



Minutes of the Ordinary Meeting of Council Held in the Council Chamber, Glenelg Town Hall on Tuesday 25 November 2025 at 7.00pm

MEMBERS PRESENT

Deputy Mayor J Fleming
Councillor R Abley
Councillor A Bradshaw
Councillor A Kane
Councillor C Lindop
Councillor S Lonie
Councillor W Miller
Councillor R Patton
Councillor J Smedley
Councillor R Snewin
Councillor A Venning

IN ATTENDANCE

Kelley Jones Lawyers - T Riddle

STAFF IN ATTENDANCE

Chief Executive Officer – P Jackson
General Manager, Assets and Delivery – C Hughes
General Manager, Strategy and Corporate – A Filipi
General Manager, Alwyndor – B Davidson-Park
Manager Finance – C Blunt
Manager Communications & Engagement – M Logie
Property Manager – K Blake
Manager Community Safety – A Hill
Executive Officer – R Steventon
Executive Assistant to the General Manager Strategy and Corporate / Executive Support
Officer – L Davey

1. OPENING

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

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting the Deputy 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

The Deputy 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 – Mayor A Wilson, Councillor M O'Donohue

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

C251125/9215

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

Moved Councillor Miller, Seconded Councillor Lonie

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 **Patawalonga Lock and Edith Butler Pier works**

Councillor Smedley asked a question in relation to the works being undertaken by SA Water on the Patawalonga Lock and Council's works on the Edith Butler Pier.

The General Manager, Assets and Delivery provided a response.

10.1.2 **Resumption of tram services**

Councillor Bradshaw asked a question in relation to when the tram will be back in service.

The Chief Executive Officer provided a response.

10.1.3 **Robert Street beach ramp**

Councillor Miller asked a question in relation to the date for re-opening the beach ramp at the end of Robert Street.

The General Manager, Assets and Delivery provided a response.

10.2 **On Notice**

10.2.1 **Transforming Jetty Road – Councillor Bradshaw** (Report No: 414/25) - *refer to Items in Confidence*

11. MEMBER'S ACTIVITY REPORTS - Nil

12. MOTIONS ON NOTICE

12.1 Motion on Notice - Chamber Seating Arrangement – Mayor Wilson
(Report No: 417/25)

Motion

C251125/9216

That Councillors be sat in accordance with the attached seating plan from the next meeting.

Moved Councillor Lonie, Seconded Councillor Venning

Carried Unanimously

13. ADJOURNED MATTERS - Nil

14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES

14.1 Minutes - Alwyndor Management Committee – 25 September 2025
(Report No: 403/25)

The minutes of the Alwyndor Management Committee meeting held on 25 September 2025 were provided for information.

Motion

C251125/9217

That the minutes of the Alwyndor Management Committee meeting held on 25 September 2025 be noted.

Moved Councillor Lonie, Seconded Councillor Snewin

Carried Unanimously

RETAIN IN CONFIDENCE - Section 91(7) Order

C251125/9218

That having considered Attachment 2 to Report No: 403/25 Minutes - Alwyndor Management Committee –25 September 2025 in confidence under section 90(2) and (3) (b) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of the Act orders that Attachment 2 be retained in confidence for a period of 18 months and that this order be reviewed every 12 months.

Moved Councillor Lonie, Seconded Councillor Snewin

Carried Unanimously

14.2 **Minutes – Executive Committee – 18 November 2025** (Report No: 404/25)

The public and confidential minutes of the meeting of the Executive Committee held on 18 November 2025 were presented to Council for information.

Motion

C251125/9219

That Council notes the public and confidential minutes of the meeting of the Executive Committee, held on 18 November 2025.

Moved Councillor Patton, Seconded Councillor Lonie

Carried Unanimously

RETAIN IN CONFIDENCE - Section 91(7) Order

C251125/9220

That having considered Agenda Item 14.2 404/25 Minutes – Executive Committee – 18 November 2025 in confidence under section 90(2) and (3)(a) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that Attachment 2 to this report be retained in confidence for a period of 3 months and the Chief Executive Officer is authorised to release the documents when the performance review process is completed and that this order be reviewed every 12 months.

Moved Councillor Lonie, Seconded Councillor Venning

Carried Unanimously

15. REPORTS BY OFFICERS

15.1 **Items in Brief** (Report No: 405/25)

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

C251125/9221

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

1. Jetty Summit

Moved Councillor Abley, Seconded Councillor Lindop

Carried Unanimously

15.2 **Monthly Financial Report – As At 31 October 2025** (Report No: 406/25)

The financial report for municipal activities to the 31 October 2025 confirms that Council is on target to meet its estimated surplus of \$583,957 in 2025-26. Favourable minor variances indicate a positive financial position for the remainder of the year.

