



Minutes of the Ordinary Meeting of Council Held in the Council Chamber, Glenelg Town Hall on Tuesday 27 May 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 R Snewin
Councillor A Venning

STAFF IN ATTENDANCE

Chief Executive Officer – P Jackson
Acting General Manager, Assets and Delivery – B Blyth
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 - Nil

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

C270525/8048

That the minutes of the Ordinary Meeting of Council held on Tuesday 13 May 2025 be taken as read and confirmed.

Moved Councillor Abley, Seconded Councillor Miller

Carried Unanimously

9. PUBLIC PRESENTATIONS

9.1 **Petitions** - Nil

9.2 **Presentations**- Nil

9.3 **Deputations** - Nil

10. QUESTIONS BY MEMBERS

10.1 **Without Notice**

10.1.1 **Jetty Road works line marking**

Councillor Miller asked a question in relation to the line marking around the transformer with the Jetty Road works.

The Acting General Manager Assets and Delivery provided a response.

10.1.2 **Impacts of storm**

Councillor Miller asked a question in relation to impacts of and any damage incurred by the storm on Monday.

The Acting General Manager Assets and Delivery provided a response.

10.1.3 **Jetty Road entry statement**

Councillor Kane asked a question in relation to an update on the installation of the entry statement on Jetty Road.

The Chief Executive Officer provided a response.

10.1.4 **Transforming Jetty Road Committee**

Councillor Kane asked a question in relation to the Transforming Jetty Road section 41 committee.

The Chief Executive Officer provided a response.

10.1.5 **Adelphi Terrace timed parking trial**

Councillor Kane asked a question in relation to the timeline of the trial of timed parking limits on Adelphi Terrace.

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

10.1.6 **Impacts of storm**

Councillor Patton asked a question in relation to damage incurred at the Broadway Kiosk in Monday's storm.

The Acting General Manager Assets and Delivery provided a response.

10.1.8 **Katies Lane, Glenelg**

Councillor O'Donohue asked questions in relation to concerns with the use of Katies Lane, Glenelg.

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

10.2 **On Notice - Nil**

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

12. **MOTIONS ON NOTICE - Nil**

13. **ADJOURNED MATTERS - Nil**

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

Conflict of Interest

Councillor Bradshaw declared a general conflict of interest for Item 14.1 **Minutes – Alwyndor Management Committee – 27 March 2025** (Report No: 140/25). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that her husband is a resident at Alwyndor.

Councillor Bradshaw dealt with the general conflict of interest by making it known to the meeting and remaining in the meeting as she was acting in the interests of the community. Councillor Bradshaw voted for the motion.

14.1 **Minutes – Alwyndor Management Committee – 27 March 2025**
(Report No: 140/25)

The minutes of the Alwyndor Management Committee meeting held on 27 March 2025 are provided for information.

Motion

C270525/8049

1. That Council notes the minutes of the Alwyndor Management Committee meeting held on 27 March 2025.

RETAIN IN CONFIDENCE – Section 91(7) Order

2. That having considered Attachment 2 to Report No: 140/25 Minutes - Alwyndor Management Committee –27 March 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 24 months and that this order be reviewed every 12 months.

Moved Councillor Lonie, Seconded Councillor Snewin

Carried Unanimously

14.2 **Information Report – Southern Region Waste Resource Authority Board Meeting – 28 April 2025 (Report No: 146/25)**

The Information Report of the Southern Region Waste Resource Authority Board meeting held 28 April 2025 is provided for information.

Motion

C270525/8050

That Council notes the Information Report of the Southern Region Waste Resource Authority Board meeting held 28 April 2025.

Moved Councillor Venning, Seconded Councillor Smedley

Carried Unanimously

14.3 **Minutes – Jetty Road Mainstreet Committee – 7 May 2025 (Report No: 134/25)**

The Minutes of the Jetty Road Mainstreet Committee meeting held 7 May 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

C270525/8051

That Council notes the minutes of the Jetty Road Mainstreet Committee of 7 May 2025.

