

# MINUTES

## Special Council Meeting

18 June 2026

Mayor and Councillors

Here within are the Minutes of the Special Council Meeting of the City of South Perth Council held Thursday 18 June 2026 in the City of South Perth Council Chamber, corner Sandgate Street and South Terrace, South Perth.



ANITA AMPRIMO  
ACTING CHIEF EXECUTIVE OFFICER

26 June 2026

# Acknowledgement of Country

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjuk kura kura.

We acknowledge and pay our respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation and their Elders past and present.

## Our Guiding Values



## Disclaimer

Members of the public are cautioned against taking any action as a result of a Council decision until such time as they have seen a copy of the Minutes or been advised, in writing, by the Council's Administration with regard to any particular decision.

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# Special Council Meeting - Minutes

Minutes of the Special Council Meeting held in the City of South Perth Council Chamber, corner Sandgate Street and South Terrace, South Perth at 6.00pm on Thursday 18 June 2026.

## 1. DECLARATION OF OPENING

The Presiding Member opened the meeting at 6.01pm and welcomed everyone in attendance.

The Presiding Member read aloud the City's Disclaimer.

## 2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

The Presiding Member read aloud the following statement:

*“Councillors, we have received six proposed budget amendments during the course of today and it is highly likely that tonight's meeting is going to be a long one. For that reason, I am going to ask everyone to please be brief and concise in what they have to say this evening. If another Elected Member has already made the point that you intended to make, please consider whether or not you really need to make the same point - because if everyone speaks on every amendment, we might not get through the meeting tonight and then I will be reluctantly compelled to move an adjournment of the entire meeting. Now, I do not really want to do that, and I certainly do not want to do that to a date beyond 30 June. That would mean that the City would start a new financial year without a budget in place. The City administration have sent an email to Councillors earlier today advising of the dangers associated with not having a budget in place by 1 July. I am conscious that there have been a lot of emails today. I am also conscious that at least some of our Councillors work full-time and may not have had an opportunity to see that email.*

*To ensure that everyone is on the same page, if Council does not adopt the budget by 30 June, we should all understand that the recurring operating budget would continue. That is the recurring operating budget, excluding one-off projects and capital works where the budget was included in the 2025/26 Capital year and are still being delivered could continue. No new capital projects would commence, which could be a really big problem given that we are looking at an ambitious capital works budget of almost \$45m to complete in a single financial year. There are also implications that the assumptions in the draft budget relating to interest income would change due to the rates not being issued in accordance with the time frame contemplated by the draft budget. That could result in the City losing out on hundreds of thousands of dollars - which would in turn will likely impact service delivery. The service providers required to issue the rates notices to our ratepayers are already provisionally booked in and if the City loses its slot (for want of a better term) - this could delay the issue of the rates notices themselves and then that would have further financial implications in respect to rate payments. There would be consequences for project commencement dates and project completion dates, and it would also create avoidable and unnecessary uncertainty for the City administration who would have to enter into a new financial year not knowing which projects will be funded, and which projects are not being funded.*

*For those reasons, I am going to ask everyone to please be brief and concise. I am asking for everyone's help tonight, so that we can all get through tonight's meeting and not risk pushing the budget decision out past 30 June - because that could be very costly for our community.”*

### 3. ATTENDANCE

Mayor Greg Milner (Presiding Member)

#### Councillors

Como Ward

Como Ward

Manning Ward

Manning Ward

Mill Point Ward

Mill Point Ward

Moresby Ward

Moresby Ward

Councillor Kathy Lees

Councillor Bronwyn Waugh

Councillor André Brender-A-Brandis

Councillor Blake D'Souza

Councillor Jacqueline Raison

Councillor Tim Houweling

Councillor Stephen Russell

Councillor Hayley Prendiville

#### Officers

Acting Chief Executive Officer

Acting Director Corporate Services

Acting Director Development and Community Services

Acting Director Infrastructure Services

Manager Finance

Acting Manager Governance

Communications and Marketing Coordinator

Governance Officer

Ms Anita Amprimo

Ms Donna Shaw

Ms Fiona Mullen

Ms Olaya Lope

Mr Abrie Lacock

Mr Morgan Hindle

Ms Sonya Kimbar (Retired at 8.13pm)

Ms Jane Robinson

#### Guests

Local Government Monitor

Ms Gail McGowan PSM

#### Gallery

There were 11 members of the public present.

#### 3.1 APOLOGIES

Nil.

#### 3.2 APPROVED LEAVE OF ABSENCE

Nil.

### 4. DECLARATIONS OF INTEREST

- Mayor Greg Milner – Proximity Interest in an Amendment to Item 7.0.1 as ‘in 2023, some of the donors to my re-election campaign who live opposite Sir James Mitchell Park contributed to my campaign.’

## 5. PUBLIC QUESTION TIME

### 5.1 PUBLIC QUESTION TIME: 18 JUNE 2026

In accordance with Regulation 7(4)(b) of the *Local Government (Administration) Regulations 1996* all questions asked at this meeting must relate to the purpose of this meeting.

The Presiding Member opened Public Question Time at 6.05pm.

There were no Written questions received prior to the meeting.

