



Minutes of the Ordinary Meeting of Council Held in the Council Chamber, Glenelg Town Hall on Tuesday 22 July 2025 at 7.00pm

MEMBERS PRESENT

Mayor A Wilson
Councillor R Abley
Councillor J Fleming
Councillor A Kane
Councillor C Lindop
Councillor S Lonie
Councillor R Patton
Councillor R Snewin
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
Acting General Manager, Strategy and Corporate – C Blunt
General Manager, Alwyndor – B Davidson-Park

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 J Smedley, Councillor W Miller, Councillor A Bradshaw, Councillor M O'Donohue

5.2 Absent

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

C220725/9096

That the minutes of the Ordinary Meeting of Council held on Tuesday 8 July 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 **Crossing adjacent to St Peters Woodlands School**

Councillor Snewin asked a question in relation to the flashing lights at the crossing adjacent to St Peters Woodlands School.

The Chief Executive Officer provided a response.

10.1.2 **On-street parking review**

Councillor Kane asked a question in relation to the letter to the Minister for Transport requesting a review of on-street parking of recreational vehicles.

The Chief Executive Officer took the question on notice.

10.1.3 **Payment of Rates**

Councillor Kane asked a question in relation to whether rate payments were able to be paid through Payble.

The Acting General Manager Strategy and Corporate provided a response.

10.2 **On Notice**

10.2.1 **Wigley Reserve Mural – Councillor Kane (Report No: 227/25)**

Councillor Kane asked the following question:

“That Council’s Administration provide an update on a renewal/replacement of the mural on the rear of the toilet block located in Wigley Reserve.”

Answer - Arts and Culture Coordinator

A new historic image of the James Ashton painting, *The Patawalonga* 1905 has been selected, and the vinyl wrap is expected to be installed by the week ending 18 July 2025, weather permitting.

11. MEMBER'S ACTIVITY REPORTS - Nil

12. MOTIONS ON NOTICE

At the request of Mayor Wilson, Item 12.1 **Motion on Notice – Commemorating 80 years since Hiroshima and Nagasaki** -Mayor Wilson was withdrawn from the Council Agenda.

13. ADJOURNED MATTERS - Nil

14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES

14.1 Minutes – Jetty Road Mainstreet Committee – 2 July 2025 (Report No: 233/25)

The Minutes of the Jetty Road Mainstreet Committee meeting held 2 July 2025 were 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

C220725/9097

That Council notes the minutes of the Jetty Road Mainstreet Committee of 2 July 2025

Moved Councillor Abley, Seconded Councillor Kane

Carried Unanimously

14.2 Minutes – Audit and Risk Committee –16 July 2025 (Report No: 231/25)

The minutes of the meeting of the Audit and Risk Committee held 16 July 2025 are presented to Council for information.

Motion

C220725/9098

That Council notes the minutes of the meeting of the Audit and Risk Committee of 16 July 2025, namely that the Audit and Risk Committee:

- 1. advises Council that the Long Term Financial Plan 2025-26 to 2034-35 satisfies Council's financial sustainability requirements and over the life of the plan will meet its key financial indicators, with the**

exception that the Net Financial Liabilities ratio will exceed its target between the years 2026 to 2028; and

2. advises Council that the budget presented in the Draft 2025-26 Annual Business Plan is aligned with the Long Term Financial Plan and its key financial indicators, noting forecast surpluses of \$1,012,760 for municipal operations and \$435,236 for Alwyndor.

Moved Councillor Snewin, Seconded Councillor Abley

Carried Unanimously

15. REPORTS BY OFFICERS

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item 15.1 Items in Brief (Report No: 226/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that the item contained correspondence to Councillor Fleming in her capacity as Liberal Candidate for Gibson.

Councillor Fleming dealt with the general conflict of interest by making it known to the meeting and remaining in the meeting. As the motion was to note the report, Councillor Fleming voted for the motion.

15.1 Items in Brief (Report No: 226/25)

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

C220725/9099

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

1. **Multi-Council Power Purchase Agreements with Flow Power**
2. **Young Creative Arts Program**
3. **Correspondence regarding Seawall Infrastructure**
4. **Correspondence to Prime Minister regarding algal bloom crisis**

Moved Councillor Lindop, Seconded Councillor Patton

Carried Unanimously

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item 15.2 Adoption of 2025-26 Annual Business Plan and Long Term Financial Plan 2025-26 to 2035-36 (Report No: 230/25). The nature of

the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that the matter contains information relating to the Transforming Jetty Road project which may be referred to the Council Assessment Panel.

