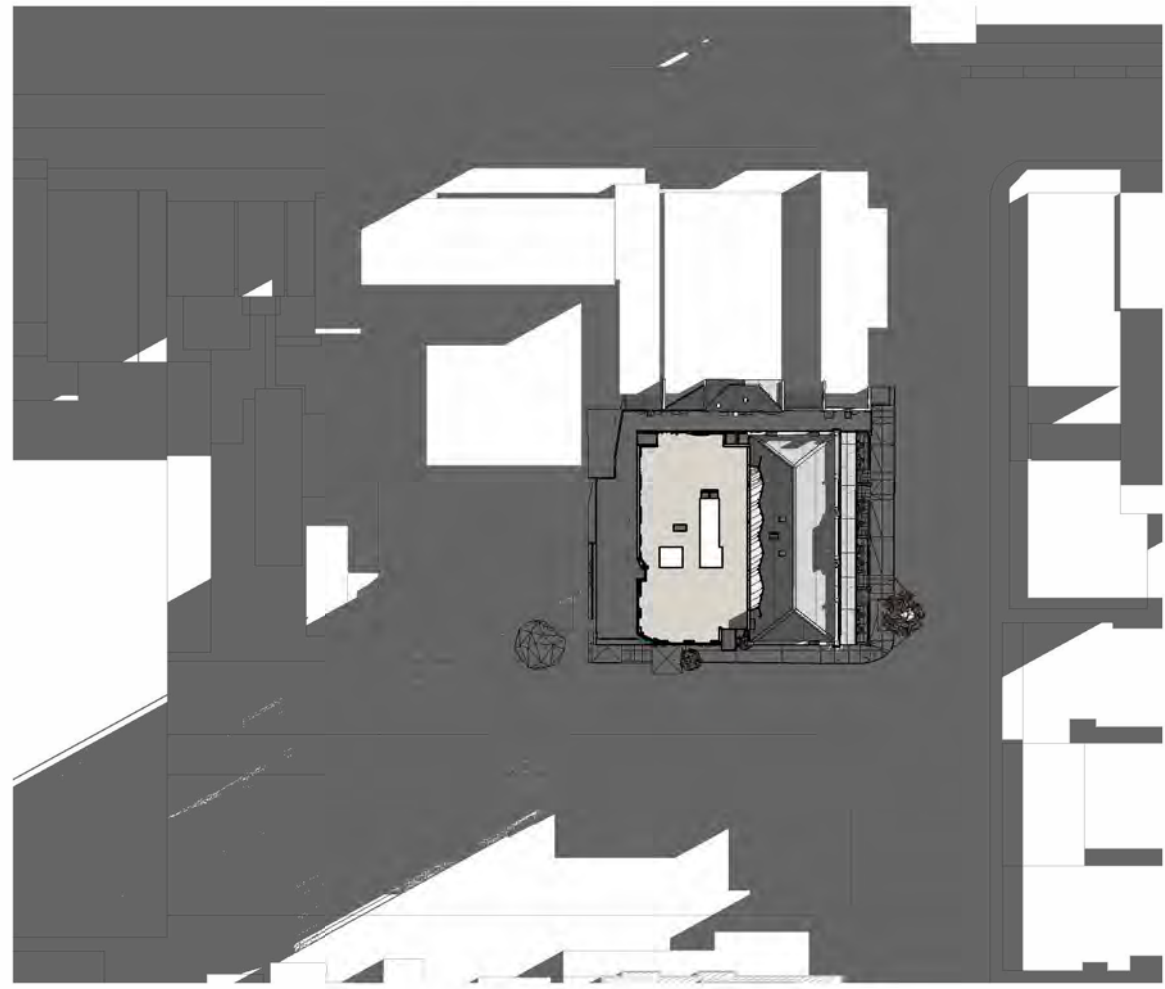
MAR 21 - 0900
SHADOW DIAGRAM scale



MAR 21 - 1200
SHADOW DIAGRAM scale



MAR 21 - 1500
SHADOW DIAGRAM scale



JUN 21 - 0900
SHADOW DIAGRAM scale



JUN 21 - 1200
SHADOW DIAGRAM scale



JUN 21 - 1500
SHADOW DIAGRAM scale

Acknowledgement

PACT architects acknowledges the Kaurna people as the Traditional Custodians of the Adelaide region. We pay our respects to Elders past, present and emerging.

Project

1 Moseley Street

Drawing

23160 - SK-11-01

Date

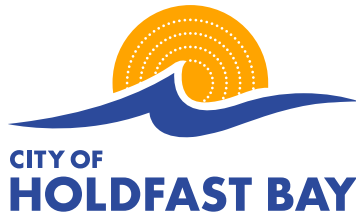
26.11.2024

Issue

For Planning - Issue 02

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Attachment 2



25 March 2025

Presiding Member
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5000

via email: gabrielle.mcmahon@sa.gov.au

Dear Presiding Member

Statement of Representation DA 24033554 1-7 Moseley Street, Glenelg

Thank you for the opportunity to make representation to the abovementioned development application as an adjoining landowner to the site of the proposal. Specifically, the City of Holdfast Bay (the Council) is the owner of the public car park located at 2 Elizabeth Street, Glenelg, on the corner with Moseley Street. I understand that a separate submission on prescribed technical matters has been made by Council's Administration pursuant to regulation 23(1)(b) of the Planning, Development and Infrastructure 2016 Regulations.

On reviewing the development application, it is commendable that the proposal includes the adaptive re-use of an important heritage listed building in 'Alexandra Terrace'. Similarly, it is noted that the accommodation and commercial uses intended for both the restored heritage building and the altogether new high-rise structure are compatible with those envisaged for the locality. With these offerings, planning authorities could look to grant concessions from performance standards to incentivise proposals that preserve heritage buildings and put them to a desirable economic use. However, the concessions sought with respect to this development proposal are generous.

The specific policy regarding building height for this site in the Planning and Design Code is PO 3.1 DPF 3.1 of the Urban Corridor (Main Street) Zone seeks a maximum of five storeys or 18 metres, whereas the proposal is double the prescribed height at 10 storeys or 39.235 metres. The doubling of the envisaged building height coupled with the dispensation of on-site car parking puts into question the appropriateness of the scale and the broader impact of the development. It would perhaps be more appropriate to seek a Code Amendment rather than undertake an exceptional assessment where such deviations are sought from the relevant Planning and Design Code parameters. This would enable a more detailed investigation as to the broader merits of such proposals in this locality and allow for policies to be embedded that respond to the heightened scale of development and lack of car parking.

