



Online Submission on the Draft HFB 2026-27 Business Plan
8 May 2026

The 5049 Community Association (5049CC) has reviewed the **Draft Holdfast Bay 2026-27 Annual Business Plan** and make the following comments in relation to community assets and projects in the 5049 (Seacliff and Kingston Park) area.

- The engagement and liaison process with Council and Administration is important to our Association and we have welcomed the opportunity to re-engage with the Mayor and CEO during the past year. We are disappointed however that our Seacliff Ward councillors are showing little interest in meeting with us. For our part we will continue to collaborate and assist Council by organising forums and facilitating participation by the community, submitting reports on issues of community interest and concern, promoting Council initiatives, providing community feedback, and advising of maintenance and safety issues.
- We note the generally favourable report from the Essential Services Commission SA. However, we note that the proposed rate rise of 6.6%, although below the Adelaide Metropolitan average, is significantly above the number previously provided to ESCSA of 5.4%. We are pleased to see that the 2026/7 Net financial Liabilities has reduced from 111%, estimated in last year's LTFP, to 97%.
- We are generally supportive of the concerns raised by the Holdfast Bay Resident's Alliance (HBRA) and look forward to Council's response.
- We recommend (again) that the rate cap should be less than 10% and should apply automatically when exceeded, as is the case with other Councils.
- We remain concerned that few, if any capital projects of any size will be considered in Seacliff Ward for the next 3-5 years on account of the large Council debt arising from the Transforming Jetty Road Glenelg project. Apart from recent upgrades to the BSYC and SSLSC (Federal funding) there are no future plans (budget) for important projects such as Seacliff Plaza Stage 2.
- Funding for Stage 2 of Seacliff Plaza should, in our view, be a number one priority for Council. The beautification of the Plaza, Esplanade and Wheatland St roundabout as per Council's current Masterplan will provide for better beach access, greening and a coastal garden. Although the Amenities Block (Stage 1) has been a welcome addition to the precinct the remaining area is both unattractive and poorly integrated. We currently have two disabled access ramps within meters of each other but no easy access (wide

steps like the old rotunda) for the able bodied. Consideration was to be given to greening the roundabout if funding permitted on completion of Stage 1; unfortunately, this did not occur.

- An opportunity may have been lost in the run up to the recent State election to potentially secure funding for projects in the Holdfast Bay Council area because Council was not in a position to match any grants that may have been available from the State Government or promised by the other parties. It is disappointing to hear that the relationship between Council and State Government has been negatively impacted by issues related to funding of the Jetty Road upgrade. We hope that the incoming Council can work to improve relations.
- We are pleased that work on the Seacliff Wheatland Street Pocket Park (2025-26 project) was completed although the number of dead plants suggest it is not being properly maintained.
- There is a modest amount budgeted for new community projects in 2026/7 - \$0.9m. Similar to 2025/6, there are no projects proposed for Seacliff or Kingston Park. We suggested the installation of fairy lights on the four large palm trees at Seacliff Plaza in our 2025/6 submission to help beautify this area at a relatively small cost. Was this considered as a possible community project? If not, why not? Enhancements to Singleton Bridge (entrance to Kingston Park) with Indigenous artwork is another small project that we feel should be considered as a community project.
- Kingston Park Coastal Reserve (Tulukutangga): We are pleased to hear that Council expects Ministerial approval of the Masterplan within the next 12 months. We assume that the masterplan has been endorsed under Section 23 by Kaurana representatives? There has been limited progress in the past year with the removal of tennis court fencing. We would anticipate that the overall budget for implementation of the masterplan is likely to be between \$5M and \$10M, with only \$700k currently available from the Coastal path fund. This is a significant sum, and we are hopeful that Alex Dighton and Louise Miller-Frost are able to secure State and Federal government funding so that works can finally proceed (in particular the re-establishment of the Tjilbruke Spring).
- Brighton Road Trees. We support greening and increasing the canopy so it's a shame that 68 mature trees will have to be removed, even if they are to be replaced with 104 new ones. Presumably, this will include most if not all of the trees in the median strip? Brighton Road already looks very "bare" in places and will look even more so for many years until the new trees have grown to some height. We appreciate that the trees need to be removed because the roots were damaged by a DIT contractor but DTI should

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compensate Council. Replanting with new trees will be a traffic management nightmare!

- Rifles Monument relocation. We are hearing that the State Government (DIT) are favourably disposed to relocating the monument as part of the intersection upgrade project, which itself is likely to be completed in 2027. We also understand that Les Scott Reserve is the preferred location for the monument. We have recently spoken with Michael Visintin from Villawood and they are keen to assist in making this happen. Would Council organise a meeting of the major stakeholders including 5049CCA to discuss how this can be planned and executed? We understand that this is mixed up with a potential Council boundary realignment.
- Re-imagining Brighton Road and recreating Brighton Village - We have previously made submissions to Council to commence a long-term project to recreate Brighton Road between the Hove crossing and Sturt Rd. A pilot survey of businesses on Brighton Road, to gauge their views on how this might be achieved has been proposed by one of our members. We think it would be highly desirable if Council would take the lead on the proposed survey, as a first step in demonstrating leadership to the community and to the State and Federal governments. We hope that Council will make a stronger effort to engage with DIT as consultation has been limited so far. 5049CC is keen to work with and assist Council on this project.
- 5049CC is happy to support Council on local initiatives, such as the Verge Incentive Program and promotion of FOGO. We await further advice on how this may be achieved.
- Movement and Transport Plan Implementation. We look forward to the final MTP report being made available and to participating in the public consultation in 2027. As stated previously, 5049 CC are against a blanket 40km/hr speed limit in Holdfast Bay but would support it in specific areas, following further public consultation.

End of submission