Written questions were received at the meeting by:

- Ms Mary Choy of South Perth.
- Ms Michelle Terri of South Perth.

The questions and responses can be found in the Appendix of these **Minutes**.

There being no further questions, the Presiding Member closed Public Question Time at 6.15pm.

## 6 DEPUTATIONS

A deputation was received prior to the meeting and was heard from:

- Ms Joanne Ord of Como.

Prior to Item 7, the Presiding Member moved a motion to adjourn the meeting:

### COUNCIL DECISION

0626/111

**Moved:** Mayor Greg Milner

**Seconded:** Councillor Stephen Russell

That the meeting be adjourned for 20 minutes.

**CARRIED (7/2)**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Blake D'Souza, Kathy Lees, Hayley Prendiville, Jacqueline Raison and Stephen Russell.

**Against:** Councillors Tim Houweling and Bronwyn Waugh.

*The meeting was adjourned at 6.26pm.*

## 7. REPORTS

### 7.0 STRATEGIC DIRECTION 4: LEADERSHIP

*The meeting reconvened at 6.46pm.*

*Councillor Blake D'Souza left the meeting at 10.04pm and returned at 10.07pm during consideration of Item 7.0.1.*

*Councillor Jacqueline Raison left the meeting at 10.18pm and returned at 10.20pm during consideration of Item 7.0.1.*

*Councillor Kathy Lees left the meeting at 10.38pm and returned at 10.39pm during consideration of Item 7.0.1.*

*Councillor Blake D'Souza left the meeting at 10.50pm and returned at 10.51pm during consideration of Item 7.0.1.*

#### 7.0.1 Adoption of the Annual Budget 2026/27

File Ref: D-26-11537

Reporting Officer(s): Donna Shaw, Acting Director Corporate Services

#### Summary

This report presents the draft Annual Budget 2026/27 for adoption by Council.

The City is continuing to prudently manage its finances through current challenging times whilst remaining conscious of the need to provide quality services to its community, maintain and renew the City's large asset and infrastructure portfolio and keep cost increases as low as possible. The preparation of the draft 2026/27 budget, as presented in this report has been guided by Council's adopted strategic documents including the Strategic Community Plan and the Long Term Financial Plan whilst considering the more recent developments in both national and worldwide economic conditions.

Over the past three months, four budget workshops were held with Council to review the City's financial position and develop a budget that achieves a breakeven result. This budget has been guided by the principles applied to previous budgets, which sought to return the City to a sustainable operating surplus over the short to medium term.

Perth CPI was 4.6% to March 2026, indicating inflation remains above the government target. Council adopted a 2.8% rates increase last year, in line with March 2025 Perth CPI, and over the past seven years, cumulative rate increases remained below March CPI.

To achieve a breakeven position and fund community services whilst making prudent efforts towards funding infrastructure and asset maintenance and renewal, a 5.95% rates revenue increase is recommended for the 2026/27 draft Annual Budget. This reflects ongoing cost pressures, including higher utilities, construction, materials, fuel, insurance and contracted services.

The budget proposes a \$20 increase in the City's waste charge to \$450, in line with March 2026 CPI.

In the short to medium term, ensuring the City achieves a sustainable net operating surplus remains essential to its long-term financial sustainability. It allows investment in renewing ageing community infrastructure, including recreation facilities, playgrounds, roads and drainage. Sustained operating deficits would limit the City's ability to renew assets and maintain services.

The Valuer General revalued all the City's rateable properties this year under the three-year cycle, changing each property's Gross Rental Value (GRV) and increasing average GRVs by more than 36%. As a result, the 5.95% rates increase will not apply evenly; some properties will increase by more or less than this percentage.

This year's budget forecasts a net operating breakeven position, with operating revenue and expenditure both at \$80.15 million. It also includes a \$44.92 million capital works program, including \$8.63 million in projects expected to be carried forward on 30 June 2026. More than 80% of this funding is directed to renewal and replacement of ageing assets, with some new assets also planned.

### Alternative Motion

**Moved:** Councillor Tim Houweling  
**Seconded:** Councillor Bronwyn Waugh

1. Defers adoption of the 2026/27 Annual Budget to a later Special Council Meeting to enable further consideration of:
  - a. The funding of the initiatives not included within the budget;
  - b. Reducing funds proposed to be put into reserves of \$10,098,259;
  - c. Reduce the rate increase to CPI for the 2026/27 financial year of 4.6%.

### Reasons for Change

Given the importance of these matters and the statutory timeframe permitting budget adoption up until 31 August 2026, it is appropriate that Council take additional time to consider whether these initiatives can be accommodated while also pursuing a lower rate increase of 4.6%.

This can be done by reducing the amount placed into the reserves.

In the proposed 2026/27 Annual Budget, the City of South Perth plans to allocate a total of **\$10,098,259** into its cash-backed reserves.

This overall allocation is comprised of two distinct components:

1. Direct Transfers In: \$7,714,859 in direct discretionary or quarantined funding allocations from municipal operations and other external sources.
2. Reinvested Interest Earnings: \$2,383,400 in interest generated by the reserve balances themselves, which is automatically reinvested back into the respective accounts.