Reliance is placed by the proponent on local context as a means to justify the building height departure from the limitations suggested by the Code. An understanding of the circumstances that enabled buildings of similar height to exist in the locality is important when submitting contextual analysis as a justifying factor. Whilst there are examples of similar height buildings in the locality, these exist either as compliant structures within an accommodating policy setting (i.e. the Stamford Grand within a 12-storey zone) or as historic anomalies that now sit juxtaposed to their current day policy setting (Moseley Towers within a five-storey zone). Great care should therefore be taken by planning authorities when asked to consciously dispense with building height guidelines, particularly if relying primarily on local context as the measure for any significant departure. The policy setting within which the proposal sits is a relatively new one, introduced to encourage an orderly and transitional scale of development in the locality.

The specific policy regarding off street carparking for this site is found in Table 1 of Part 4 (General Development Policies) of the Planning and Design Code relating to Transport, Access and Planning. Here the prescribed carparking rate is calculated at a minimum of 35 spaces. As the Commission is aware, the site of the development is located within the area of a lawfully established Carparking Fund. Although the City of Holdfast Bay Carparking Contributions Fund was established under the repealed *Development Act 1993* in 2002 and most recently varied in 2014 by Gazettal notice, the Carparking Fund 'transitioned' into the *Planning, Development and Infrastructure Act 2016* (the PDI Act) by way of Part 11 clause 33 of Schedule 8 to the PDI Act which states as follows:

Part 11—Funds

33—Funds

- (1) *A carparking fund in existence under section 50A of the repealed Act immediately before the designated day will continue as a fund under section 197 of this Act.*
- (2) *In connection with the operation of subclause (1)—*
 - (a) *it is unnecessary for the fund to form part of a scheme established under section 197 of this Act; and*
 - (b) *insofar as may be relevant, any provision made by a Development Plan under the repealed Act can continue to apply in relation to the fund.*

What this means is that the Carparking Contributions Fund applies to the area designated in Map HoB/5 of the repealed City of Holdfast Bay Development Plan consolidated on 13 February 2014 even though the Development Plan does not have any other application under the PDI Act.

The Carparking Contributions Fund is 'enforced' by way of section 102(1)(f) which provides that a development application requires a consent in respect to the satisfaction of requirements applying under Part 15 Division 2 of the PDI Act. Section 197 is in Part 15, Division 2 so Carparking Contributions Fund requirements must be fulfilled before a development approval can be granted to a development application with a carparking shortfall. The current City of Holdfast Bay Carparking Contributions Fund requires a one-off payment of \$7,000 per carparking space. With a theoretical shortfall of at least 35 spaces, the Commission is asked to impose a minimum contribution of \$245,000 in accordance with Planning and Design Code PO 5.1 and DPF 5.1(c) and made payable to the City of Holdfast Bay should it grant consent to the proposal.

Thank you again for the invitation for Council to make representation on this matter on the community's behalf. The Council considers that the proposal displays many desirable features, including the conservation and sensitive adaptation of a Local Heritage Place, the economic re-

activation of a landmark site with as yet unfulfilled potential, and the introduction of much needed bespoke tourist accommodation for the Glenelg business district. However, there are some challenges with the development also, including its height relative to planning requirements and its lack of on-site car parking in an area of Glenelg already compromised by the availability of car parks within private establishments.

I would welcome the opportunity to expand on Council's written submission and make a personal representation to the State Commission Assessment Panel on the community's behalf should the opportunity present itself.

Yours sincerely

Amanda Wilson
MAYOR

Item No: 15.4

Subject: **ANNUAL PROGRESS REPORT ON THE STATE DISABILITY INCLUSION PLAN (SDIP) AND DISABILITY ACCESS AND INCLUSION PLAN (DAIP)**

Summary

This report provides an overview of the City of Holdfast Bay's 2024 achievements under the State Disability Inclusion Plan and Council's Disability Access and Inclusion Plan (DAIP).

Recommendation

That Council notes the report.

Background

This report complies with the legislative requirements of the *Disability Inclusion Act 2018* (SA), mandating annual reporting on Disability Access and Inclusion Plans by local councils. This report highlights the initiatives undertaken to enhance disability access and inclusion through the 2024 calendar year.

Report

In 2024, significant work was undertaken towards enhancing the inclusivity and accessibility of community spaces and services. This spans over a wide array of initiatives, including infrastructure enhancements, inclusive programming, and strategic partnerships. Collectively, these initiatives aim to create a more welcoming environment for everyone, in alignment with the principles outlined in the State Disability Inclusion Plan and the City of Holdfast Bay's Disability Access and Inclusion Plan (DAIP).

Outcome Area and Achievements

Infrastructure Improvements

Installation of 112 DDA-compliant kerb ramps and 15 bus stop upgrades to meet DDA standards enabling greater mobility and access for all community members.

Strategic Projects

Projects like the Seacliff amenities and Buffalo site redevelopment, incorporating Universal Design to cater to diverse user needs.

Library Enhancements

Expansion of services to include sensory story times and outreach programs to benefit a broader audience to include people with disabilities.

Website Accessibility

Implementation of Userway software, which adapts websites to become more accessible for people with disabilities including enhancements, such as text resizing and contrast adjustments to improve site accessibility in line with Web Content Accessibility Guidelines (WCAG) standards.

Community and Event Accessibility

Continued deployment of accessible beach matting at Glenelg Beach across the summer months and introduction of accessibility features at major community events, enhancing participation for people with disabilities. For example: at the 2024 Glenelg Christmas Pageant, following advice from the Tri-Council Disability Advisory Network, additional accessible parking, toilets, and a designated drop-off zone were provided. A sensory zone, designed to provide a quieter and less stimulating environment, was also established in Glenelg Community Centre, significantly enhancing accessibility and participation for people with disabilities at the event.

Volunteer Engagement

Placement of 17 volunteers with disabilities across various programs, fostering inclusive volunteering opportunities.

Advisory Contributions

The Tri-Council Disability Advisory Network (Cities of Marion, Mitcham and Holdfast Bay) provided essential advice on projects, significantly enhancing community inclusivity.