Councillor Fleming dealt with the general conflict of interest by making it known to the meeting left the meeting at 7.11pm.

15.2 Adoption of 2025-26 Annual Business Plan and Long Term Financial Plan 2025-26 to 2035-36 (Report No: 230/25)

At its meeting on 27 May 2025, Council resolved to release the Draft 2025-26 Annual Business Plan and Draft Long Term Financial Plan 2025-26 to 2034-35 for consultation. The consultation period for both plans ran from Wednesday 28 May until Friday 20 June.

Overall, 119 submissions were received. These provided a wide range of views on the Draft 2024-25 Annual Business Plan and Draft Long Term Financial Plan 2025-26 to 2034-35.

There were six new community projects that were proposed. Community indicators of support were sought in the consultation process on these projects. 83 people completed the survey, which indicated their level of support for these projects.

The final 2025-26 Annual Business Plan and Long Term Financial Plan 2025-26 to 2034-35 are recommended for adoption by Council.

Motion

C220722/9100

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

- 1. adopts the 2025-2026 Annual Business Plan, which includes funding for the six community projects and is provided as Attachment 1 to this report; and**
- 2. adopts the Long Term Financial Plan 2025-26 to 2034-35, which is provided as Attachment 2 to this report.**

Moved Councillor Lonie, Seconded Councillor Abley

Carried Unanimously

Councillor Fleming returned to the Chamber at 7.14pm.

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item 15.3 2025-26 Budget Adoption (Report No: 228/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that the matter relates to the Transforming Jetty Road project which may be referred to the Council Assessment Panel.

Councillor Fleming dealt with the general conflict of interest by making it known to the meeting left the meeting at 7.15pm.

15.3 2025-26 Budget Adoption (Report No: 228/25)

The 2025-26 Budget is presented for adoption following the adoption of the 2025-26 Annual Business Plan.

Motion

C220722/9101

That in respect of the financial year ended 30 June 2026:

- 1. The 2025-26 Budget which consists of:**
 - (a) the Budgeted Income Statement;**
 - (b) the Budgeted Balance Sheet;**
 - (c) the Budgeted Statement of Changes in Equity;**
 - (d) the Budgeted Statement of Cash Flow;**
 - (e) the Budgeted Uniform Presentation of Finances; and**
 - (f) the Budgeted Financial Indicators**

be adopted subject to the following amendments:

Any budget changes arising from Council's consideration of the 2025-26 Annual Business Plan be included in the budgeted financial statements and relevant documents.

- 2. Council, in accordance with the 2025-26 Annual Business Plan and budget, approves new loan borrowings of up to \$23.3 million to be negotiated in accordance with Council's treasury policy; and**

3. the Mayor and the Chief Executive Officer be authorised to execute any relevant documentation in relation to new borrowings on behalf of Council and affix the common seal thereto.
4. that Council notes the 2025-26 Southern Region Waste Resource Authority budget.

Moved Councillor Venning, Seconded Councillor Abley

Carried Unanimously

Councillor Fleming returned to the Chamber at 7.16pm.

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item 15.4 2025-26 Rate Declaration (Report No: 229/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that the matter relates to the Transforming Jetty Road project which may be referred to the Council Assessment Panel.

Councillor Fleming dealt with the general conflict of interest by making it known to the meeting left the meeting at 7.16pm.

15.4 2025-26 Rate Declaration (Report No: 229/25)

General, differential, and separate rates have been identified to fund Council's activities, together with the Regional Landscape Levy, as contained within the approved 2025-26 Annual Business Plan. This report seeks Council's approval to formally declare the rates for the 2025-26 financial year.

Motion

C220725/9102

1. Adoption of Valuations

That the total capital value of land within Council's area of \$24,357,702,800, as provided by the State Valuation Office, be adopted for rating purposes for the 2025-26 financial year.

2. Declaration of Differential General Rates

That having considered section 150 and pursuant to sections 152(1)a), 153(1)(b) and 156(1)(a) of the *Local Government Act 1999*, the Council declares general rates:

- (a) in respect of rateable land with a land use of Commercial-Shop (Category b), Commercial-Office (Category c), Commercial-Other (Category d), Industrial-Light (Category e), Industrial-Other**

(Category f), and Vacant Land (Category h), a Differential General Rate of 0.306111 cents in the dollar is declared on the capital value of such land;

- (b) in respect of rateable land with a land use of Residential (Category a) and Other Land (Category i) uses, a Differential General Rate of 0.183036 cents in the dollar is declared on the capital value of such land;
- (c) pursuant to section 158 of the *Local Government Act 1999*, a minimum amount payable by way of the General Rate is fixed at \$1,295;
- (d) pursuant to section 153(3) and (4) of the *Local Government Act 1999*, a maximum increase of 10% (of the general rate declared for the same property for the 2024/2025 financial year) is fixed if the general rate charged is on rateable land that is used for residential purposes and constitutes the principal place of residence of a principal ratepayer. Any amount exceeding the 10% increase will be remitted in full on application. The cap on an increase in general rates under this Section will not apply where property values have increased as a result of the following events: new building work and/or development activity greater than \$50,000 in previous two financial years; changes in land use wholly or partially; changes in zoning; the ownership of the rateable property has changed since 1 July of the previous year; the property is no longer the principal place of residence.

