



## **Minutes of the Ordinary Meeting of Council Held in the Council Chamber, Glenelg Town Hall on Tuesday 24 June 2025 at 7.00pm**

### **MEMBERS PRESENT**

Mayor A Wilson  
Councillor R Abley  
Councillor A Bradshaw  
Councillor J Fleming  
Councillor A Kane  
Councillor C Lindop  
Councillor S Lonie  
Councillor W Miller  
Councillor M O'Donohue  
Councillor R Patton  
Councillor J Smedley  
Councillor A Venning

### **STAFF IN ATTENDANCE**

Chief Executive Officer – P Jackson  
General Manager, Assets and Delivery – C Hughes  
General Manager, Community and Business – M Lock  
General Manager, Strategy and Corporate – S Wachtel

**1. OPENING**

Her Worship the Mayor declared the meeting open at 7.00pm.

**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. 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**

Her Worship the Mayor requested all present to pray and read the following 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 R Snewin

5.2 Absent - Nil

**6. ITEMS PRESENTED TO COUNCIL - Nil**

**7. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

**8. CONFIRMATION OF MINUTES**

**Motion**

**C240625/8088**

**That the minutes of the Ordinary Meeting of Council held on 10 June 2025 be taken as read and confirmed.**

Moved Councillor Lonie, Seconded Councillor Patton

**Carried Unanimously**

**9. PUBLIC PRESENTATIONS**

9.1 **Petitions** - Nil

9.2 **Presentation** - Nil

9.3 **Deputations** - Nil

**10. QUESTIONS BY MEMBERS**

10.1 **Without Notice**

10.1.1 **Beach access ramps, Glenelg South**

Councillor Miller asked a question in relation to sand replenishment at the base of the beach access ramps at Glenelg South.

The General Manager, Assets and Delivery provided a response.

10.1.2 **Vacancy rates on Jetty Road, Glenelg**

Councillor Miller asked a question in relation to the media article about property vacancy rates on Jetty Road, Glenelg.

The General Manager, Community and Business provided a response.

10.1.3 **Ticket sales for Beach Activation**

Councillor Kane asked a question in relation to tickets for a Beach Activation event.

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

10.1.4 **Temporary ramp to The George Hotel**

Councillor Kane asked a question in relation to the temporary ramp behind The George Hotel on Durham Street.

The Chief Executive Officer provided a response.

#### 10.1.5 **Update on outstanding motion**

Councillor Smedley asked a question in relation to a partly outstanding motion for a report identifying needed locations for crossings with lights.

The Chief Executive Officer took the question on notice.

#### 10.1.6 **Transforming Jetty Road construction**

Councillor Patton asked a question in relation to commencement of the next stage of the Transforming Jetty Road construction.

The Chief Executive Officer provided a response.

#### 10.1.7 **Pedestrian and cyclist crossing safety**

Councillor Lindop asked a question in relation to what work is being done with DIT in relation to pedestrian and cyclist safety across Brighton Road at the intersection of Jetty Road, Glenelg.

The General Manager Assets and Delivery took the question on notice.

### 10.2 **On Notice**

#### 10.2.1 **Transforming Jetty Road – Councillor Miller (Report No: 189/25)**

Councillor Miller asked the following question:

**“Can administration please provide information on:**

- 1. Current heritage place markers within the Jetty Road precinct; and**
- 2. Mitigation plans for the replacement of cigarette butt bins outside the Colley Hotel in the event of the removal of fencing as part of Transforming Jetty Rd project.”**

**Answer – Principal Project Officer**

1. Over the past six months the History Centre has recorded all Local Heritage Place plaques located along Jetty Road Glenelg. Only one existing plaque is affected in the City zone, with the bulk of the plaques existing in the Transition and Coast zones. As work along the street is completed, new plaques with text

revised by the History Centre will be installed at all existing Local Heritage locations.

2. The detailed design of the Coast and Transition zones will incorporate cigarette disposal bins into the proposed separation infrastructure between the vehicle and pedestrian areas. Current design considerations include integration with bollards, seating and hard structures that delineate the garden beds. Final designs will be presented to Council for consideration along with the other urban design elements.