DAIP Outcomes Summary

Total DAIP Actions	66
Completed and Ongoing Actions:	45
Actions in Progress:	21

These outcomes reflect our commitment to ongoing improvements and accountability in disability access and inclusion.

Refer Attachment 1

Budget

The activities outlined in this report were supported within the existing budget allocations for 2024.

Life Cycle Costs

Ongoing maintenance of disability access and inclusion improvements will incur standard lifecycle costs. These costs must be accounted for in future budgets to maintain the accessibility features effectively and ensure they continue to meet community needs sustainably. This forward planning is crucial for supporting long-term disability access and inclusion across all city infrastructure, facilities and services.

Strategic Plan

Our Holdfast 2050+ strategic plan inherently integrates disability access and inclusion, ensuring these principles guide community development and service provision, affirming Holdfast Bay's commitment to a universally accessible and inclusive community.

Council Policy

This initiative aligns with the Council's Inclusion Policy.

Statutory Provisions

The activities and reporting comply with the *Disability Inclusion Act 2018 (SA)* and the relevant amendments provided by the *Disability Inclusion (Exemptions) Amendment Regulations 2024*.

Written By: Manager, Community Wellbeing

General Manager: Community and Business, Ms M Lock

Attachment 1

State Disability Inclusion Plan 2024 Annual Reporting Tool – local councils

Instructions

State authorities must report each year on actions within the State Disability Inclusion Plan (State Plan) and their own Disability Action and Inclusion Plans (DAIPs).

State authorities are government agencies and local councils.

This responsibility to report is set out in Sections 14 and 17 of the *Disability Inclusion Act 2018 (SA)* (the Act).

This reporting tool has been created to help you report on activities between 1 January 2024 and 31 December 2024.

The tool has 2 reports and must be completed by all local councils.

1: State Plan actions - all local councils

Report 1 requires an update on the **5** State Plan actions assigned to all local councils - Actions 5, 9, 10, 27 and 33.

Report 1 must be completed by **all local councils**.

2: Disability Access and Inclusion Plan (DAIP) reporting – all local councils

Report 2 includes the following:

1. A status update on actions in your DAIP.
2. An opportunity to showcase activities and outcomes as required by Section 16(3)(d) of the Act.
3. A request for any current strategies and policies that align with the operation of your DAIP and the State Plan.

Report 2 must be completed by **all local councils**.

Notes

- You may find it helpful to have your council's 2023 reporting on hand or the [2023 State Plan Annual Report](#) to support you to complete this report.
- Please limit responses to 120 words and ensure that all activities included in your response are directly related to the action in question.
- If you would like to provide additional data/information to support your report, please provide as hyperlinks or separate attachments.
- You are welcome to include images to support your reporting - noting DHS requires a high-resolution image (greater than 3MB) and image quality of 300 dpi. Please use Dropbox or We Transfer to send files.

Approvals and consent

- By submitting your report, you acknowledge that all internal approvals have been obtained.
- By submitting your report and any images, you (and any individuals featured in the image) consent to their inclusion in the 2024 State Plan Annual Report.

2024 Annual Reporting timeline

- November 2024: Annual Reporting Tool provided to State authorities.
- December 2024 to March 2025: State authorities to collate 2024 activities.
- 7 March 2025: Deadline for reports to be submitted to DHS.
- March 2025 to May 2025: DHS analyses responses, seeks clarification, collates and drafts the 2024 Annual Report.
- June 2025: 2024 Annual Report provided to the Minister for tabling.

Deadline for reports

The deadline is **Friday 7 March 2025**.

Email your reports to the DHS Disability Inclusion Team – DHSDisabilityinclusion@sa.gov.au

Report 1: State Plan actions - all local councils

Report 1 requires an update on the following 5 State Plan actions assigned to all local councils - Actions 5, 9, 10, 27 and 33.

Please provide an update on the actions by:

1. Selecting the current status of the action from the dropdown list (completed and ongoing, in progress or not yet started).
2. Answering the related question/s.

Use outcomes, data, and tangible measures wherever possible and ensure all activity is for the 2024 calendar year only.

Action 5

Assigned to: All local councils

Develop data measures to track the percentage of people living with disability who are employed in South Australian Government and local councils.

Current status: [In progress](#)

1. Do you track the percentage of people living with disability employed in your council?

[No](#)

2. If yes, please provide the percentage of people with disability employed in your council in 2023 and 2024:

2023 - [Click or tap here to enter text.](#)

2024 – [There is no formal process to track people living with a disability that are employees of Council. An informal survey of the Council’s leadership team shows 5 staff who have identified as having a disability. This is from a total staff pool of 210 staff \(note that this excludes the Alwyndor employees\).](#)

Action 9

Assigned to: All local councils

Local council access and inclusion planning to consider consultation outcomes including:

- Incorporating Universal Design principles in criteria for all new building and public projects and planning for programs, services and events
- Developing Universal Design training plans for staff and contractors
- Reviewing availability for accessible car parks in identified areas.

Current status: In progress

1. How has your council incorporated Universal Design principles in new infrastructure and planning for programs, services, and events?

We meet accessibility requirements guided by legislative frameworks such as the Disability Discrimination Act, as well as Australian Standards, and the Building Code of Australia. As a minimum the engineering team seek to install all new infrastructure such as footpaths, kerb ramps, crossing points, and bus stops to these standards where physically possible. In 2023-24 this included

112 DDA compliant kerb ramps

DDA Improvements to 15 bus stops

Partridge Street, Glenelg Signalised 'Wombat' School Crossing (raised pedestrian zebra crossing with flashing signals)

King George Avenue, Hove Signalised 'Koala' School Crossing (timed school pedestrian crossing with flashing signals)

Universal design goes beyond these accessibility requirements. Rather, seeking to create environments that consider the needs of all regardless of age, culture, ability, or other differentiating factors. We do this by considering the principles of universal design when designing or scoping projects.

An example of this is the design of a new bus shelter on Adelphi, considering the space and functional use for all commuters both to access the stop as well as boarding on and off a bus.

For significant projects the following is noted:

Seacliff amenities block and beach access ramp.

New public amenities block was designed and built to provide disability access to the new facility via at grade paths, new DDA compliant ramp and a DDA compliant toilet and change area complete with private shower. There is also a parent / family toilet and change area within the new amenities block. The previous amenities block was below ground level and had no DDA access or change facilities. The new beach access ramp at Seacliff Beach is DDA compliant and provides access further onto the beach that previously provided.