3. Declaration of Separate Rates

Jetty Road Mainstreet

- (a) In exercise of the powers contained in section 154 of the *Local Government Act 1999* and in order to support and improve the activity of promoting and enhancing business viability, profitability and trade, commerce and industry in Jetty Road Glenelg, a Differential Separate Rate of 0.118761 cents in the dollar is declared on the capital value of all rateable land:
 - with a frontage to Jetty Road or Moseley Square;
 - within the side streets that intersect with Jetty Road between High Street and Augusta Street;

- the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and
- that has a land use of Category b (Commercial – Shop), Category c (Commercial – Office) and Category d (Commercial –Other).

Patawalonga Marina

- (b)
- (i) In exercise of the powers contained in section 154 of the *Local Government Act 1999* and in order to carry out the activity of the maintenance and upkeep of the Boat Lock in the Patawalonga basin, a Separate Rate of 0.967990 cents in the dollar of the capital value of land, is declared on all rateable land within the Patawalonga basin bounded by the high water mark; and
 - (ii) in exercise of the powers contained in section 158(1)(b) of the *Local Government Act 1999* the amount that would otherwise be payable by way of rates in respect of this separate rate is altered by fixing the maximum amount of the separate rate payable for assessments within the area to which this separate rate applies where the capital values of which exceed \$101,034 at \$978.

4. Regional Landscape Levy

In exercise of the powers contained in section 69 of the *Landscape South Australia Act 2019* and section 154 of the *Local Government Act 1999*, in order to reimburse the Council for the amount contributed to the Green Adelaide Board, being \$1,526,773, the Council declares a separate rate of 0.0064949 cents in the dollar of the capital value of all rateable land in the Council area.

5. Payment

That:

- (a) in accordance with section 181(1) of the *Local Government Act 1999*, all rates are payable in four equal (or approximately equal) instalments, the due dates being:

8 September 2025;
1 December 2025;
2 March 2026; and
1 June 2026.

Provided that in cases where the initial account requiring payment of rates is not sent by the time set by the *Local Government Act 1999*, or an amended account is required to be sent, the Chief Executive Officer is authorised to fix the date by which rates must be paid in respect of those assessments affected; and

- (b) pursuant to section 181 (4)(b) of the *Local Government Act 1999*, the Chief Executive Officer is authorised to enter into agreements with ratepayers relating to the payment of rates in any case of hardship or financial difficulty, or where it is considered in the best interests of Council so to do (as determined by the Chief Executive Officer).

6. Council notes the reviewed Rating Policy and approves it be updated to reflect Council's decision on the rates declaration for 2025-26.

Moved Councillor Patton, Seconded Councillor Lonie

Carried Unanimously

Councillor Fleming returned to the Chamber at 7.17pm.

15.5 **New Licence – Southern District Junior Soccer Association and Coastal District Little Athletics Centre** (Report No: 214/25)

Council currently leases Bowker Oval from the Minister for Education for a period of 20 years expiring 30 June 2038. Southern District Junior Soccer Association Incorporated and Coastal District Little Athletics Centre Incorporated currently holds a five-year licence over Bowker Oval, which expired on 30 June 2024. This report seeks Council's endorsement to grant a new lease for a period of five years, with a right of renewal for a further five years.

Motion

C220725/9103

1. **That Council enters into a Licence with Southern District Junior Soccer Association and Coastal Little Athletics Centre Incorporated over a**

portion of land comprised in Certificate of Title Volume 5983 Folio 171 and Volume 5737 Folio 272 known as Bowker Oval, for a period of five years commencing 1 July 2024, with a further right of renewal for five years, 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 Licence.