### Breakdown of Proposed Allocations by Reserve (2026/27)

The proposed direct transfers and interest allocations are distributed across the City's cash-backed reserves as follows:

- Community Facilities Reserve: \$3,513,991 total (\$2,623,796 direct transfer + \$890,195 interest). This reserve accumulates funds for major discretionary community projects.
- Financial Sustainability Investment Reserve Fund: \$2,448,197 total (\$1,667,200 direct transfer + \$780,997 interest). This reserve holds the remaining funds from the disposal of the Collier Park Village and accumulates proceeds from strategic investments.
- Waste Management Reserve: \$1,543,318 total (\$1,323,478 direct transfer + \$219,840 interest).
- Riverwall Reserve: \$852,806 total (\$770,727 direct transfer + \$82,079 interest).
- Asset Replacement Reserve: \$862,353 total (\$770,727 direct transfer + \$91,626 interest).
- Environmental Sustainability Reserve (New): \$331,731 total (\$318,932 direct transfer + \$12,799 interest). Established in this draft budget to quarantine funds specifically for urban greening and natural resource protection.
- Employee Entitlement Reserve: \$425,651 total (\$200,000 direct transfer + \$225,651 interest).
- Public Art Reserve: \$50,180 total (\$40,000 direct transfer + \$10,180 interest).
- Other Reserves (Accumulating Interest Only):
  - *Changeroom and Sport Lighting Facilities Reserve: \$58,866 in interest.*
  - *Underground Power Reserve: \$6,365 in interest.*
  - *Parking Facility Reserve: \$4,802 in interest.*
  - *Collier Park Golf Course Reserve: \$0 proposed (completely drawn down for the redevelopment project so that funding is now allocated from general accounts for works outside what has been agreed.).*

#### Collier Park Golf Course

In the Draft 2026/27 Annual Budget, a total of \$15,833,149 is allocated to capital works at the Collier Park Golf Course (CPGC).

The primary component of this allocation is \$14,300,000 dedicated specifically to the CPGC Pro-shop, Clubhouse, and Driving Range redevelopment construction. This main project is funded entirely through the City's reserve and loan facilities.

#### Cost and Breakdown of the "Additional Works"

The remaining \$1,533,149 of the golf course capital budget covers other additional works and renewal projects scheduled for the 2026/27 financial year.

These additional capital works funded by the ratepayers are broken down as follows:

- CPGC Stormwater Drainage, Sewer Pumping Station, and Main: \$633,600 (*funded entirely via Reserves/Loans*).

- CPGC - Plant & Fleet: \$445,000 (*funded with \$51,000 from Grants/Sales and \$394,000 from Municipal funds*).
- CPGC Safety Netting: \$207,050 (*funded entirely from Municipal funds*).
- Green Construction: \$166,500 (*funded entirely from Municipal funds*).
- CPGC - Concrete pathways: \$78,000 (*funded entirely from Municipal funds*).
- CPGC - Wash down Bay: \$2,999 (*funded primarily with \$2,998 from Reserves/Loans and \$1 from Municipal funds*).

Capital works to be funded by the Ratepayers for the privately operated Collier Park Golf Course not the subject of previous costings is \$1,533,149. This added to the \$132,000 approved at the April meeting shows a cost blow out for the additional capital works for the Golf Club of \$1,665,149 when we have not received any agreement from Clublinks the private operator that it will make a contribution to these costs.

The City still pays for the upgrade and maintenance of the Golf Club with a projection for future profits well in excess of past profits.

Total to upgrade the Collier Park Golf Club that is privately run \$14,299,996 funded by a Loan from Treasury. The projected actual profit to the City is \$979,260 which figure does not appear to include employee costs.

At that time Council decided to adopt an amendment to the 2025/26 Annual Budget to address the \$132,000 funding shortfall to be managed through the reprioritisation of Collier Park Golf Course project budgets already approved for capital expenditure in the 2025/26 programme. There was no requirement to seek to have the private operator pay back these funds. Now there is additional works, it seems that the Ratepayers are expected to pay this so that the private operator can make more profit some of which will be returned to the Local Government.

Looking at the multi-year scope of the project, the total capital expenditure for the redevelopment is estimated at \$19,800,000 over its two-year cycle, with \$12,295,000 allocated in 2025/26 and \$7,505,000 forecast for 2026/27 (excluding capitalized borrowing costs).

To fund this, the City is utilizing a short-term facility that will convert into a \$20.70m 10-year WATC loan by the end of 2026/27. I accept that the repayments on this loan are designed to be self-sustaining, funded entirely by golf course revenues and a capital contribution of up to \$8.50m from the operator, Clublinks meaning there is no ongoing financial burden placed on general ratepayers, however, with cost blow outs and the requirement to maintain the Collier Park Golf Course the question of whether this is a good idea must be revisited.

The total budgeted operating and maintenance cost for the Collier Park Golf Course is \$4,041,924 in the Draft 2026/27 Budget and \$4,590,883 in the 2025/26 Budget.

