



Minutes of the Ordinary Meeting of Council Held in the Council Chamber, Glenelg Town Hall on Tuesday 23 September 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 M O'Donohue
Councillor R Patton
Councillor J Smedley
Councillor R Snewin

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 – A Filipi
General Manager, Alwyndor – B Davidson-Park

1. OPENING

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

5.2 Absent - Councillor Anthony Venning (Approved Leave of Absence)

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

C230925/9153

That the minutes of the Ordinary Meeting of Council held on Tuesday 9 September 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** - Nil

10.2 **On Notice**

10.2.1 **Algal Bloom – Councillor Miller** (Report No: 319/25)

Councillor Miller asked the following question:

“Is there a communicated plan from the state government regarding the algal bloom for the summer season?”

Answer - General Manager Assets and Delivery

State Government is convening a Weekly Local Government Algal Bloom meeting. At the last meeting, DPC confirmed that State Government is formulating a ‘Summer Plan’ and that this will likely focus on three overarching pillars:

1. Assuring the coastal way of life for the community and marine environment.
2. Ensuring environment and ecological resilience, given the impact on the marine environment and industries.
3. Strengthening the economy and industry, supporting sectors impacted by the bloom.

The draft Plan will be submitted to Government for consideration in the coming weeks. A further update will be provided to Council as soon as more information is available.

10.2.2 **Regional Landscape Levy – Councillor Miller** (Report No: 320/25)

Councillor Miller asked the following questions:

“What is the legislative basis of the regional landscape levy?”

“Can local government refuse to collect the levy?”

Answer – Manager Finance

The legislation requiring all councils to collect a regional landscape levy on all rateable properties is laid out under the *Landscape South Australia Act 2019*. This legislation replaced a similar arrangement detailed in the repealed *Natural Resources Management Act 2004*.

The levy helps to fund the operations of regional landscape boards, which are responsible for managing South Australia's natural resources. These responsibilities include regional landscape planning, water allocation planning, community capacity building, education, and compliance activities.

Under section 66 of the *Landscape South Australia Act 2019*, constituent councils within the region of a regional landscape board are required to contribute an amount determined by that board. In metropolitan Adelaide, this responsibility applies to councils within the jurisdiction of the Green Adelaide Board.

Section 69 of this Act also stipulates that, to recover the amounts contributed to a regional landscape board, constituent councils must impose a regional landscape levy on rateable land. This levy is to be administered as a separate rate in accordance with Chapter 10 of the *Local Government Act 1999*.

Therefore, councils do not have discretion to opt out of collecting the levy. The legislation clearly states that councils **must** impose the levy to reimburse themselves for the amount contributed to the regional landscape board.

In accordance with the regulatory requirements, this separate levy is clearly itemised as a distinct line on ratepayers' rate notices, enabling each ratepayer to identify their individual contribution to the regional landscape board. Council subsequently receives a quarterly invoice from Green Adelaide for the total amount payable. Amounts collected and remitted are then reconciled, with council receiving a collection fee from Green Adelaide for administering the process – \$9,703 in 2025-26.

10.2.3 Heritage Review Status Update – Councillor Miller (Report No: 321/25)

Councillor Miller asked the following question:

“Can administration please provide an update on the ongoing heritage review with proposed timeframes on achieving next steps?”

Answer – Manager Development Services

The heritage review commenced in 2021 as a defined investigation of a limited number of properties from the Art Deco era resulting in the nomination of 21 properties for heritage listing. Upon completion of that review, the investigation was expanded to include an additional 155 properties by resolution of Council in late 2024. The review is currently at the stage where the 155 properties are undergoing an in-house desktop review. Whilst the intent remains to complete the desktop review by mid-2026 and proceed to the investigation stage shortly after, should the substantive heritage review take longer than anticipated, the already completed investigation of properties from the Art Deco era can be prioritised as a separate and exclusive Code Amendment as originally intended.