Moved Councillor Kane, Seconded Councillor Abley

Carried Unanimously

14.4 **Minutes – Audit and Risk Committee – 14 May 2025** (Report No: 149/25)

The Minutes of the Audit and Risk Committee meeting held 14 May 2025 are attached and presented for Council's information.

Motion

C270525/8052

That Council notes the minutes of the Audit and Risk Committee of 14 May 2025, namely that the Audit and Risk Committee:

1. **advises Council it has received and considered a Standing Items Report addressing:**
 - **Monthly Financial Statements**
 - **Risk Management and Internal Control**
 - **External Audit**
 - **Public Interest Disclosures**
 - **Economy and Efficiency Audits**
 - **Audit and Risk Committee Meeting Schedule 2025**
2. **notes the Draft Long Term Financial Plan 2025 - 2035 and supports its presentation to Council for community consultation;**
3. **notes the Draft 2025-26 Annual Business Plan and supports its presentation to Council for community consultation; and**
4. **advises Council that it has received and noted the reports from Private Public Property on the 2024 -25 revaluation of Transport assets.**

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

14.5 **Minutes – Executive Committee – 20 May 2025** (Report No: 155/25)

The Minutes of the Executive Committee meeting held 20 May 2025 were presented to Council for information.

Motion

C270525/8053

That Council notes the minutes of the meeting of the Executive Committee of 20 May 2025.

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

15. REPORTS BY OFFICERS

15.1 Items in Brief (Report No: 144/25)

The 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

C270525/8054

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

1. **ANZAC Day 2025**
2. **Libraries SA Firstival Program**
3. **Correspondence from Minister Szakacs MP, Minister for Local Government**

Moved Councillor Lonie, Seconded Councillor Kane

Carried

15.2 Monthly Financial Report – as at 30 April 2025 (Report No: 152/25)

The financial report for municipal activities to the 30 April 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

C270525/8055

That Council receives the financial report for Municipal activities for the ten months to 30 April 2025.

Moved Councillor Snewin, Seconded Councillor Smedley

Carried

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item 15.3 **2025-26 Draft Annual Business Plan - Consultation** (Report No: 150/23). The nature of the general conflict of interest (pursuant to Section 74 and 75A of the *Local Government Act 1999*) was that funds are being allocated to projects which may be considered by the Council Assessment Panel.

Councillor Fleming dealt with the general conflict of interest by making it known to the meeting and left the meeting at 7.20pm.

15.3 **2025-26 Draft Annual Business Plan - Consultation** (Report No: 150/25)

The 2025-26 Draft Annual Business Plan is presented ahead of its release for community engagement. It has been developed having regard to the Our Holdfast 2050+ Strategic Plan, Asset Management Plans, the Draft Long Term Financial Plan 2025-26 to 2034-35 and directions provided by Council.

The draft budget has been developed with a general rate increase of 4.95% and satisfies Council's financial sustainability and performance measures.

This year, the 2025-26 Annual Business Plan consultation period is from 28 May 2025 concluding on 20 June 2025.

Consultation results on the 2025-26 Draft Annual Business Plan are due for review by Council at a workshop on 1 July 2025 and endorsed at its meeting of 8 July 2025. Council will then consider final adoption of the 2025-26 Annual Business Plan at its meeting on 22 July.

Motion

C270525/8056

That Council:

1. **approves, subject to minor alterations and design, the 2025-26 Draft Annual Business Plan contained in Attachment 1 to be released for community consultation;**
2. **approves the process for community consultation on the 2025-26 Draft Annual Business Plan, as described in this report;**
3. **notes that in accordance with section 123 of the *Local Government Act 1999*, the 2025-26 Budget and Annual Business Plan of the Council consultation period timing will commence on 28 May and conclude on 20 June 2025.**

Moved Councillor Smedley, Seconded Councillor Lindop

Carried

Councillor Fleming re-joined the meeting at 7.26pm.