These figures represent the complete operational expenses of running and maintaining the 27-hole public golf course, mini-golf course, and surrounding wetlands. The line-by-line breakdown of these costs includes:

Draft 2026/27 Budget vs. 2025/26 Budget Comparison

- Materials and Contracts (Direct Maintenance & Operating Costs): \$2,139,183 in 2026/27 (down from \$2,904,128 budgeted in 2025/26). This is the primary category that covers physical turf, green keeping, and facility maintenance.
- Employee Costs: \$1,141,218 in 2026/27 (up from \$965,843 in 2025/26).
- Depreciation and Amortisation: \$454,496 in 2026/27 (up from \$384,516 in 2025/26).
- Utility Charges: \$210,300 in 2026/27 (down slightly from \$216,400 in 2025/26).
- Insurance: \$95,800 in both years.
- Finance Charges: \$927 in 2026/27 (down from \$24,196 in 2025/26).

The entire \$4.04m operating budget is funded entirely by the golf course's commercial fees and charges (budgeted to generate \$5,021,184 in revenue for 2026/27), allowing the facility to generate a net operating surplus of \$979,260.

The problem is that the risk that the Ratepayers have accepted for a Treasury Loan in comparison to a modest profit appears to be considerable. Additionally, this amount does not appear to include the cost for staff. That means that the profit shown is far greater than the true amount when properly calculating all costs.

**COUNCIL DECISION****0626/112****Moved:** Mayor Greg Milner**Seconded:** Councillor Hayley Prendiville

In accordance with Clause 8.10 of the City of South Perth Standing Orders Local Law 2007 Councillor Tim Houweling be granted an additional five minutes to speak.

**CARRIED (9/0)**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Blake D'Souza, Tim Houweling, Kathy Lees, Hayley Prendiville, Jacqueline Raison, Stephen Russell and Bronwyn Waugh.

**Against:** Nil.

**Alternative Motion****Moved:** Councillor Tim Houweling**Seconded:** Councillor Bronwyn Waugh

1. Defers adoption of the 2026/27 Annual Budget to a later Special Council Meeting to enable further consideration of:
  - a. The funding of the initiatives not included within the budget;
  - b. Reducing funds proposed to be put into reserves of \$10,098,259;
  - c. Reduce the rate increase to CPI for the 2026/27 financial year of 4.6%.

**LOST (4/5)****For:** Councillors Blake D'Souza, Tim Houweling, Hayley Prendiville and Bronwyn Waugh.**Against:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Kathy Lees, Jacqueline Raison and Stephen Russell.

During Debate on the Item, Mayor Greg Milner foreshadowed the Officer Recommendation:

**Officer Recommendation****Moved:** Mayor Greg Milner**Seconded:** Councillor André Brender-A-Brandis

1. That by absolute majority decision Council, in relation to the City of South Perth 2026/27 Annual Budget:
  - (a) adopts a General Rate in the Dollar of .060585 applied to the Gross Rental Value (GRV) of all rateable property within the City for the year ending 30 June 2027;
  - (b) adopts a Minimum Rate of \$1,318 be set for the year ending 30 June 2027 notwithstanding the General Rate set out in part (a) above;
  - (c) adopts the following Waste Service Charges be applied for the year ending 30 June 2027:
    - i. a standard Waste Service Charge of \$450;
    - ii. a non-rateable property Waste Service Charge of \$625;
  - (d) adopts the Swimming Pool Inspection Fee for the year ending 30 June 2027 of \$78.00;
  - (e) adopts the dates for payment of rates by instalments as:

**Two instalments**

First instalment            3 September 2026

Second instalment        24 November 2026

**Four instalments**

First instalment            3 September 2026

Second instalment        3 November 2026

Third instalment           4 January 2027

Fourth instalment 4 March 2027

- (f) adopts an Administration Charge of \$14.00 per instalment for payment of rates and charges by instalments be applied to the second, third and fourth instalment in accordance with Section 6.45(3) and (4) of the *Local Government Act 1995* and Regulation 67 of the Local Government (Financial Management) Regulations 1996;
- (g) adopts an Interest Rate of 5.5% to be imposed on payment by instalments, to apply to the second, third and fourth instalment in accordance with Section 6.45(3) of the *Local Government Act 1995* and Regulation 68 of the Local Government (Financial Management) Regulations 1996;
- (h) adopts an Interest Rate of 11% to be imposed on overdue rates in accordance with Section 6.51(1) of the *Local Government Act 1995* and Regulation 70 of the Local Government (Financial Management) Regulations 1996;
- (i) adopts an Interest Rate of 11% to be imposed on unpaid Underground Power (UGP) Service Charges in accordance with Section 6.51(1) of the *Local Government Act 1995* and Regulation 70 of the Local Government (Financial Management) Regulations 1996;
- (j) adopts an Interest Rate of 11% that may be imposed on outstanding debtors in accordance with Section 6.13(1) of the *Local Government Act 1995*.
- (k) adopts the Statutory Annual Budget for the year ending 30 June 2027 comprising Section 2 of the 2026/27 Annual Budget as distributed with this Agenda and tabled at this meeting;
- (l) endorses the Management Budget Schedules for the financial year ending 30 June 2027 as set out in Section 3 of the Annual Budget;
- (m) adopts the Capital Expenditure Budget for the financial year ending 30 June 2027 as set out in Section 2, Note 4 of the Annual Budget;
- (n) approves the Reserve Fund transfers for the financial year ending 30 June 2027 as set out in Section 2, Note 7 of the Annual Budget;
- (o) approves the creation of the Environmental Sustainability Reserve Fund established to quarantine funds for the protection of the natural environment including urban greening, natural resources management and protection, and is funded by specific transfers as approved by Council as set out in Section 2, Note 7 of the Annual Budget;
- (p) approves the creation of the South Perth Activity Centre Community Benefit Contribution Fund to quarantine community benefit contributions received within the South Perth Activity Centre Plan area. The use of money in it is limited to the application of funds for delivery of community benefits within the South Perth Activity Centre Plan area in accordance with the provisions of the South Perth Activity Centre Plan and is funded by community benefit contributions, as set out in Section 2, Note 7 of the Annual Budget;
- (q) approves the New Long Term Borrowing facility for the financial year ending 30 June 2027 as set out in Section 2, Note 6(d) of the Annual Budget, converting the short term facility to fund the redevelopment of