Buffalo site redevelopment

The redevelopment of the former Buffalo site has been designed incorporating universal design principles including improved DDA compliant pathways throughout the precinct and from the disabled carpark and caters for a wide range of user groups including young families, bike riders and pedestrians alike. The new street furniture is also DDA compliant.

Somerton Park Tennis Club

The redevelopment of the Somerton Park Tennis club courts included providing universal accessibility to the courts to facilitate the growth of their blind and low vision tennis program.

Within our **Library Services** Council provides the following

Programs

- Home Library Program services approximately 100 patrons with monthly book deliveries to their home with large print and audio books and access to the digital collection from home.
- The library outreaches to Alwyndor for a monthly book chat group, open to all residents and their carer's. The group focuses on reading aloud and engaging those that struggle to read independently. The group began in August 2024 and for 45 participants.
- Sensory story time and holiday program session have been held to provide more flexible session for a range of learning needs.
- Auslan Storytime sessions are being added in 2025.

Services

- Library spaces allow for flexible access with wide entrances, electronic doors to support access frames, walking frames, gophers, wheelchair and clear line of site around the library spaces.
- Library patrons with limited vision are supported by large print editions, audiobooks, and digital ebooks and e-audiobooks, and e-reader pens are also available for loan
- Dyslexia editions of some titles are available in the library, as well as on our digital eBook platforms. Libby reader has settings to increase font size and dyslexia friendly font and page colour options.
- Toy library collection has a range of toys which supports learning needs for children.
- Support NDIS carers to access library collection and as a safe space with nonverbal and neurodivergent children.

Events

- November 2024, the library held an inclusive community event called Baby's Day Out, aimed at parents and caregivers of children three years and under, to promote the South Australian government initiative of Words Grow Minds. Various literacy, nature play and sensory activities were available, as well as opportunities to connect with local playgroups, speech

pathologists and occupational therapists with information on neurodivergent child development. The event was attended by 300 people.

- My Aged Care information booths were hosted in July and December at both library branches.

One of the DAIP's priorities is to "follow an established Inclusive and Accessible Events guideline," which is reflected in the following initiatives across the City's events portfolio:

New Year's Eve Event

- Designated accessible viewing area so patrons using wheelchairs and other mobility aids can enjoy performances with clear sight lines.
- Multiple accessible toilets provided throughout the site.
- An Lx tower overlay ensures thorough lighting coverage, addressing visibility requirements and making it easier for all attendees—including people with vision impairments—to move around safely.
- A disability drop-off area, reducing travel distances for patrons who need closer or smoother access to the venue.

Christmas Pageant

- Sensory zone provided by Spectrum Connect to support neurodiverse attendees who benefit from a quieter, calmer space.
- Dedicated accessible drop-off area with additional accessible parking, shortening the distance from vehicle to vantage point.
- Ample accessible toilets located across the event footprint.
- Accessible viewing area for wheelchair users and people with mobility concerns.
- Auslan interpreter for the broadcast, ensuring that Deaf community members can fully engage with the event.

Ice Cream Festival

- Sensory zone (Spectrum Connect), giving attendees with sensory sensitivities a retreat space.
- Accessible parking close to main entry points, enhancing ease of movement for people using wheelchairs or mobility aids.
- Accessible toilets positioned across the venue.

Australia Day

- Auslan interpreters (two on-site) to convey spoken presentations and announcements to attendees.
- An accessible venue, ensuring barrier-free paths of travel throughout the celebration areas.

Brighton Jetty Sculptures Event

- A temporary accessible parking area with adjacent kerb ramp to facilitate smooth transfer from car to exhibition space.

All of these event inclusions align with the DAIP's emphasis on universal design, which seeks to make facilities, services, and experiences more usable, more accessible, and more inclusive of everyone. Furthermore, the events team actively collaborates on proposed events with our Tri-Council Disability Advisory Network, where the Cities of Holdfast Bay, Marion, and Mitcham work together to share strategies and achieve better outcomes in accessibility. By continually reviewing event logistics—such as lighting, wayfinding, drop-off zones, and the inclusion of sensory and Auslan services—the City of Holdfast Bay ensures that each event meets or exceeds the benchmarks set out in its DAIP for inclusive community engagement.

2. How has your council incorporated Universal Design training for staff and contractors?

Introduction to Universal Design, a free online course has been promoted internally for staff to refresh their knowledge on the principles of Universal Design.

3. How many accessible car parks does your council have?

Council does not have full data on the number of accessible car parks across the Council area. This is data that we will seek to finalise in the next 12 months. Work is underway to update a 2021 document that details the location and condition of accessible car parks across the city.

Action 10

Assigned to: All local councils

Consider the installation of multi-media devices and inclusive signage at service outlets and at the front of public buildings to accommodate people with disability.

Current status: In progress

Does your council have any inclusive signage and/or multi-media devices in your office buildings and/or service outlets to accommodate people with disability?

Yes

If yes, please explain:

Council has made efforts in this area including:

- In July 2024 the Paringa Park Reserve playspace at Somerton Park was the first playspace in Holdfast Bay to have an Auslan communication board. This is to encourage people to try Auslan, an Australian sign language promoting inclusive communication methods.

- The Library and Council websites has an accessibility menu to provide and large format keyboard and screen available at libraries.
- Information screens in Council office and Libraries for key messaging in a visual format.
- Large print bin collection calendar or app.
- Large signage at key Council buildings in constant format for easy recognition.
- Easy read format option for Council documents.
- Council website can be viewed in multiple languages.

Action 27

Assigned to: All local councils

State authorities to facilitate meaningful volunteering opportunities for people living with disability and to identify clear pathways to transition from volunteering to work placement.

Current status: In progress

1. Does your council provide volunteering opportunities for people with disability?

Yes

If yes, please explain:

In 2024 we placed the following number of people living with a disability across programs

- Gardening x 1
- Environment x 3
- Alwyndor aged care x 4
- Library x 2
- Across 2 community centres x 4
- Youth program x 1
- Veterans shed x 1
- Transport program x 1

Placing a total of 17 people

2. Does your council provide pathways for transition from volunteering into work placements?

Yes

If yes, please explain:

City of Holdfast Bay work with job providers placing people into volunteering opportunities to gain skills experience and confidence to apply for roles.