15.4 **Long Term Financial Plan 2025-26 to 2034-35 Consultation** (Report No: 148)

The Draft Long Term Financial Plan 2025-26 to 2034-35 is presented for endorsement and release for community engagement.

The Long Term Financial Plan (LTFP) has been reviewed and updated to include the 2025-26 Draft Annual Business Plan, 2023-24 audited financial statements, and budget updates to 31 December 2024. The projections in the LTFP indicate Council remains in a sound financial position.

The LTFP has also been informed by the latest Asset Management Plans and direction from Council regarding its commitment to financial sustainability. A number of assumptions have been reviewed in updating the plan and these are detailed in the report.

Motion

C270525/8057

That Council approves the Draft Long Term Financial Plan 2025-26 to 2034-35 for community consultation commencing on Wednesday 28 May and concluding on Friday 20 June in conjunction with the 2025-26 Draft Annual Business Plan.

Moved Councillor Smedley, Seconded Councillor Lonie

Carried

Division Called

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

Those voting for: Councillors Patton, Kane, Abley, Snewin, Venning, Fleming, Lonie, Lindop, Miller, O'Donohue, Smedley (11)

Those voting against: Councillor Bradshaw (1)

Her Worship the Mayor declared the motion

Carried

**15.5 Southern Region Waste Resource Authority Business Plan and Budget 2025-26
(Report No: 147/25)**

The Southern Region Waste Resource Authority (SRWRA) Draft Business Plan and Budget for 2025-26 was provided to Council for their review. An operating surplus of \$1.412 million has been forecast along with proposed capital works totalling \$6.7 million. As the City of Holdfast Bay's share in SRWRA is equity based, this result will have no impact on Council's cash position.

Motion

C270525/8058

That Council receives the SRWRA Draft Business Plan and Budget 2025-26.

Moved Councillor Smedley, Seconded Councillor Venning

Carried Unanimously

15.6 **Seacliff Tennis Club Lease Renewal** (Report No: 142/25)

The Seacliff Tennis Club currently holds a five-year lease, which expired on 4 August 2022, over the tennis courts at the Kauri Community and Sports Centre, as well as small portion of the internal building area. This report sought Council's endorsement to extend the expired lease by a further five years, 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

C270525/8059

1. **That Council enters into a Deed of Extension and Variation of Lease with Seacliff Tennis Club Incorporated over a portion of the 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, incorporating the addition of the canteen area within their leased space, 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 Deed of Extension and Variation of Lease.**

Moved Councillor Lonie, Seconded Councillor Lindop

Carried Unanimously

Adjournment

That the report be adjourned until 24 June 2025 to allow for documents relating to contents and plate glass insurance, audited financial reports and maintenance records to be received.

Moved Councillor Fleming, Seconded Councillor O'Donohue

Lost

15.7 **Heritage Advisory Committee** (Report No: 151/25)

This report responded to a motion of Council seeking to establish a committee to assist the Council in its decision-making regarding heritage related matters across the City of Holdfast Bay. This report recommended the establishment of the Heritage Advisory Committee and adoption of Terms of Reference for its effective management and governance. This report also recommended the initial appointment of core members to the Heritage Advisory Committee, and a process for the appointment of the balance of members.

Her Worship the Mayor called for nominations.

Nominations were received from Councillors Abley, Fleming, Lonie, Bradshaw and Miller. A secret ballot was conducted by the General Manager Community and Business, Ms M Lock for the vacancies.

Her Worship the Mayor announced that Councillors Miller, Fleming and Bradshaw had been selected for the vacancies which were included in the Council's motion.

Short Term Suspension of Meeting Procedures

Her Worship 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 5 minutes to allow for a comfort break.

Leave of the meeting was granted.

The meeting procedures were suspended at 7.55pm.

The meeting resumed at 8.00pm.