10.2.4 Social Media Influencers – Councillor Miller (Report No: 322/25)

Councillor Miller asked the following questions:

“How much has council allocated in spending towards social media influencers for Transforming Jetty Road entry statement?”

What are the key returns on the investment?

Are these returns measured and do they form part of the contract for service?”

Answer – General Manager, Community and Business

As part of the promotional strategy for the *Elysian Fields* entry statement under the Transforming Jetty Road initiative, paid influencer engagement and organic content distribution were used to drive public awareness and engagement.

Two social media influencers, Rebecca Morse and Streets of Adelaide, were engaged to deliver paid promotional content. Performance metrics verbally presented at the Council meeting include:

- Rebecca Morse - Views: 23,912; Interactions: 1,180; Accounts Reached: 12,453.
- Streets of Adelaide – Post 1: Views: 19,560; Interactions: 1,335; and Post 2: Views: 13,293; Interactions: 563.
- Combined Totals: Total Views: 56,765; Interactions: 3,078; Accounts Reached (Rebecca Morse only): 12,453

In addition to paid promotion, organic content published via the City of Holdfast Bay’s owned channels has delivered strong results without any

paid advertising or boosting. These figures are current as of yesterday and are expected to continue grow.

City of Holdfast Bay Facebook

21 September – Timelapse Video: Accounts Reached: 90,792; Views: 9,148; Interactions: 1,841;

11 September – Photo Series: Accounts Reached: 156,009; Views: 258,567; Interactions: 2,833.

City of Holdfast Bay Instagram

21 September – Timelapse Video Reel: Accounts Reached: 1,518; Views: 2,319; Interactions: 89.

11 September – Video Reel: Accounts Reached: 8,076; Views: 11,776; Shares: 180.

Additionally, a new post is scheduled for this Friday that will highlight the students involved in the outreach programs. This content will also be featured in this week's edition of *Holdfast News* and published as a news article on the City's website.

These results demonstrate the effectiveness of both paid and organic strategies in amplifying the visibility of the Transforming Jetty Road project and engaging the community.

A total of \$3,000 budget has been allocated for influencer content associated with the project.

10.2.5 Jetty Road Heritage Markers – Councillor Miller (Report No: 323/25)

Councillor Miller asked the following question:

“What is the status of the heritage plaques for Jetty Road east end?”

Answer - Project Manager Transforming Jetty Road

Both the existing heritage marker in front of 97 Jetty Road, Glenelg and the newly proposed Ozone Theatre heritage marker are awaiting arrival for installation. The installation is planned for early October. Once the installation is completed a further update will be provided.

10.2.6 Bin Latches for Residents – Councillor Lindop (Report No: 324/25)

Councillor Lindop asked the following question:

“Has the City of Holdfast Bay considered, or is it currently considering, making bin latches available to residents to help prevent litter escaping from bins during windy conditions?”

Answer - Team Leader Environment and Coast

We are aware of the City of Onkaparinga offer of bin latches for residents. We did start an informal trial of these a few years ago but as it was informal, other priorities took over. We would be happy to look into this, although we are not aware of any interest from the community.

Noting the financial implications of offering such a subsidised service, this could be put forward as a 2026-27 New Initiative.

10.2.7 Harmful Algal Bloom Response – Mayor Wilson (Report No: 325/25)

Mayor Wilson asked the following question:

Can the Chief Executive Officer please advise:

- 1. Whether SA Health is currently testing for brevetoxins in the waters of Holdfast Bay, and if so, how the results and related public health information are being communicated to Council.***
- 2. Whether Council is being consulted in the development of SA Health's summer management plan in relation to harmful algal blooms and associated public health risks."***

Answer – Team Leader Environment and Coast

1. At the recent Senate Inquiry hearing on 9 September 2025, SA Health advised that the testing of sea foam for brevetoxins had been undertaken about two weeks prior, the results of which had only just been released showing brevetoxins present in the foam at the time of testing. There is no planned routine testing of water or foam for brevetoxins, for public health advice.