#### 10.2.2 Subsidies and Relief Provided to Developers – Councillor Miller (Report No: 194/25)

Councillor Miller asked the following question:

**“Can administration advise the value of subsidies and fee reliefs provided to developers over the past decade in the City of Holdfast Bay?”**

**Answer –** Manager Finance, Manager Development Services

Based on information registered in the council’s records management system, Administration can advise that fee relief was provided to developers on three separate occasions in the past decade, all endorsed via resolution of Council. The details of these concessions are as follows:

Developer	Property	Council Resolution No.	Quoted Fee	Discounted Fee	Reduction	Comments
Taplin Property Pty Ltd	The George Hotel (Colley Tce /Jetty Rd, Glenelg)	C141221/2516 & C250723/7506	\$219,000 (excl. GST)	\$76,000 (excl. GST)	\$143,000 (excl. GST) or 65%	Strategic value to community.  A further 6-month extension was granted equating to an additional \$31,075 (excl GST) discount.
Karidis Group Pty Ltd	Avista Retirement (Durham Street, Glenelg)	C250122/2532	\$465,216 (excl. GST)	\$185,000 (excl. GST)	\$280,216 (excl. GST) or 60%	Strategic value to community.  Locational precedent
Lucy Commercial	19 St Johns Row, Glenelg	C220425/8038	Currently held in confidence			Extenuating financial circumstances

10.2.3 **Accessible Parking near Brighton and Somerton Surf Clubs – Councillor Fleming** (Report No: 198/25)

Councillor Fleming asked the following question:

**“Can Administration provide an update on the installation of disabled parking near Brighton and Somerton Surf Clubs?”**

**Answer – Manager Engineering**

We recognise the concerns raised, particularly regarding the lack of designated disability parking spaces at the Brighton and Somerton SLSC’s.

Administration have developed concepts for an additional disability parking bay at both Brighton Surf Lifesaving Club and Somerton Surf Lifesaving Club.

Options are currently being assessed with a report to be provided to Council in August to include detail of the proposed locations, feasibility, and costs.

**11. MEMBER’S ACTIVITY REPORTS - Nil**

**12. MOTIONS ON NOTICE**

**Item Withdrawn**

At the request of the Councillor Fleming, Item 12.1 **Motion on Notice – Crossing on Bowker Street - Councillor Fleming** was withdrawn from the Council Agenda.

**13. ADJOURNED MATTERS - Nil**

**14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

**14.1 Minutes – Jetty Road Mainstreet Committee – 4 June 2025** (Report No: 184/25)

The Minutes of the Jetty Road Mainstreet Committee meeting held 4 June 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.

**Motion**

**C240625/8089**

**That Council notes the minutes of the Jetty Road Mainstreet Committee of 4 June 2025.**

Moved Councillor Kane, Seconded Councillor Abley

**Carried Unanimously**

**Leave of the Meeting**

Leave of the meeting was sought to allow Councillor Kane to speak for an additional 1 minute. Leave of the meeting was granted.

**15. REPORTS BY OFFICERS**

**15.1 Items in Brief (Report No: 188/25)**

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.

**Motion**

**C240625/8090**

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

- 1. Letter to Department for Environment and Water, sand pumping machinery**
- 2. Letter to Premier regarding replacement bus service during Tram Grade Separation Project tram closure**

Moved Councillor Lonie, Seconded Councillor Abley

**Carried Unanimously**

**15.2 Monthly Financial Report – as at 31 May 2025 (Report No: 195/25)**

The financial report for municipal activities to the 31 May 2025 confirms that Council is on target to meet its estimated surplus of \$1,310,763 in 2024-25. Favourable minor variances indicate a positive financial position for the remainder of the year.

**Motion**

**C240625/8091**

**That Council receives the financial report for Municipal activities for the eleven months to 31 May 2025.**

Moved Councillor Smedley, Seconded Councillor Kane

**Carried**

**15.3 Feasibility of Expanding Community Safety Services (Report No: 185/25)**

Following a Council resolution in December 2024 (Motion C101224/7964), community safety patrols were extended to Jetty Roads Glenelg and Brighton for a trial period from December 2024 until March 2025.

This report highlights the successes and insights from the trial and recommends its continuation throughout the upcoming summer peak season, with an annual recurrence thereafter.

**Motion**

**C240625/8092**

- 1. That Council endorses the continuation of summer peak season, community safety patrols along Jetty Road, Glenelg, and Brighton, conducted by the Beach Patrol Officer.**
- 2. That the annual operating budget for beach patrols be increased by \$5,000 to support this initiative ongoing.**

Moved Councillor Lonie, Seconded Councillor Patton

**Carried Unanimously**

**15.4 Partridge House Playspace Consultation Results (Report No: 190/25)**

A capital renewal budget of \$200,000 is included in the draft 2025-26 budget from the Asset Management Plan to replace the Partridge House Playspace. This budget provided Council with the opportunity to replace the existing end of asset life equipment with nature-based play features that will be more in keeping with the natural setting of Partridge House and will be able to integrate and help protect the significant Ombu tree. Based on this consideration, Administration engaged an experienced nature play designer to produce a draft design for the playspace renewal.

The community were invited to provide their feedback on the proposed design between 10 and 30 April 2025. As a result of the consultation feedback, the design has been adjusted and finalised and are within budget.