Motion

C270525/8060

That Council:

- 1. establishes the Heritage Advisory Committee of Council under section 41 of the *Local Government Act 1999*;**
- 2. adopts the Terms of Reference presented in Attachment 1 to this report including proposed amendments;**
- 3. appoints Councillor Miller, Councillor Fleming and Councillor Bradshaw as the Elected Member representatives to the Heritage Advisory Committee, for the term of Council;**
- 4. appoints its Heritage Advisor and History Curator to the Heritage Advisory Committee;**
- 5. delegates to the Chief Executive Officer authority to invite expressions of interest from suitably qualified members to the Heritage Advisory Committee for Council's future consideration and appointment;**

6. delegates to the Chief Executive Officer authority to vary the meeting date, time and place of the Heritage Advisory Committee in consultation with the Chairperson;
7. delegates to the Chief Executive Officer authority to make amendments of a formatting and/or minor technical nature to the Heritage Advisory Committee Terms of Reference;
8. approves that ordinary meetings of the Heritage Advisory Committee be held at a minimum of once per quarter at a date and time to be determined by the Committee in line with their Terms of Reference; and
9. approves an adjustment of \$7,140 to the 2025-26 Annual Business Plan for payments of an allowance to members appointed to the Heritage Advisory Committee, outside of Elected Members and History Curator.

Moved Councillor Fleming, Seconded Councillor Miller

Carried Unanimously

15.8 **Reappointments to the Alwyndor Management Committee** (Report No: 139/25)

Professor Judy Searle and Professor Lorraine Sheppard have been members of the Alwyndor Management Committee (AMC) since June 2020 and consistent with the AMC Terms of Reference are eligible for another three-year term. Professor Searle and Professor Sheppard have indicated to the Chair, AMC, that they are willing to be reappointed.

Following the appropriate process to engage and seek necessary approvals, this report sought Council approval for Professor Searle's and Professor Sheppard's reappointment to the AMC.

Motion

C270525/8061

That Council:

1. reappoints Professor Judy Searle to the Alwyndor Management Committee for a term of three years to expire on 1 June 2028.
2. reappoints Professor Lorraine Sheppard to the Alwyndor Management Committee for a term of three years to expire on 1 June 2028.

Moved Councillor Lonie, Seconded Councillor Snewin

Carried

Councillor Patton returned to the Chamber at 8.03pm.

15.9 Executive Committee – Terms of Reference (Report No: 156/25)

The Executive Committee is a committee established under section 41 of the *Local Government Act 1999* and is charged with the responsibility for undertaking the annual performance appraisal of the Chief Executive Officer.

At its meeting on 20 May 2025, the Executive Committee considered revisions to its Terms of Reference.

Motion

C270525/8062

That Council adopts the Executive Committee Terms of Reference as provided in Attachment 1.

Moved Councillor Patton, Seconded Councillor Lonie

Carried Unanimously

15.10 Request for Reduction of Hoarding Fees (Report No: 153/25)

This report seeks a decision from Council following receipt of a request to grant dispensation from adopted fees and charges attributable to the hoarding associated with the redevelopment of the Ensenada site at 13-15 Colley Terrace, Glenelg. This report details how the fee for the hoarding along Colley Terrace was calculated by Administration, and assesses the developer's counterproposal for a substantially lower fee. On the balance of evidence, this report recommends that Council does not accede to the request for financial dispensation from the adopted Fees and Charges schedule and not deviate from pertinent policies on this occasion.

Motion

C270525/8063

That Council not accede to the request made by Mr Andrew Taplin in communication dated 7 May 2025 for a reduction in the payment of permit fees (hoarding and parking occupation) associated with the multi-storey apartment development occurring at 13-15 Colley Terrace, Glenelg, and resolve to uphold the standard calculated fee (approximately \$440,047.27 based on an 80-week duration) on the basis that:

- 1. The standard calculated fee is correctly derived from the approved Traffic Management Plan (TMP) and permit requirements for the Colley Terrace location, applying the rates stipulated in Council's current, adopted Fees and Charges Schedule.**