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

15.6 **Extension of Licence – Seacliff Uniting Church Netball Club** (Report No: 237/25)

The Uniting Church in Australia Property Trust (S.A.) currently holds a five-year licence with Seacliff Tennis Club Incorporated, where Seacliff Uniting Netball Club operates over winter months. The area occupied covers two courts at the Kauri Community and Sports Centre, as well as a small amount of storage space within the building. The licence expired on 4 August 2022 and provided a right of renewal for a further five years. Following the finalisation of Seacliff Tennis Club's lease renewal, this report seeks Council's endorsement for an extension through to 4 August 2027.

Motion

C220725/9104

1. That Council approves Seacliff Tennis Club Incorporated granting The Uniting Church in Australia Property Trust (S.A.) an Extension of Licence over a portion of land comprised in Certificate of Title Volume 6184 Folio 142 for a further term of five years commencing 5 August 2022 and expiring on 4 August 2027 and otherwise on the same terms and conditions, as outlined in the document provided as Attachment 1 to this report; and
2. That the Mayor and Chief Executive Officer be authorised to execute and seal any documents required to give effect to this Extension of Licence.

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

15.7 **E-Scooters and Personal Mobility Devices** (Report No: 221/25)

The state government will be introducing regulations to allow riders over the age of 16 to legally ride e-scooters and other personal mobility devices (PMDs) on public roads, footpaths, bike paths, and many bike lanes from Sunday 13 July 2025.

Penalties including fines and loss of demerit points will apply and be enforceable by South Australia Police (SAPOL) for anyone caught speeding, failing to wear an approved helmet, or riding under the influence.

This report summarises the changes for PMDs and impact on Council and recommends that Council direct Administration to request a prohibition of these devices on the footpath on both sides of Jetty Road Glenelg, between Brighton Road and Colley Terrace.

Motion

C220725/9105

That Council:

1. **directs Administration to apply to the Department for Infrastructure and Transport to prohibit Wheeled Recreational Devices from the footpaths on both sides of Jetty Road, Glenelg, in accordance with the Department's Operational Instruction 2.12, noting that this would include non-electric Wheeled Recreational Devices;**
2. **requests that Administration write to the Minister for Police to request enforcement of the new regulations and existing shared path road rules for users of the Coast Park Path within the City of Holdfast Bay, to mitigate the risk of increased conflict from increased use of Personal Mobility Devices; and**
3. **directs Administration to maintain a register of reported incidents, concerns, and improvements regarding the use of e-scooters over the following months and provide formal feedback to the Minister for Transport during the 12-month monitoring period.**

Moved Councillor Kane, Seconded Councillor Patton

Carried Unanimously

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

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

18. **ITEMS IN CONFIDENCE**

18.1 **Transforming Jetty Road (Report No: 238/25)**

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

C220725/9106

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 and**

Staff in attendance at the meeting in order to consider Report No: 238/25 Transforming Jetty Road 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: 238/25 Transforming Jetty Road on the following grounds:**
 - 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 Transforming Jetty Road Construction Contract.**
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 Abley, Seconded Councillor Kane

Carried Unanimously

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item 18.1 Transforming Jetty Road (Report No: 238/25). 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 referred to the Council Assessment Panel.

Councillor Fleming dealt with the general conflict of interest by making it known to the meeting left the meeting at 7.36pm.

Short Term Suspension of Meeting Procedures

The Mayor 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 10 minutes to allow Members to read a report in relation to agenda item 18.1 that had been provided prior to the meeting.

Leave of the meeting was granted. The meeting procedures were suspended at 7.36pm.

The Mayor 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 further period of 5 minutes.

Leave of the meeting was granted. The meeting procedures were suspended at 7.46pm.

Her Worship the Mayor determined the suspension of the meeting concluded at 7.51pm.

Short Term Suspension of Meeting Procedures

The Mayor 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 15 minutes to allow discussion on agenda item 18.1.

Leave of the meeting was granted. The meeting procedures were suspended at 7.55pm.

The Mayor 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 further period of 15 minutes.

Leave of the meeting was granted. The meeting procedures were suspended at 8.10pm.

Her Worship the Mayor determined the suspension of the meeting concluded at 8.25pm.

Motion - RETAIN IN CONFIDENCE – Section 91(7) Order

C220725/9107

That having considered Agenda Item 18.1 Transforming Jetty Road in confidence under section 90(2) and (3)(k) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the Report, Attachment and Minutes be retained in confidence and the Chief Executive Officer is authorised to release the documents when the construction is completed, and that this order be reviewed every 12 months.

This order is subject to section 91(8)(b) of the Act which provides that details of the identity of the successful tenderer must be released once Council has made a selection.

Moved Councillor Lonie, Seconded Councillor Abley

Carried Unanimously

CLOSURE

The Meeting closed at 8.26pm.

CONFIRMED Tuesday 12 August 2025

MAYOR