City of Holdfast Bay Volunteers have the opportunity to apply for internal paid vacancies if they meet the criteria, they will be interviewed the same as staff.

Action 33

Assigned to: All local councils

Provide opportunities for active participation in decision-making for people living with disability, with particular focus on the identified priority groups:

- Aboriginal and Torres Strait Islander people

- culturally and linguistically diverse communities
- women
- children (and young people).

Current status: In progress

What opportunities has your council provided for active participation in decision-making for people with disability in 2024? Please include reference to priority groups in your answer.

In 2024, the City of Holdfast Bay has made strides in ensuring that decision-making processes are inclusive and accurately reflect the needs and preferences of people with disabilities. Our efforts were significantly supported by the implementation of UserWay, enhancing website accessibility and enabling better access to information and consultation.

The Tri-Council Disability Advisory Network has been crucial in this effort. By actively engaging with individuals who have lived experience of disability, the Network has profoundly influenced critical decisions across various sectors:

Library Services: Direct consultations have led to modifications that enhance library accessibility, making services more accommodating for diverse needs.

Major Events: Network feedback has improved event planning, leading to more accessible parking, effective pick-up and drop-off zones, and strategically placed sensory zones.

Council Projects: Contributions from the Network have ensured that our initiatives extend beyond compliance, integrating the voices of those directly impacted by our policies.

This collaborative approach not only enriches our community services but also grounds our strategies in the real-life experiences of those affected by our decisions. It fosters a more inclusive community across Holdfast Bay, Marion, and Mitcham, enhancing the overall quality of life and accessibility.

Report 2: Disability Access and Inclusion Plan (DAIP) reporting

In addition to State Plan reporting, each State authority is required to provide a summary of their DAIP actions and activity each calendar year.

In Section 16(3)(d) of the Act, a DAIP must include strategies, accompanied by measurable outcomes where appropriate, to support people with disability in the following areas:

- (i) access to built environs, events and facilities;
- (ii) access to information and communications;
- (iii) addressing the specific needs of people with disability in its programs and services;
- (iv) employment.

1a. Please complete the following table:

	Number
Total number of DAIP actions	66
Number of DAIP actions completed & ongoing	45
Number of DAIP actions in progress	21
Number of DAIP actions not yet started	0

1b. Please provide a highlight of your activity and outcomes to address the following legislated areas:

i. access to built environments, events and facilities	In 2024, significant improvements were made to the accessibility of public spaces and facilities. The city successfully upgraded 120 DDA compliant kerb ramps and revamped public toilets to meet DDA standards. Our events, including the New Year's Eve Event and Glenelg Christmas Pageant, featured enhanced accessible viewing areas, sensory zones, and increased temporary accessible parking and toilets, ensuring that all community members could participate fully.
ii. access to information and communications	The City of Holdfast Bay has implemented UserWay to enhance website accessibility,

	ensuring that all community members, including those with disabilities, can access information easily. This initiative is part of our broader effort to ensure that all our digital communications are inclusive and accessible.
iii. addressing the specific needs of people with disability in its programs and services	Our library services have been particularly proactive, with initiatives like the Home Library Program and Sensory Storytime sessions designed to meet diverse community needs. Our partnership with Minda Inc. has been pivotal in providing tailored volunteering opportunities for individuals with intellectual disabilities. A partnership with estara brought 5 supported accessible beach day events to Glenelg in 2024 assisting dozens of people to access the beach safely.
iv. addressing the specific needs of people with disability in its employment	The city is developing strategies to track and enhance employment opportunities for people with disabilities within the local government workforce. This includes reviewing our induction processes and planning for the integration of a new Human Resource Information System (HRIS) to better manage and support staff with disabilities.

As per Section 16(3)(da) of the *Disability Inclusion (Review Recommendations) Amendment Act 2024* (Amendment Act 2024) - a disability access and inclusion plan must include strategies to ensure that the needs of persons referred to in section 9(2), (3), (4), (5), (5a), (5b) and (5c) are properly addressed by the disability access and inclusion plan.

2. Please provide any activity to support the needs of the following legislated priority groups in 2024:

Women with disability	For 2024 we have not collected specific data on the outcomes for women with disability
Children with disability	Children with disabilities have benefited significantly from our initiatives over the past year. Accessible playgrounds have been developed or upgraded across the city to ensure they cater to a range of sensory and mobility needs. Our library programs have been tailored to be more inclusive, offering sensory storytimes and decodable readers that support children with various learning and developmental challenges. Additionally, sensory zones have been strategically placed at large community events to provide safe and quiet spaces, making these community gatherings more accessible and enjoyable for children with sensory sensitivities.
Aboriginal and Torres Strait Islander people with disability	For 2024, we do have specific data on the outcomes for Aboriginal and Torres Strait Islander people with disability.
Culturally and linguistically diverse people with disability	For 2024, we do not have specific data on the outcomes for CALD people with disability
People with significant intellectual disability or who have high levels of vulnerability due to disability*	People with significant intellectual disabilities or high levels of vulnerability are actively included in our community initiatives. A notable representation is through the Tri-Council Disability Advisory Group, where a parent of a child with profound intellectual disabilities ensures these perspectives are integrated into council decision-making. Additionally, a group of residents and clients from Minda maintain a community garden at the Holdfast Bay Community Centre. This group includes individuals with significant intellectual disabilities who participate in mainstream activities, showcasing genuine inclusion every Wednesday.

LGBTIQA+ people with disability*	For 2024, we do not have specific data on the outcomes for LGBTIQA+ people with disability
People with disability from regional communities*	N/A

* This priority group was added as a new legislative requirement in the Amendment Act 2024 and has been included in this reporting template to identify any existing or newly developing strategies/activities.

To achieve better outcomes for people with disability it is important that the next State Plan takes into account existing strategies and policies that align with its key priority areas. This includes policies and strategies that your council has within its area of responsibility.

3. Please share any existing strategies and policies used by your council to support the work of the State Plan:

For example: education policies, employment strategies.

Council Support for State Plan Implementation:

While the City of Holdfast Bay does not have specific standalone policies exclusively for the initiatives outlined in the State Disability Inclusion Plan, our existing practices and broad initiatives integrate the core principles and objectives of the State Plan. We support the Plan through various ongoing actions:

Integrated Practices: Our everyday operational practices, such as inclusive hiring practices, accessibility improvements in public infrastructure, and the organisation of accessible community events, inherently support the State Plan's goals.