- Collier Park Golf Course adopted as part of the 2025/26 Budget into a long-term loan consistent with the Council approved Business Plan;
- (r) adopts the Schedule of Fees and Charges as set out in Section 4 the Fees and Charges Schedule for the year ending 30 June 2027, including Statutory Fees determined by the State Government;
  - (s) adopts the effective date for all items detailed in the 2026/27 Schedule of Fees and Charges is 1 July 2026;
  - (t) adopts a definition of 'significant (material) variances' of \$10,000 or 10% (whichever is the greater) for each capital project and business unit operating revenue and expenditure line item;
  - (u) approves the levy instalment five out of five, of the UGP service charges on the owners of properties within the South Perth/Hurlingham area bounded by Canning Highway, Douglas Avenue, Ellam Street and the Swan River Foreshore, as imposed by the 2022/23 Budget;
  - (v) approves the levy instalment two out of four of the UGP service charges on the owners of properties within the Kensington Project Area generally bounded by Canning Highway, Douglas Avenue, the Town of Victoria Park boundary, Rathay Street, Anketell Street, George Street, Baron-Hay Court, and South Terrace, including Waterford Triangle generally bounded by Manning Road, McKay Street and Conlon Street and Collier Reserve, Thelma Street inclusive of certain remnant border properties not previously included in any other Underground Power project as imposed by the 2025/26 Budget;
2. That Council adopts the increase to Elected Member fees and allowances of 3.5% as recommended by the Salaries and Allowances Tribunal "Local Government Chief Executive Officers and Elected Members Determination No 1 of 2026" and authorises the Chief Executive Officer to update Schedule 1 of Policy P667 Elected Members Entitlements accordingly.

**Absolute Majority Required**

### COUNCIL DECISION

**0626/113**

**Moved:** Councillor André Brender-A-Brandis

**Seconded:** Councillor Blake D'Souza

In accordance with Clause 8.10 of the City of South Perth Standing Orders Local Law 2007 Mayor Greg Milner be granted an additional five minutes to speak.

**CARRIED (9/0)**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Blake D'Souza, Tim Houweling, Kathy Lees, Hayley Prendiville, Jacqueline Raison, Stephen Russell and Bronwyn Waugh.

**Against:** Nil.

**Amendment****0626/114****Moved:** Councillor Blake D'Souza**Seconded:** Councillor Hayley Prendiville

1. That the draft Annual Budget 2026/27 be amended to include a \$60,000 allocation for a physical “entry statement” for the suburb of Waterford, to be located at the road median or the south edge of the intersection of Manning Road, Kent Street and Waterford Avenue in the suburb of Waterford and, this cost be funded by a corresponding \$60,000 decrease in the Capital Works Program line item Slab Replacement Program;
2. The Waterford Entry Statement Wall project as defined above, is to include design, consultation and construction of a new wall structure and signage displaying ‘Waterford’ in raised lettering; and
3. Once design options are prepared, convene a briefing/workshop and present design options to invited Waterford residents for input and feedback.

**Reasons for Change**

- For decades, a Statement Wall at the entry to Waterford (on Waterford Ave) provided a distinctive visual cue marking the entry to suburban Waterford. It provided amenity and a sense and of pride of place amongst the Waterford community.
- The former wall was on private property and recently fenced around – hence permanently removing this feature from the public viewing domain.
- The Waterford community have come to appreciate the importance of the entry wall. This was clearly demonstrated by the petition of 200 Waterford residents, tabled at the February 2026 Council Meeting.
- This petition call upon council to “commission a physical entry statement”. This motion is a response to that.
- Funding of this project via this modest budget allocation will restore that sense of place and community pride.
- I have drafted this budget amendment to be net neutral on the City’s fiscal position. It is funded by identified savings of \$60,000 from the Capital program. Specifically, upon advice of A/CEO, the savings have been drawn from the \$520,000 Slab Replacement Program. This means that \$60,000 of the least urgent Slab Replacement Program works will be re-prioritised and deferred till next financial year.
- The community consultation I have proposed – via clause 3 of my motion – will ensures Council does something the community wants. This might also include further landscaping. It is anticipated the administration will prepare a few design options which can then be discussed at the said workshop.
- The cost was initially lower but I have been advised by the City that traffic management would be a significant part of the cost, given the location just off Manning Road.