To our knowledge SA Health does not test for brevetoxins. These are usually tested for in the SA Shellfish Quality Assurance Program, which is carried out by the Department of Primary Industries and Regions and the South Australian shellfish industries.

2. The State Government is convening a Weekly Local Government Algal Bloom meeting. At the last meeting, The Department of Premier and Cabinet (DPC) confirmed that State Government is formulating a 'Summer Plan' and that this will likely focus on three over-arching pillars:

- Assuring the coastal way of life for the community and marine environment.
- Ensuring environment and ecological resilience, given the impact on the marine environment and industries.
- Strengthening the economy and industry, supporting sectors impacted by the bloom.

The draft plan will be submitted to Government for consideration in early October. A further update will be provided to Council as soon as more information is available.

11. MEMBER'S ACTIVITY REPORTS - Nil

12. MOTIONS ON NOTICE

**12.1 Motion on Notice – Holdfast Bay Dog Club - Councillor Bradshaw
(Report No: 326/25)**

Motion

C230925/9154

That Council writes to inform the Holdfast Bay Dog Club they are required to provide the following documentation required under their lease:

- **Minutes of Annual General Meeting held 20 September 2025;**
- **Annual Report and Audited Financials for the 2024 financial year;**
- **2025 Budget;**
- **Certificate of Currency for contents insurance;**

by no later than 30 November 2025, after which time Council will consider whether an extension of the expired lease should be granted.

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

13. ADJOURNED MATTERS

13.1 Adjourned Report – Seaford Rail Corridor Licence (Report No: 308/25)

At its meeting held on 8 April 2025, Council resolved to adjourn Report No: 97/25 *Seaford Rail Corridor Licence* to a subsequent Council meeting to seek advice on the indemnity relating to contamination.

Legal advice has been obtained and indicates that these types of clauses are common, with a Licensee occupying land at its own risk. However, what is not standard is the unqualified indemnity in the agreement for all contamination, including where the department remains liable under the EPA. Having been

advised it is unlikely that Council would be successful in negotiating an amendment, particularly given Council has been in control of the site for 10 years, a decision will need to be made whether licencing of the land continues, or is terminated.

Motion

C230925/9155

1. **That Council enters into a new Licence Agreement with the Minister for Infrastructure and Transport for a term of five years commencing 1 August 2024 over the whole of the land contained within Certificates of Title:
Volume 6168 Folio 475
Volume 6149 Folio 871
Volume 6150 Folio 321
Volume 5818 Folio 278
Volume 5697 Folio 48
Volume 6150 Folio 320
Volume 5837 Folio 188
Volume 5856 Folio 492
Volume 5855 Folio 957
Volume 5948 Folio 233
Volume 5696 Folio 775
Volume 5856 Folio 491
Volume 5855 Folio 963
Volume 6149 Folio 865 and
Volume 6168 Folio 205 (Rail Reserves).**
2. **That the Mayor and Chief Executive Officer be authorised to execute and seal any documents required to give effect to the Licence over the Rail Reserves provided as Attachment 1 to this report.**

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

14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES

**14.1 Minutes – Jetty Road Mainstreet Committee – 3 September 2025
(Report No: 317/25)**

The minutes of the Jetty Road Mainstreet Committee meeting held 3 September 2025 are attached and presented for Council's information.

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

Motion

C230925/9156

That Council notes the minutes of the Jetty Road Mainstreet Committing of 3 September 2025.

Moved Councillor Abley, Seconded Councillor Kane

Carried Unanimously

15. REPORTS BY OFFICERS

15.1 Items in Brief (Report No: 314/25)

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

C230925/9157

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

- 1. Outstanding Council Actions**
- 2. Glenelg Entry Statement School Outreach Workshops**
- 3. Parkinson Reserve Consultation**

Moved Councillor Lonie, Seconded Councillor Patton

Carried Unanimously

15.2 Monthly Financial Report – As At 31 August 2025 (Report No: 315/25)

The financial report for municipal activities to the 31 August 2025 confirms that Council is on target to meet its estimated surplus of \$664,179 in 2025-26. Favourable minor variances indicate a positive financial position for the remainder of the year.