2. The developer's proposed payment of \$94,500 is based on incorrect premises and is unacceptable for the following reasons:
 - The proposed sum represents an approximate 67% reduction from an initial fee estimate of \$286,844.55. This original calculation itself stemmed from very early conversations and lacked any actual investigation by the developer into the project's feasibility, practicality, and its impacts on surrounding traffic and parking.
 - The application of this 67% discount is allegedly based on historical precedents (Avista/George), which are not automatically applicable to the current project under current Council policies. Council policy mandates specific justification and formal approval for any deviation from standard fees, a requirement that has not been met in this instance.
3. The developer's proposal cannot be deemed to provide sufficient additional community benefit beyond the standard expectations of the development itself that would warrant a substantial deviation (approx. 79% reduction) from the adopted Fees and Charges schedule.
4. The relocation of the bus stop, while a consequence of the site move to Colley Terrace, is an operational adjustment primarily required to facilitate the approved development setup. The associated disruption negatively impacts existing public transport users, and the cost (\$45,000, absorbed by the developer) represents a cost of undertaking the development in the approved location, not grounds for a permit fee discount.
5. Council considers the standard fee calculation (\$440,047.27) already represents an effective accommodation, as associated costs borne by Council to facilitate both the hoarding and the bus stop relocation (e.g., potential removal of loading zones, specific parking adjustments beyond the 4 charged spaces to accommodate the new bus zone on Colley Terrace and hoarding on Durham Street) have not been separately calculated and added to the developer's permit fees.
6. Upholding the standard fee ensures equitable application of Council's adopted Fees and Charges schedule and aligns with principles of cost recovery for the occupation of public land.

Moved Councillor Miller, Seconded Councillor O'Donohue

Carried

Leave of the Meeting

Leave of the meeting was sought to allow Councillor O'Donohue to speak again. Leave of the meeting was granted.

Leave of the Meeting

Leave of the meeting was sought to allow Councillor Patton to speak again. Leave of the meeting was granted.

Division Called

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

Those voting for: Councillors Kane, Abley, Snewin, Venning, Fleming, Lonie, Lindop, Miller, O'Donohue, Smedley (10)

Those voting against: Councillors Patton, Bradshaw (2)

Her Worship the Mayor declared the motion

Carried

16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil

17. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING

17.1 Letter of thanks

Motion

C270525/8064

That a letter of thanks be sent to the Department of Environment and Water and Coast Protection Board teams for their efforts in securing the sand pumping machinery during Monday's storm.

Moved Mayor Wilson, Seconded Councillor Kane

Carried Unanimously

18. ITEMS IN CONFIDENCE

18.1 Event Activation – January 2026 (Report No: 143/25)

Motion – Exclusion of the Public Section 90(3)(g)

C270525/8065

- 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: 143/25 Event Activation – January 2026 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: 143/25 Event Activation – January 2026 on the following grounds:

- g. pursuant to section 90(3)(g) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information concerning matters that must be considered in confidence in order to ensure that the Council does not breach any duty of confidence with the South Australian Tourism Commission and would be revealing confidential details of the Letter of Offer.

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 Lonie, Seconded Councillor Kane

Carried Unanimously

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

That having considered Agenda Item 143/25 Event Activation – January 2026 in confidence under section 90(2) and (3)(g) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report and minutes be retained in confidence until the official announcement of the event activation.

Moved Councillor Lonie, Seconded Councillor Smedley

Adjournment

C270525/8066

1. That the report be adjourned until the next Council meeting on the basis that Council requires further information relating to the 2025-26 Events program.

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

2. That having considered Agenda Item 143/25 Event Activation – January 2026 in confidence under section 90(2) and (3)(g) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report and minutes be retained in confidence until the official announcement of the event activation.

Moved Councillor Kane, Seconded Councillor O'Donohue

Carried

Councillor Lonie has the right of reply as the mover.

CLOSURE

The Meeting closed at 8.31pm.

CONFIRMED 10 June 2025

MAYOR