**Motion**

**C240625/8093**

**That Council:**

- 1. endorses the final concept design for the Partridge House Playspace renewal as shown in Attachment 1;**
- 2. notes the Community Engagement Findings Report regarding the Partridge House Playspace renewal as per Attachment 2; and**
- 3. notes approval has been granted under CEO delegation for a procurement exemption to engage Climbing Tree Creations for the Supply and Installation of the playspace renewal as per final concept design.**

Moved Councillor Miller, Seconded Councillor Smedley

**Carried Unanimously**

**15.5 Office of Local Government Community Engagement Charter (Report No: 193/25)**

This report seeks Council's endorsement of a written submission to the Office of Local Government following its invitation for feedback on a new Local Government Community Engagement Charter which was recently released for public consultation.

The Charter outlines a new framework to guide councils in undertaking community engagement required by legislation, replacing prior provisions in the *Local Government Act 1999*. It introduces engagement principles, different consultation categories, and sets out the minimum actions councils must take.

This Charter applies to legislated engagement processes and does not cover all forms of community consultation.

**Motion**

**C240625/8094**

**That Council endorses the written submission provided as Attachment 2 to this report in response to the Office of Local Government's Community Engagement Charter consultation.**

Moved Councillor Lonie, Seconded Councillor Kane

**Carried Unanimously**

**Conflict of Interest**

Councillor Fleming declared a general conflict of interest for Item 15.6 **Seacliff Recreation Centre** (Report No: 191/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A

of the *Local Government Act 1999*) was that the matter may be considered by the Council Assessment Panel.

Councillor Fleming dealt with the material conflict of interest by making it known to the meeting and left the Chamber at 7.34pm.

**15.6 Seacliff Recreation Centre (Report No: 191/25)**

Seacliff Recreation Centre Association Incorporated (the Club) currently holds a five-year lease over the land located at 32 Yacca Road, Seacliff for a period of five years expiring on 30 June 2028. The Club is seeking Council's permission to install new signage to the rear of their premises facing the railway line. This report recommends that Council, as landowner, approve the proposed signage.

**Motion**

**C240625/8095**

- 1. That Council approves the proposal from Seacliff Recreation Centre Association Incorporated to install two non-illuminated signs comprising their name, logo and sports offered, as well as a changing banner advertising various events throughout the year, to the rear of their building as depicted in Attachment 1 to this report.**
- 2. That Seacliff Recreation Centre Association Incorporated obtain Development Approval pursuant to the *Planning, Development and Infrastructure Act 2016* prior to installation of two non-illuminated signs comprising their logo, name and sports offered, as well as a changing banner advertising various events throughout the year, to the rear of the building as depicted in Attachment 1 to this report.**

Moved Councillor Lindop, Seconded Councillor Lonie

**Carried Unanimously**

Councillor Fleming returned to the Chamber at 7.35pm.

**15.7 Trinity Bay Incorporated – Extension of Lease (Report No: 192/25)**

Trinity Bay Incorporated currently holds a one-year lease over storage space at Holdfast Bay Community Centre until 30 June 2025, with an option to renew for a further one-year.

This report seeks Council's endorsement for an Extension of Lease to be issued expiring 30 June 2026.

**Motion**

**C240625/8096**

1. That Council enters into an Extension of Lease with Trinity Bay Incorporated over a portion of the land comprised in Certificate of Title Volume 5933 Folio 501 for a period of one year commencing 1 July 2025, and otherwise on the same terms and conditions, as outlined in the document provided as Attachment 1 to this report.
2. That the Mayor and Chief Executive Officer be authorised to execute and seal any documents required to give effect to this Extension of Lease.

Moved Councillor O'Donohue, Seconded Councillor Venning **Carried Unanimously**

**15.8 Review of Items Held in Confidence (Report No: 196/25)**

A periodic review of all items held in confidence has been undertaken, under section 90(3) of the *Local Government Act 1999*.

The Confidential Items Review considers the nature of the information contained within the documents, the grounds on which it was originally held in confidence and the length of time the information can be kept confidential. Each item is reviewed individually, resulting in a determination as to whether the confidentiality order for each item is still current under the Act.

This report presents to Council a summary of standing confidential orders, as well as recommended actions (release/retain confidentiality) for review and decision.

**Motion**

**C240625/8097**

**That Council:**

1. approves the Confidential Items presented as Attachment 1 to this report be released from confidence; and
2. approves the Confidential Items presented as Attachment 2 to this report be retained in confidence and included in future stages of the Confidential Items Review.

Moved Councillor Miller, Seconded Councillor Lonie

**Carried Unanimously**

**16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil**

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



## 18. ITEMS IN CONFIDENCE

### Item Withdrawn

At the request of the Chief Executive Officer, Item 18.1 **Beach Activation** (Report No: 197/25) was withdrawn from the Council Agenda.

### **CLOSURE**

The Meeting closed at 7.37pm.

**CONFIRMED**      **Tuesday 8 July 2025**

**MAYOR**