Motion

C251125/9222

That Council receives the financial report for Municipal activities as at 31 October 2025.

Moved Councillor Smedley, Seconded Councillor Snewin

Carried

15.3 **Appointment to the Executive Committee vacancy for the Somerton Ward** (Report No: 407/25)

The Executive Committee is a Council Committee established under section 41 of the *Local Government Act 1999* (the Act) to undertake the annual performance appraisal of the Chief Executive Officer (CEO).

Following the appointment of Councillor Smedley to Deputy Mayor, which takes effect from 1 December 2025, a vacancy on the Committee for the Somerton Ward will be created. This report sought the appointment of a Somerton Ward Councillor to the Executive Committee for the remainder of the Council term.

Nominations

The Deputy Mayor called for nominations for the Somerton Ward vacancy on the Executive Committee.

A nomination was received from Councillor Miller.

Conflict of Interest

Councillor Miller declared a general conflict of interest for Item 15.3 **Appointment to the Executive Committee vacancy for the Somerton Ward** (Report No: 407/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that he is nominating for the position on the Executive Committee.

Councillor Miller dealt with the general conflict of interest by making it known to the meeting and remaining in the meeting. Councillor Miller voted for the motion.

Motion

C251125/9223

That Council appoint Councillor Miller to the Executive Committee to be the Elected Member for the Somerton Ward, for the remainder of the Council term.

Moved Councillor Lonie, Seconded Councillor Abley

Carried Unanimously

15.4 Deaccession of Hove Mural (Report No: 412/25)

The mural artwork created by artist Elizabeth Close is located on the beachside wall of the Sand Pumping Station, along the Esplanade at Hove, adjacent Wattle Reserve.

Due to multiple factors the condition of the mural has deteriorated and should be removed.

This report sought Council's endorsement of the removal and approves the deaccession from Council's Public Art Assets Register.

Deferral

With Leave of the meeting, Councillor Snewin sought to defer Item 15.4 **Deaccession of Hove Mural** (Report No: 412/25).

The Deputy Mayor sought leave of the meeting. With leave of the meeting, the item was deferred to the next meeting.

15.5 Glenelg Football Club Sponsorship Signage (Report No: 409/25)

Conflict of Interest

Councillor Abley declared a general conflict of interest for Item 15.5 **Glenelg Football Club Sponsorship Signage** (Report No: 409/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that a distant relative is a sponsor of the football club.

Councillor Abley dealt with the general conflict of interest by making it known to the meeting and left the Chamber at 7.19pm.

Conflict of Interest

Councillor Kane declared a general conflict of interest for Item 15.5 **Glenelg Football Club Sponsorship Signage** (Report No: 409/25). The nature of the general conflict of interest (pursuant to

Section 74 and 75A of the *Local Government Act 1999*) is that the matter may be referred to the Council Assessment Panel of which she will be a member effective 1 December 2025.

Councillor Kane dealt with the general conflict of interest by making it known to the meeting and left the Chamber at 7.19pm.

Glenelg Football Club currently holds a non-exclusive licence over Glenelg Oval for a period of five years expiring on 30 June 2029. The Club is seeking Council's permission to install five new sponsorship signs around the perimeter of the oval. This report sought Council's direction, with landowner consent being required prior to a Development Application being assessed.

Motion

1. **That Council approves the proposal from Glenelg Football Club to install four new non-illuminated inward facing sponsorship signs around the perimeter of Glenelg Oval, as depicted as Signs 2, 3, 4 and 5 in Attachment 1 of this report; and**
2. **That Glenelg Football Club obtain Development Approval pursuant to the *Planning, Development and Infrastructure Act 2016* prior to installation of any new signage; and**
3. **That Council rejects the proposal from Glenelg Football Club to install one non-illuminated inward facing sponsorship sign above existing signage on the perimeter of Glenelg Oval, as depicted as Sign 1 in Attachment 1 of this report; and**
4. **That the proliferation of Sponsorship signage on Council owned buildings and land be considered as part of the review of the Sporting and Community Leasing Policy, with the intent to ensure consistency and equity for clubs across all sites, and in consideration of community sentiment.**

Moved Councillor Smedley, Seconded Councillor Miller

Adjournment

C251125/9224

That the Report be deferred until the next meeting.

Moved Councillor Lindop, Seconded Councillor Bradshaw

Carried

Councillor Kane and Councillor Abley returned to the Chamber at 7.28pm.

15.6 **Aged Care Act 2024 – Elected Members as Responsible Persons – Suitability Checklist and Declaration** (Report No: 418/25)

The *Aged Care Act 2024* (the Act) came into effect on 1 November 2025. One of the changes to the governance requirements in this Act is the introduction of *Responsible Persons*. All Elected Members in their role as Trustee of the Dorothy Cheater Trust have been identified as *Responsible Persons*.