Community Engagement and Accessibility Initiatives: We ensure that our community engagement processes are inclusive, providing various means for people with disabilities to participate in consultations and decision-making. This approach aligns with the State Plan's focus on enhancing participation and accessibility in community life.

Partnerships and Collaborations: We work collaboratively with local organisations like Minda Inc. and estara to enhance social inclusion and accessibility for people with disabilities, furthering the State Plan's objectives of improving support and accessibility within the community.

Programs and Services Adaptation: Our services, such as those provided through community centres and libraries, are continually adapted to meet the diverse needs of our community, including those with disabilities. These adaptations not only comply with but actively promote the principles of Universal Design and accessibility.

These integrated actions and initiatives demonstrate our commitment to the principles and objectives of the State Disability Inclusion Plan, ensuring that our community is accessible, inclusive, and welcoming to all residents and visitors.

If you require any assistance, please contact the Disability Inclusion team
DHSDisabilityInclusion@sa.gov.au

Item No: 15.5

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

Summary

This report seeks the nomination and thereafter endorsement of two Elected Members to serve on the Mawson Oval Management Committee, commencing immediately until the end of the Council term.

The Committee consists of two Elected Members (one of which shall be chairperson), two representatives of McAuley School as per the Joint Use Agreement and supported by Council Administration.

Recommendation

That Council:

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

Background

Mawson Oval is subject to a Joint Use Agreement (JUA) dated 16 February 2004 pursuant to which Council (as landowner) and The Catholic Church Endowment Society Incorporated on behalf of McAuley Community School share the use of Mawson Oval and the facilities situated thereon at the designated times and upon the terms and conditions contained therein.

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

The role of the Mawson Oval Management Committee and the terms of appointment are discussed below whilst a copy of the JUA is annexed hereto as Attachment 1 for your information.

Refer Attachment 1

Report

Role of Mawson Oval Management Committee

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

The role includes:

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

Obligations on Council Representatives

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

- appoint a City of Holdfast Bay employee to act as secretary to carry out the secretarial requirement of the Management Committee;
- liaise with McAuley and its selected representatives to establish the Management Committee;
- do all things as reasonably necessary to fulfil the role of the Management Committee; and
- comply with the obligations of the Management Committee as set out in the JUA.

Council's Committee Membership

Members of the Management Committee will each be appointed for a term of two years and will be eligible for re-appointment.

It is not a requirement that the representatives chosen by Council to serve the Management Committee be Elected Members.

At the Council Meeting held 13 December 2022, the following motion was endorsed:

Motion

C131222/7312

That Council:

1. *appoints Councillor Snewin to serve as chairperson on the Mawson Oval Management Committee for a period of two years expiring on 10 December 2024;*
2. *appoints Councillor Fleming to serve as a member on the Mawson Oval Management Committee for a period of two years expiring on 10 December 2024;*
3. *authorises the Chief Executive Officer to appoint an officer or other suitable person to act as secretary for the Management Committee; and;*
4. *authorises the appointed representatives to liaise with McAuley and its selected representatives to establish the Management Committee and to comply with the obligations and roles as set out in the Joint Use Agreement.*

With the endorsed motion having expired on 22 December 2024, this report seeks endorsement for a period of up to two years to expire at the last Council Meeting in December 2026, or the Council Election whichever occurs first. If the Council Election is to occur first, then the terms of the nominated representatives will expire.

Budget

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

Life Cycle Costs

There are no life cycle costs associated with this report.

Strategic Plan

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

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: General Manager, Community and Business

General Manager: Community and Business, Ms M Lock

Attachment 1

COPY

CITY OF HOLDFAST BAY

("Council")

and

THE CATHOLIC CHURCH ENDOWMENT SOCIETY INCORPORATED

("Marymount")

JOINT USE AGREEMENT – MAWSON OVAL

HYND & CO PTY LTD

Solicitors
66 Wyatt Street
Adelaide SA 5000

Telephone: (08) 8223 6499
Facsimile: (08) 8223 4679
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JOINT USE AGREEMENT – MAWSON OVAL

THIS AGREEMENT is made

16th FEBRUARY 2004

2003

BETWEEN

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

AND

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

RECITALS

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

IT IS AGREED AS FOLLOWS:

1. DEFINITIONS & INTERPRETATION

1.1 Definitions

In this Agreement unless a contrary intention appears;

Commencement Date means the 16th day of FEBRUARY 2004

July 2003.

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

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

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

Parties means the parties to this Agreement.

Schedule 1 means Schedule 1 to this Agreement.

Schedule 2 means Schedule 2 to this Agreement.

1.2 Interpretations

In this Agreement, unless the context shall otherwise require;

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

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

2. GRANT OF LICENCE

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

3. SUB LICENCES

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

4. **RENEWAL**

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

5. **HIRE BY MARYMOUNT**

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

6. **ACKNOWLEDGMENT**

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

7. **SHARED FACILITIES MAINTENANCE ACCOUNT**

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

8. **MANAGEMENT COMMITTEE**

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

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

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

9. **MAINTENANCE**

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

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

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

10. ALTERATIONS ADDITIONS AND REPLACEMENT TO SHARED FACILITIES

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

The Council	44%
Marymount	56%
	<hr/> 100%

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

11. **RELOCATION**

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

12. **DISPUTE RESOLUTION**

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

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

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

13. **RELEASES**

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

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

14. INDEMNITIES

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

15. INSURANCE

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

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

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

16. NATURE OF RIGHTS CREATED PURSUANT TO THE AGREEMENT

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

17. CAVEAT

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

18. **TERMINATION**

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

19. **TIME OF THE ESSENCE**

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

20. **EMPLOYEES & AGENTS**

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

21. **FURTHER ASSURANCES**

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

22. **ENTIRE AGREEMENT**

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

23. **WAIVER**

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

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

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

24. **MODIFICATION**

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

25. **READING DOWN AND SEVERANCE**

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

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

26. **CUMULATIVE RIGHTS**

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

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

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

28. **NOTICES**

28.1 Any notice to be given or made pursuant to this provision of this agreement shall be in writing and may be signed by the authorised agent of the party giving the same.