Motion

C230925/9158

That Council receives the financial report for Municipal activities for the two months to 31 August 2025.

Moved Councillor Snewin, Seconded Councillor Smedley

Carried

15.3 2024-2025 – Event Season Summary (Report No: 318/25)

This report provides an overview of the 2024–2025 event season delivered by the City of Holdfast Bay. The season featured a diverse calendar of events that attracted over 580,000 attendees, supported local economic activity, and advanced the objectives of the Our Holdfast 2050+ Strategic Plan.

Events ranged from major festivals and cultural commemorations to community street parties and national celebrations, reinforcing Holdfast Bay's reputation as a vibrant, inclusive, and resilient coastal destination.

Motion

C230925/9159

That Council notes this report.

Moved Councillor Miller, Seconded Councillor Lonie

Carried Unanimously

Item withdrawn

At the request of the Chief Executive Officer, Item 15.4 Western Adelaide Tourism Alliance – Tourism Destination Action Plan 2025-2029 was withdrawn from the Council Agenda.

15.5 Biodiversity Assessment Results (Report No: 316/25)

The Environment Strategy 2020–2025 includes a target to increase the average city-wide biodiversity score on public land from 12.8 in 2018 to 14 by 2025, and to 16 by 2030 in Our Holdfast 2050+. The maximum possible score is 45.

Biodiversity assessments, using the same methodology, conducted in 2018 and again in 2024-25, found that the average city-wide biodiversity condition score has increased from 12.8 in 2018 to 17.6 (a 37.5% increase) exceeding both targets. This report provides some highlights of the work undertaken to achieve this success.

Motion

C230925/9160

That Council notes this report.

Moved Councillor Lonie, Seconded Councillor Lindop

Carried Unanimously

15.6 Extension of Lease – Rotary Club of Somerton Park (Report No: 307/25)

Rotary Club of Somerton Park holds a five-year lease over one of the rear sheds at Brighton Oval until 30 June 2023, with an option to renew for a further five years. This report sought Council's endorsement for a Lease extension for a further five years until 30 June 2028.

Motion

C230925/9161

- 1. That Council enters into an Extension of Lease with Rotary Club of Somerton Park Incorporated over a portion of land comprised in Certificate of Title Volume 5750 Folio 187 and known as Brighton Oval, for a further term of five years commencing 1 July 2023, and expiring**

on 30 June 2028, 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 Snewin, Seconded Councillor Abley

Carried Unanimously

15.7 **Licence – Coles Toilet Block** (Report No: 310/25)

Coles Glenelg, who lease the site at 4 Nile Street, have recently renewed their lease with the property owner. Council holds a sublicence over the toilet block within the carpark, which expired on 25 February 2025. This report sought Council's authorisation to renew the licence for a period of ten years, and during any subsequent right of renewal Coles is granted under its headlease.

Motion

C230925/9162

1. That Council enters into a Licence with Coles Supermarkets Australia Pty Ltd over the toilet block to the rear of their car park at 4 Nile Street Glenelg, for a period of ten years commencing 25 February 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 Licence.

Moved Councillor Miller, Seconded Councillor Abley

Adjournment

That the report be adjourned until the next Council meeting on the basis that Council requires further information relating to the usage of the toilet facility.

Moved Councillor Smedley, Seconded Councillor Lonie

Carried

Councillor Abley spoke to the motion and Councillor Miller has the right of reply.

15.8 **Extension of Lease – Seacliff Hockey Club** (Report No: 311/25)

Seacliff Hockey Club holds a five-year lease, which expired on 4 August 2022, over the hockey pitch at Kauri Community and Sports Centre, as well as a small portion of the internal building area. This report seeks Council's endorsement to extend the expired lease by a further five years to 4 August 2027, in line with the Club's right of renewal. The report also proposed a variation to the lease plan to

formally include the Club's seasonal use of the canteen (six months per year), which was inadvertently omitted from the original agreement.