As a Registered Provider, Alwyndor is required to ensure the suitability of its Responsible Persons. It is a requirement of all Responsible Persons to declare their suitability to ensure compliance with regulatory obligations.

Motion

C251125/9225

That Council notes that all Elected Members (as Trustee of the Dorothy Cheater Trust) are *Responsible Persons* under the *Aged Care Act 2024* and will be required to complete the *Responsible Persons Suitability Checklist and Declaration*.

Moved Councillor Lonie, Seconded Councillor Smedley

Carried Unanimously

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

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

18. **ITEMS IN CONFIDENCE**

10.2.1 **Question on Notice - Transforming Jetty Road – Councillor Bradshaw**
(Report No: 414/25)

Motion - Exclusion of the Public – Section 90(3)(b & k)

C251125/9226

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer, Staff in attendance at the meeting and T Riddle, Kelledy Jones Lawyers in order to consider Question on Notice – Transforming Jetty Road– Councillor Bradshaw (Report No: 414/25) in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: Question on Notice – Transforming Jetty Road– Councillor Bradshaw (Report No: 414/25) on the following grounds:

- b. pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business; and would prejudice the commercial position of the Council.

The information regarding the content of this Question would prejudice the commercial position of Council as Council is currently engaged in tender negotiations with the preferred party.

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

- k. pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to this Agenda Item are tenders for the supply of goods, the provision of services, and the carrying out of works.

The project is currently negotiating aspects of a third-party contractor's supply of good and services.

3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved Councillor Lonie, Seconded Councillor Lindop

Carried Unanimously

Councillor Bradshaw asked the following question:

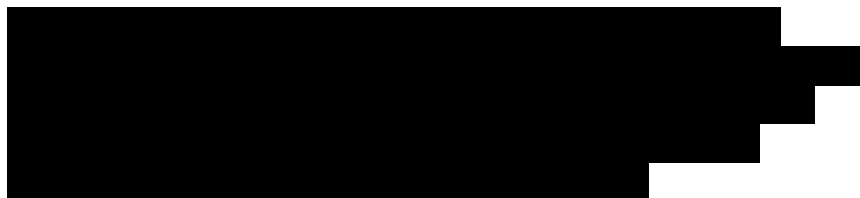
- "1. With the "City end" of Jetty Road Glenelg now completed, what was the total cost of those works, including the entry statement?**

The actual costs to date for the City zone upgrade of the Transforming Jetty Road project total \$7,356,428. Some additional invoices are still to be processed, with the anticipated final cost, including the entry statement artwork, forecast at \$7,860,525.

2. *Since the completion of the City End ...How much has been spent to date on the next stages?*

The actual costs to date for the Coast and Transition zones of the Transforming Jetty Road project total \$7,017,323. It is important to note that the principal contractor's invoice for October 2025 has not yet been received. Accordingly, this figure reflects costs as at 30 September 2025.

3. *Do Council have quotes in now on all future works required for the Project? If so, what is the total amount of these quotes?*



4. *How much of the original \$40 million remains available to complete the Transforming Jetty Road Project?"*

All remaining cost items for the project are expected to fully utilise the balance of the budget, which currently totals \$25,626,249.

Motion - Retain In Confidence - Section 91(7) Order

C251125/9227

That having considered Agenda Item 10.2.1 Question on Notice – Transforming Jetty Road – Councillor Bradshaw (Report No: 414/25) in confidence under section 90(2) and (3)(b & k) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the response to Question 3 be retained in confidence, with the remainder of the minutes released, for a period of 9 months and the Chief Executive Officer is authorised to release the documents when the project is completed.

Moved Councillor Miller, Seconded Councillor Smedley

Carried Unanimously

18.1 Wigley Reserve Kiosk (Report No: 410/25)

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

C251125/9228

- 1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer, Staff in attendance at the meeting and T Riddle, Kelledy Jones and Lawyers, in order to consider Agenda Item 18.1 Wigley Reserve Kiosk (Report No: 410/25) in confidence.**

2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Agenda Item 18.1 Wigley Reserve Kiosk (Report No: 410/25) on the following grounds:

- d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.

This report contains proposed commercial terms and benchmarks them against other lease agreements, as well as outdoor dining data provided as part of commercial valuations, both of which are already held in confidence. It is imperative that any future negotiations or requests for expressions of interest, at the subject site or elsewhere within the City of Holdfast Bay's property portfolio, are not hindered by the release of such information, ensuring competitive fairness.

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

3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved Councillor Venning, Seconded Councillor Lonie

Carried Unanimously

Conflict of Interest

Councillor Abley declared a general conflict of interest for Item 18.1 **Wigley Reserve Kiosk** (Report No: 410/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) is that this tenant is also a tenant of the West Beach Trust, of which she is a Board Member.