28.2 Notices may be served by delivery or by certified mail to the address of the party as detailed herein.

28.3 All such notices and communications shall be effective and be deemed to have been received in the following circumstances:

- (a) If delivered, upon delivery; or
- (b) If sent by certified mail, upon posting;
- (c) If sent by facsimile, upon the sender's facsimile machine producing a transmission report that the notice was sent to the addressee's facsimile number specified pursuant to this clause.
- (d) A party may modify its address or facsimile number, from time to time, by a written notice served on the other party .

29. **COSTS**

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

30. **STAMP DUTY**

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

31. **LAW APPLICABLE**

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

32. **FIRST RIGHT OF REFUSAL**

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

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

EXECUTED as an agreement.

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

Kenneth Rollond
.....
Kenneth Rollond

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

Common Seal

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

+ Philip Wilson
.....

SCVice
.....

Corporate Seal

SCHEDULE 1

THE PLAN

SCHEDULE 1

THE PLAN

WATTLE AVENUE

DEDICATED RESERVE

CRICKET
NETS

LOT 103
LOT 100

LOT 102
LOT 101

KING GEORGE AVENUE

2 TENNIS COURTS

BORE
& PUMP

EXISTING
CARPARK

BUILDING B
RESOURCE CENTRE

ADMIN/
STAFF

EXISTING
CARPARK

COMMUNITY
CENTRE
CARPARK

BUILDING A
2 STOREY CLASSROOM BLOCK

BUILDING D
MUSIC
ART
CENTRE

EXISTING
COMMUNITY FACILITIES

BUILDING C
PHYS. EDUC/
DRAMA

3 BASKETBALL/NETBALL COURTS

CANTEEN

NEW BOUNDARY LINE

RESIDENTIAL DEVELOPMENT

COLTON AVENUE

SCHEDULE 2

The Timetable

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

THIS DEED is made the

13th

day of December

2010

BETWEEN:

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

and

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

BACKGROUND:-

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


IT IS AGREED as follows:-

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

EXECUTED as a Deed.

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

)
)



Mayor



Chief Executive Officer



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

+P. Wilson

.....
 Archbishop Wilson's Signature

In the presence of:

KAREN KENNY

.....
 Witness Name

[Signature]

.....
 Witness Signature

CITY OF HOLDFAST BAY

("the Council")

and

**THE CATHOLIC CHURCH ENDOWMENT
SOCIETY INCORPORATED**

("Marymount")

DEED OF VARIATION

Item No: 15.6

Subject: **APPOINTMENT OF QUALIFIED INDEPENDENT PERSON**

Summary

Section 102A of the Local Government Act 1999 provides that a council must review the performance of its Chief Executive Officer at least once each year, and in doing so, must obtain and consider the advice of a qualified independent person for the purposes of the review.

The agreement with Ms Christine Molitor as the qualified independent person expires on 31 March 2025. Ms Molitor has indicated that she would like to take up the option of the additional two years afforded in the agreement.

Recommendation

That Council re-appoints Ms Christine Molitor as the qualified independent person for a further two years, expiring on 31 March 2027.

Background

Section 102A of the Local Government Act 1999 provides that a council must review the performance of its Chief Executive Officer at least once each year, and in doing so, must obtain and consider the advice of a qualified independent person for the purposes of the review.

Following a call for expressions of interest, in March 2023, Council appointed Ms Christine Molitor as the qualified independent person for a period of two years, with the option of an additional two years.

Report

The agreement with Ms Christine Molitor as the qualified independent person expires on 31 March 2025. Ms Molitor has indicated that she would like to take up the option of the additional two years afforded in the agreement.

Pursuant to clause 17.6 of the employment contract with the Chief Executive Officer, the appointment of the independent consultant will be agreed by both parties (the Executive Committee and the Chief Executive Officer).

Ms Jackson has been consulted on, and has agreed to, the extension of Ms Molitor's agreement.

Ms Molitor's contribution to previous CEO performance reviews and the recent recruitment process has been valuable and she works well with the Committee.

The Executive Committee recommends to Council that Ms Molitor's appointment be continued for another two years.

Budget

The budget for the CEO's performance review is included within operational budgets.

Life Cycle Costs

There are no lifecycle costs associated with this report.

Strategic Plan

Statutory compliance

Council Policy

Not applicable

Statutory Provisions

Local Government Act 1999, section 102A

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

General Manager: Strategy and Corporate, Ms S Wachtel

Item No: 15.7

Subject: JETTY ROAD MAINSTREET COMMITTEE NOMINATIONS

Summary

The Jetty Road Mainstreet Committee (JRMCC) comprises of up to 13 persons who are a mix of the Jetty Road Mainstreet Precinct business or commercial property owners (nine persons), Elected Members of Council (two persons) and if the Committee wishes to do so, independent members (two persons).

Business and commercial property owners within the boundaries of the Jetty Road, Glenelg precinct who contribute to the separate rate levy were invited to nominate for a position on the Jetty Road Mainstreet Committee. There were nine positions available for businesses or property owners who contribute to the separate rate levy and two independent positions, for the period 1 April 2025 to 31 March 2027.

Nominations were open from Thursday 13 February to Thursday 27 February 2025. The selection panel met on Monday 11 March 2025 and this report provides their recommendations for the appointment of the Committee.

Recommendation

That Council:

1. acknowledges the service and commitment of the outgoing Jetty Road Mainstreet Committee members;
 2. endorses the appointment of the following members to the Jetty Road Mainstreet Committee:
 - Mr Adoni Fotopoulos, Ikos Holdings Trust
 - Mr Antonio (Tony) Beatrice, Cibo Espresso Glenelg
 - Mr Angus Bathurst Warren, Beach Burrito Company
 - Ms Bayley Millard, Yo-Chi
 - Ms Gilia Martin, Attitudes Boutique
 - Mr John Theodorakakos, Theodorakakos Property Group
 - Ms Karen Bailey, The Colley Hotel
 - Mr Martin Gilligan, Peter Shearer Menswear
 - Mr Ryan Shipway, RD Jones Group (The Moseley); and
 3. endorses the appointment of the following independent members to the Jetty Road Mainstreet Committee:
 - Mr Saxon Smith, Higher Commercial
 - Ms Stacey Mills
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Background

The Jetty Road Mainstreet Committee (JRMCM) comprises of up to 13 persons who are a mix of the Jetty Road Mainstreet Precinct business owners, commercial property owners (nine persons) and Elected Members of Council (two persons) and, if the Committee wishes to do so, independent members (two persons).