Motion

C230925/9163

1. **That Council enters into a Deed of Extension and Variation of Lease with Seacliff Hockey Club over a portion of land comprised in Certificate of Title Volume 6184 Folio 142 known as Kauri Community and Sports Centre, 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.**
2. **That the Mayor and Chief Executive Officer be authorised to execute and seal any documents required to give effect to this Deed of Extension and Variation of Lease.**

Moved Councillor Bradshaw, Seconded Councillor Lonie

Carried Unanimously

15.9 **Hire Agreement with Westminster Hockey Club – Seacliff Hockey Club**
(Report No: 313/25)

Westminster Hockey Club, a long term user of Kauri Community and Sports Centre, is seeking seasonal access to the hockey pitch and changerooms for training and matches. This report sought Council's approval for Seacliff Hockey Club to enter into a Hire Agreement with them.

Motion

C230925/9164

That Council permits Seacliff Hockey Club to seasonally hire out the hockey pitch and changerooms at Kauri Community and Sports Centre to Westminster Hockey Club for the remainder of their lease term to 4 August 2027, subject to Seacliff Hockey Club's lease renewal being finalised.

Moved Councillor Bradshaw, Seconded Councillor Lonie

Carried Unanimously

Conflict of Interest

Deputy Mayor Fleming declared a general conflict of interest for Item 15.10 Extension of Lease – Brighton Lacrosse Club (Report No: 306/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that she is a member of the Brighton Lacrosse Club.

Deputy Mayor Fleming dealt with the general conflict of interest by making it known to the meeting and remaining in the meeting.

Conflict of Interest

Councillor Snewin declared a general conflict of interest for Item 15.10 Extension of Lease – Brighton Lacrosse Club (Report No: 306/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that a family member has a commercial arrangement with the Brighton Lacrosse Club.

Councillor Snewin dealt with the general conflict of interest by making it known to the meeting and left the meeting at 7.46pm.

15.10 Extension of Lease – Brighton Lacrosse Club (Report No: 306/25)

Brighton Lacrosse Club holds a five-year lease over a portion of Brighton Oval which expired on 5 July 2025, with an option to renew for a further five years. This report sought Council's endorsement for a Lease extension for a further five years until 5 July 2030.

Motion

C230925/9165

- 1. That Council enters into an Extension of Lease with Brighton Lacrosse Club Incorporated over a portion of land comprised in Certificate of Title Volume 5733 Folio 512, Volume 5750 Folios 182-187 and Volume 5748 Folios 558-561 and known as Brighton Oval, for a further term of five years commencing 6 July 2025, and expiring on 5 July 2030, 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 Lonie, Seconded Councillor Miller

Carried Unanimously

Council Snewin re-joined the meeting at 7.49pm

Item withdrawn

At the request of the Chief Executive Officer, Item 15.11 Sub-Licence with Brighton Cricket Club – Brighton Lacrosse Club was withdrawn from the Council Agenda.

15.12 Sub-Licence with Brighton Bombers Athletics – Brighton Rugby Club (Report No: 312/25)

Brighton Rugby Union Football Club is requesting approval to enter into a second Sub-Licence over their rugby field at Brighton Oval. This report sought Council's endorsement for the Club to enter into an agreement with Kym Steer Pty Ltd

trading as Brighton Bombers Athletics Club for a period of six months commencing 8 September 2025.

Motion

C230925/9166

1. That Council approves a new Sub-Licence between Brighton Rugby Union Football Club (as Sub-Licensor) and Kym Steer Pty Ltd (as Sub-Lessee) in respect of the rugby playing field for the period 8 September 2025 to 12 March 2026 and on the terms and conditions detailed in 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 the Sub-Licence over the rugby field at Brighton Oval.

Moved Councillor Snewin, 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 Brighton Beachfront Holiday Park – Extension of Management Agreement was withdrawn from the Council Agenda.

CLOSURE

The Meeting closed at 7.52pm.

CONFIRMED Tuesday 14 October 2025

MAYOR