- I have diligently advocated for this project for a long time, including throughout the Budget workshops – and hope Council will support its inclusion in the Budget.

**The amendment was put and declared CARRIED (5/4) and formed part of the substantive motion**

**For:** Mayor Greg Milner, Councillors Blake D'Souza, Tim Houweling, Hayley Prendiville and Bronwyn Waugh.

**Against:** Councillors André Brender-A-Brandis, Kathy Lees, Jacqueline Raison and Stephen Russell.

### Amendment

**0626/115**

**Moved:** Councillor Bronwyn Waugh

**Seconded:** Councillor Blake D'Souza

That the draft Annual Budget 2026/27 be amended to:

1. Approve the creation of a Community Safety Reserve to quarantine funds for community safety, crime prevention initiatives including assets and infrastructure in the district and is funded by specific transfers as approved by Council; and
2. Reduces the proposed transfer to the Financial Sustainability Investment Reserve by \$500,000 and approves the allocation of \$500,000 into the Community Safety Reserve.

### Reasons for Change

This amendment ensures the 2026/27 Budget is responsive to crime as a critical community issue. By reallocating \$500,000 from the Financial Sustainability Investment Reserve transfer, (a fund currently holding in excess of almost \$17m, and which the current draft budget proposes to add an additional \$1.667m) the City establishes a dedicated Community Safety Reserve. This provides the necessary financial foundation to strategically plan and deliver significant crime prevention infrastructure and safety initiatives identified in our Advocacy Strategy and Strategic Community Plan and Long Term Financial Plan (LTFP).

#### 1. Alignment with Strategic Community Plan Outcomes

The City's Strategic Community Plan (referenced in the Community Recreation Facilities Plan) explicitly identifies "Community Safety and Health" as a key outcome under the "Community" aspiration. A primary strategy within this plan is to "facilitate and foster a connected and safe community". Establishing a dedicated reserve ensures there is a long-term, cash-backed commitment to this strategy, moving beyond year-to-year operational spending.

#### 2. Consistent with Advocacy Strategy Priorities

The Advocacy Strategy 2025–2029 lists "Vibrant hubs and neighbourhoods to enhance community safety" as one of the City's top advocacy priorities.

By creating a Community Safety Reserve, the Council demonstrates that it is not only asking other levels of government for investment but is

proactively allocating its own resources to meet these community aspirations. This will strengthen the City's position when seeking matching state or federal funding for safety initiatives.

3. Long-Term Financial Planning for "Future Commitments"

The Long-Term Financial Plan emphasizes the objective to "accumulate funds to meet cash flow demands" and the "maintenance and use of cash reserves for future commitments".

Crime prevention strategies, such as district-wide CCTV networks or major lighting upgrades, often require significant capital that cannot be fully funded in a single operating year. This reserve ensures the City can transition from reactive annual spending to proactive, long-term strategic planning for safety infrastructure. A Community Safety Reserve would quarantine funds for the research, planning, and implementation of significant crime prevention strategies (such as CCTV networks or major lighting upgrades) that may be too costly to fund from a single year's operating budget.

4. Evidence-Based Social and Economic Benefits

Community infrastructure, when properly managed, leads to a "reduction in crime and anti-social behaviour". Strategic investment in safety is a recognized driver of community wellbeing and trust. Furthermore, the Advocacy Strategy requires that priorities be assessed based on "social and economic benefits"; planning for a safer community directly enhances property values, supports local businesses, and encourages community participation in public spaces.

5. Implementation of "Crime Prevention through Design"

The Community Recreation Facilities Plan already recommends incorporating "Crime Prevention through Design" principles into facility upgrades. A dedicated reserve would provide the necessary capital to systematically audit and retrofit existing City assets (such as public toilets and lighting in parks) to improve visibility and safety across the district.

**The amendment was put and declared CARRIED (5/4) and formed part of the substantive motion**

**For:** Councillors Blake D'Souza, Tim Houweling, Kathy Lees, Hayley Prendiville and Bronwyn Waugh.

**Against:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Jacqueline Raison and Stephen Russell.

**Amendment****0626/116****Moved:** Councillor Tim Houweling  
**Seconded:** Councillor Hayley Prendiville

That the draft Annual Budget 2026/27 be amended to include an allocation of \$36,000 to fund the installation of double-gated entry systems at the enclosed dog exercise areas at Olives and Comer Reserves, and that Council approves the transfer of \$36,000 from the Community Facilities Reserve to fund this expenditure.

**Reasons for Change**

Dogs are important in our community. Socialising dogs is important, but the owners face strict liability. If their dog escapes, they can do positive harm to others and be charged with offences – it is not uncommon. Anyone who has visited our local dog parks will note that in comparison with all of the other local governments surrounding the stress of having a single gated entry. Dogs get excited, the gates are open, and in a split second they can escape into a busy residential area and the owner is liable. The double-gated system will assist them to ensure that they can properly look after their dogs and that they do not positively escape their control - leading to an offence. The dog areas that we have created are a positive move forward, but they did not include what every other local government has included and that is a double gated entry system. This is a very minor amendment to the budget of \$36,000.