The Jetty Road Mainstreet Committee is established to advise Council on:

- Enhancing and promoting the Precinct as a vibrant shopping, leisure and recreational area with year-round appeal to residents and visitors.
- Furthering the economic development of the Precinct and encouraging further retail investment in the Precinct.
- A consistent marketing and brand strategy for the Precinct initiatives required to operate the Precinct in accordance with the Council's Strategic Management Plans.
- The Committee will also maintain communication between the Council, business, landlords, tourism providers, consumers and resident in the Precinct.

Current Members to 31 March 2025 are:

- Ms Bayley Millard, Yo-Chi
- Ms Gilia Martin, Attitudes Boutique
- Mr Angus Bathurst Warren, Beach Burrito Company
- Mr Antonio (Tony) Beatrice, Cibo Espresso Glenelg
- Mr Adoni Fotopoulos, Ikos Holdings Trust
- Ms Karen Bailey, The Colley Hotel
- Mr Damien Murphy, Glenelg Finance
- Mr Chris Morley, EIW Architects
- Ms Jay Chudasama, Beaute Australia

Independent Members:

- Mr Corey Brown, Hatch Design
- Ms Stacey Mills

Report

Business and commercial property owners within the boundaries of the Jetty Road Glenelg Mainstreet precinct who contribute to the separate rate levy were invited to nominate for a position on the Jetty Road Mainstreet Committee (JRMCM). There were nine positions available for businesses or property owners who contribute to the separate rate levy and two independent positions.

The term of appointment of all members of the JRMCM will be subject to section 41 of the *Local Government Act 1999*. The JRMCM Terms of Reference state that the positions be held by either businesses or landlords and be appointed for a term not exceeding two years. The period for the next term is 1 April 2025 to 31 March 2027.

On 11 March 2025, the selection panel comprising of one member of the JRMCM, the Mayor, one Elected Member who was appointed to the Committee and Council's Chief Executive

Officer met and assessed 13 applications for nine positions (business or commercial property owners) and two independent members. The assessment was made against a skills matrix with the following criteria:

- Business experience
- Marketing and/or advertising experience
- Retail property management experience
- Experience as a member of board/s of management or mainstreet committee
- Availability to attend committee meetings

As a result, the selection panel recommended the following nine Committee nominees:

- Ms Bayley Millard, Yo-Chi
- Ms Gilia Martin, Attitudes Boutique
- Mr Angus Bathurst Warren, Beach Burrito Company
- Mr Antonio (Tony) Beatrice, Cibo Espresso Glenelg
- Mr Adoni Fotopoulos, Ikos Holdings Trust
- Ms Karen Bailey, The Colley Hotel
- Mr Martin Gilligan, Peter Shearer Menswear
- Mr John Theodorakakos, Theodorakakos Property Group
- Mr Ryan Shipway, RD Jones Group (The Moseley)

Two Independent Members:

- Mr Saxon Smith, Higher Commercial
- Ms Stacey Mills

The term of appointment will be until 31 March 2027.

The appointment terms for Elected Members on the JRMC are not considered as part of this report, as at the Council meeting held on 13 December 2022, a motion was endorsed (C131222/7311) to appoint two Elected Members to the JRMC for the term of Council.

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Innovation: entrepreneurialism

Sustainability: resilience in our economy

Council Policy

Jetty Road Mainstreet Committee Terms of Reference

Statutory Provisions

Local Government Act 1999, section 41

Written By: Business Development Partner

General Manager: Community and Business, Ms M Lock

Item No: 15.8

Subject: REAPPOINTMENT TO THE ALWYNDOR MANAGEMENT COMMITTEE

Summary

Joanne Cottle has been a member of the Alwyndor Management Committee (AMC) since 2022 and consistent with the AMC Terms of Reference is eligible for another three (3) year term. Joanne has indicated to Kim Cheater, Chair AMC, that she is willing to be reappointed.

Following the appropriate process to engage and seek necessary approvals, this report seeks Council approval for Ms Cottle's reappointment to the AMC.

Recommendation

That Council reappoints Joanne Cottle to the Alwyndor Management Committee for a term of three years to expire on 31 March 2028.

Background

The Alwyndor Management Committee (AMC) is partially re-appointed annually on a 'rolling basis'. New appointments can involve either new members and/or the re-appointment of existing members consistent with the Terms of Reference.

Joanne Cottle has been a member of the AMC since 2022 and is eligible for another three (3) year term noting under the *Terms of Reference* AMC members are eligible for a maximum of three (3) x three (3) year terms.

Report

The process for reappointment to the Alwyndor Management Committee is guided by the *Terms of Reference* as follows:

8 Membership

8.1.3 *On expiry of their term, members of the AMC may seek reappointment. The CEO, the Chairperson and one of the appointed Elected Members will consult and make a recommendation to Council who will decide on the reappointment.*

8.1.4 *An AMC member may only serve a maximum of three (3) consecutive terms.*

Consistent with this process the CEO, Pamela Jackson, Chair, Kim Cheater and Cr Robert Snewin (Council nominated Elected Member on AMC) have been engaged and have supported Joanne's reappointment.

At the time of her appointment our recruitment focus was on commercial and financial skills and experience following assessment of needs consistent with the AMC Skills Matrix. Joanne has successfully fulfilled this requirement at a level of acumen that has proven highly beneficial to Alwyndor and AMC.

It was also noted that Joanne also works well with the other AMC members and provides valuable insights and constructive feedback.

Joanne is currently Executive Manager Finance and Corporate Services for Carers SA and holds positions on other Boards particularly in the NFP sector.

Joanne is a Fellow, Chartered Accountants Australia and NZ, a graduate of the Australian Institute of Company Directors and holds a Bachelor of Commerce and Bachelor of Business (Commercial Law).

Budget

Honorarium payments are made to Independent Committee members and are included in Alwyndor's annual operating budget.

Life Cycle Costs

Not applicable

Strategic Plan

Statutory compliance

Council Policy

Alwyndor Management Committee Terms of Reference

Statutory Provisions

Local Government Act 999, section 41

Written By: General Manager, Alwyndor

General Manager: Ms B Davidson-Park