Councillor Abley dealt with the general conflict of interest by making it known to the meeting and left the Chamber at 7.38pm.

This report sought Council's authorisation for the Mayor and Chief Executive Officer to execute a new lease over a portion of Wigley Reserve with Unique Hospitality Group for a period of five years commencing 1 December 2025 and expiring 30 November 2030, together with a right of renewal for a further five years.

Motion

C251125/9229

1. **That Council enters into a new Lease with Unique Hospitality Group Pty Ltd in respect of the portion of land comprised in Certificate of Title Volume 5935 Folio 965 as delineated in blue on the plan annexed hereto as Attachment 1 and situated at Wigley Reserve for a term of five years commencing 1 December 2025 and expiring 30 November 2030 and otherwise on the terms and conditions contained within Attachment 1.**
2. **That the Mayor and Chief Executive Officer be authorised to execute and seal any documents required to give effect to this Lease.**

Moved Councillor Patton, Seconded Councillor Smedley

Carried

Division Called

A division was called and the previous decision was set aside.

Those voting for: Councillors Patton, Kane, Snewin, Venning, Lonie, Lindop, Miller, Smedley (8)

Those voting against: Councillor Bradshaw (1)

The Deputy Mayor declared the motion

Carried

Motion - Retain In Confidence – Section 91(7) Order

C251125/9230

1. **That having considered Agenda Item 18.1 Wigley Reserve Kiosk (Report No: 410/25) in confidence under section 90(2) and (3)(d) of the**

Local Government Act 1999, the Council, pursuant to section 91(7) of that Act orders that the attachment be retained in confidence for the duration of the proposed management term until 30 November 2030 and that the Chief Executive Officer is authorised to release the documents in the event the agreement is terminated prior to expiration, and that this order be reviewed every 12 months.

2. That having considered Agenda Item 18.1 Wigley Reserve Kiosk (Report No: 410/25) in confidence under section 90(2) and (3)(d) of the **Local Government Act 1999**, the Council, pursuant to section 91(7) of that Act orders that the key commercial terms and valuation data contained within the report be redacted for the duration of the proposed management term of any of the subject sites referred to, and that this order be reviewed every 12 months.

Moved Councillor Lonie, Seconded Councillor Kane

Carried

Division Called

A division was called and the previous decision was set aside.

Those voting for: Councillors Patton, Kane, Snewin, Venning, Lonie, Lindop, Miller, Smedley (8)

Those voting against: Councillor Bradshaw (1)

The Deputy Mayor declared the motion

Carried

Councillor Abley returned to the Chamber at 7.47pm.

18.2 Unsolicited Proposals (Report No: 400/25)

Item 18.2 **Unsolicited Proposals** was withdrawn prior to the meeting at the request of the Chief Executive Officer.

18.3 2024-25 Performance Review – Chief Executive Officer (Report No: 413/25)

Motion - Exclusion of the Public – Section 90(3)(a) Order

C251125/9231

1. That pursuant to Section 90(2) of the **Local Government Act 1999** Council hereby orders that the public and staff be excluded from attendance at this meeting with the exception of the General Manager Strategy and Corporate and the Executive Officer in order to consider 2024-25 Performance Review – Chief Executive Officer (Report No. 413/25) in confidence.
2. That in accordance with Section 90(3) of the **Local Government Act 1999** Council is satisfied that it is necessary that the public be excluded

to consider the information contained in 2024-25 Performance Review – Chief Executive Officer (Report No. 413/25) on the following grounds:

- a. pursuant to section 90(3)(a) of the Act, the information to be received, discussed or considered in relation to 2024-25 Performance Review – Chief Executive Officer (Report No. 413/25) is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead), being Chief Executive Officer, Ms Pamela Jackson, in that details of her performance review will be discussed, which are sensitive and are details only known to those who have participated in the discussion.
3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved Councillor Lonie, Seconded Councillor Venning

Carried Unanimously

Motion - Retain In Confidence – Section 91(7) Order

C251125/9233

That having considered Agenda Item 18.3 2024-25 Performance Review – Chief Executive Officer (Report No. 413/25) in confidence under section 90(2) and (3)(a) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the Report, Attachment 1 and Minutes be retained in confidence for a period of 3 months and the Chief Executive Officer is authorised to release the documents when the performance review process is completed; and Attachments 2 and 3 be retained in confidence until the current Chief Executive Officer is no longer employed by Council and that this order be reviewed every 12 months.

Moved Councillor Miller, Seconded Councillor Abley

Carried Unanimously

CLOSURE

The Meeting closed at 7.55pm.

CONFIRMED 9 December 2025

MAYOR