In my view, if we collect record rates as we are, we have an obligation (moral and otherwise). In my view, even a legal obligation to ensure that owners of dogs are able to properly care for their pets while they are exiting these dog exercise areas (where we encourage people to go to). It is not difficult for me to envisage circumstances where somebody has their dog, it escapes, it attacks. It has happened before in other local government districts from these areas, because not of inattentiveness, but by the failure of the construction. I do not want to take up a whole lot more time. I have already said a lot about the fact that we have significant reserve funds and we can easily find the money that is necessary to put \$36,000 to make the lives of a lot of people a lot easier who take their pets down to the dog enclosures (for the purposes of socialisation and a bit of exercise).

**The amendment was put and declared CARRIED (9/0) and formed part of the substantive motion**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Blake D'Souza, Tim Houweling, Kathy Lees, Hayley Prendiville, Jacqueline Raison, Stephen Russell and Bronwyn Waugh.

**Against:** Nil.

7.0.1 Adoption of the Annual Budget 2026/27

The Presiding Member moved a motion that the meeting be adjourned for 10 minutes:

**COUNCIL DECISION**

**0626/117**

**Moved:** Mayor Greg Milner

**Seconded:** Councillor André Brender-A-Brandis

That the meeting be adjourned for 10 minutes.

**CARRIED (9/0)**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Blake D'Souza, Tim Houweling, Kathy Lees, Hayley Prendiville, Jacqueline Raison, Stephen Russell and Bronwyn Waugh.

**Against:** Nil.

*The meeting was adjourned at 8.54pm.*

*The meeting reconvened at 9.06pm.*

**Amendment**

**Moved:** Councillor Tim Houweling

**Seconded:** Councillor Bronwyn Waugh

That the draft Annual Budget 2026/27 be amended to include an allocation of \$800,000 to fund the replacement of the northeastern bridge (long bridge) over Lake Douglas. These costs are to be funded from \$800,000 from the Asset Replacement Reserve.

**Reasons for Change**

The bridges were originally constructed in 1987 over Lake Douglas - two ornamental wooden foot bridges located within Node 7 of Sir James Mitchell Park were constructed and have been valued by local residents. The benefit of them and this is important in my view, they provide access for wheelchairs, which is really important for those who are in a wheelchair, who have some form of disability and want to get up close to nature. It is beautiful to see that they are able to take advantage of that. It is also taken advantage of by the elderly, wildlife observers and provides for an important and essential connectivity around the lake. The way within which you walk around the lake, you use both bridges. A Traffic Study of people walking around those bridges showed that it's used by some 156 users per day. To put that into perspective, that is more than the number of people that use most our dog parks on a daily basis. There were some safety concerns that were raised originally in 2023 and eventually the bridges were closed off in February 2024, due to some structural concerns. In February 2023, the City had commissioned a high level assessment (in respect of the repairs that were required). The handrails were tightened in March 2023, and the refixing of the timber boards subsequently inspected in November 2023 and were found to have some key structural elements that needed to be fixed. The public made their voice be known and there was certainly a lot of people speaking about the fact that we need the two bridges to be able to properly access and enjoy the amenity of that particular locality.

In February 2024, former Councillor Mary Choy moved a Notice of Motion to prioritise the repair and replacement of both bridges in the 2024/25 Annual Budget. There was quite a considerable amount of discussion at that particular meeting. It was just at that particular point in time by a very narrow margin not supported, because the vote was tied and Mayor Greg Milner exercised his Casting Vote Against, and expressed the view that it would be looked at in future budgets. Regrettably it still has not been done, the cost estimate is about \$800,000 at one point in time to replace both, but the amount of the money increased over a period of time. The current cost would be expected to be about \$800,000 for the replacement of that particular bridge. Our residents should not be forced to look at a decaying community asset, asking why are we not using the relevant reserves where we have as I have described tonight; stashed our cash into for this exact purpose. That is for fixing up of assets that our community have enjoyed, and this is what I would consider to be a fairly modest request. The reason that it is modest is because it is precisely for the purpose why we have these reserves, for why we can do something (for the good of the ratepayers). Now in these circumstances, we are able to use the asset replacement reserve, to ensure that those members of the community who have in the past enjoyed the use of that bridge are able to do so again.

It was effectively in 2024/25 (I'll use this term loosely) kicked down the road, to be looked at a future point. It was not kicked off the table entirely, we are now at that future point. Let's get it done, there is enough money. It is time to fix the asset of that bridge and restore the amenity for the community benefit for those who like to enjoy it, including those who are less abled and would like to be able to still get around our town and enjoy community and nature.

**The amendment was put and declared LOST (4/5)**

**For:** Councillors Blake D'Souza, Tim Houweling, Jacqueline Raison and Bronwyn Waugh.

**Against:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Kathy Lees, Hayley Prendiville and Stephen Russell.

At this point in the debate, Mayor Greg Milner disclosed a Proximity Interest in the following amendment and accordingly left the meeting at 9.44pm. Councillor André Brender-A-Brandis assumed the chair.

**Amendment**

**Moved:** Councillor Tim Houweling

**Seconded:** Councillor Bronwyn Waugh

1. That the Draft Annual Budget 2026/27 be amended to include allocations to progress the following initiatives resolved by Council at its 16 December 2025 Ordinary Meeting concerning anti-hooping measures on the South Perth Peninsula, as follows:
  - (i) Additional public open space waste servicing along the South Perth foreshore from the Narrows Bridge to Ellam Street, to be funded from the Waste Services Levy; and
  - (ii) Landscaping and beautification of the western verge of South Perth Esplanade from Queen Street to Mill Point Close, to be funded via a

reduction in the proposed Environmental Sustainability Reserve Fund by \$300,000.

2. That Council notes funding is included in the draft 2026/27 budget for a local traffic management investigation to identify any recommended modifications to the road network.
3. That Council approves the creation of a Local Traffic Management Reserve Fund established to quarantine funds to investigate, identify and implement any recommended modifications to the road network in the South Perth Peninsula, and is funded by specific transfers as approved by Council.
4. That Council allocates \$1 million from the Financial Sustainability Investment Reserve to the Local Traffic Management Reserve Fund.
5. That Council requests a report be presented to Council on the effectiveness of measures to date and any recommendations on additional measures; and
6. That Council notes that CCTV cameras are funded and approved for installation at Mill Point Close and South Perth Esplanade Carpark and asks that the cameras be deployed within 4 months of the budget.

#### Reasons for Change

In December 2025, the Council passed a clear resolution to address the dangerous hooning and antisocial behaviour plaguing the South Perth Peninsula. Our residents came to those meetings and pleaded for their safety and were promised active solutions. Yet, when we look at the draft budget before us, we see that there is a failure to provide funding for these commitments. I accept that the administration has allocated \$481,500 for the entire local road traffic management capital program. Instead of physical safety works, we are being offered more investigations and some studies. I accept that this is necessary before funds, but therefore once those studies and investigations have been undertaken, there ought to be established a reserve for those funds to be deposited into. Families who live on the peninsula have reported that they have continued to suffer from hooning. I am sure my fellow Councillor has received numerous complaints; that have continued. We need to take action, we said we would take action, and we were asked to take action. We said we would look at it in the budget and we really did make a clear statement that this would receive a very fair shake of the sauce bottle. This is a proposal to establish this reserve fund from other reserves, and the establishment of a \$1m reserve - to commence the physical road network modifications for the traffic calming. The management within 6 months is to address the problem seriously and ensure that it's done in time for Christmas.

Secondly, we are demanding that the approval for CCTV cameras be deployed at least within a period of some four months of this budget. That means that we get on with doing that which we said to the residents that we were intending to do, to ensure that we make them feel more safe and secure in their community.

Third, we must address the deteriorating state of our public spaces. Our foreshore from the Narrows Bridge to Ellam Street is heavily utilised and yet from time to time I see rubbish in this area piling up. For that reason what is being proposed is a fairly modest, but appropriate proposal, that can be funded out of the Waste Services Levy.

Fourth, we are allocating \$300,000 to fund the landscaping and beautification of the western verge of the South Perth Esplanade from Queen Street to Mill Point Close. We are proposing to fund this work by reducing the proposed Environmental Sustainability Reserve Fund by \$300,000 in the draft budget. For that reason, it will leave sufficient funds for these proposals. Once again, this is capable of being funded and are largely funded out of the reserves which are allocated for this purpose. Reserves are there to be used. We are asking our residents to pay a record-breaking \$58.84m in rates, driving our residential premium rates up to approximately an average of \$1318. We are doing this because we consider that there is a need within the community. We are stockpiling the reserve funds. What this proposes is some use of the reserve funds - for a motion that was passed and carried, that everybody heard the urgent needs of our community down there in the Mill Point Ward (on the Peninsula), because of the hooning problems. That motion was carried in December. I say that it is time now that we put in place and support the remainder of the initiatives - to do our best to fix as best as we are able. To follow up with what we said in December that we would be looking to do. I urge my Councillors to stand up for the residents of South Perth (including those on the Peninsula) to support this amendment, and to ensure that what we had proposed is going to be delivered.

**The amendment was put and declared LOST (4/4)**

**For:** Councillors Blake D'Souza, Tim Houweling, Hayley Prendiville and Bronwyn Waugh.

**Against:** Councillors André Brender-A-Brandis, Kathy Lees, Jacqueline Raison and Stephen Russell.

**Casting Vote Against:** Councillor André Brender-A-Brandis

Mayor Greg Milner returned to the meeting at 10.30pm following consideration of the amendment, and assumed the chair.

Mayor Greg Milner advised the meeting that in order for the carried amendments to the Substantive Motion to be resolvable, an Amendment to clause 1 of the Officer Recommendation is required to incorporate the changes:

**Amendment**

**0626/118**

**Moved:** Mayor Greg Milner

**Seconded:** Councillor Kathy Lees

Add the following words to clause 1 of the Officer Recommendation after the words Annual Budget: 'and adjusted to reflect the adopted amendments:'

**The amendment was put and declared CARRIED (9/0) and formed part of the substantive motion.**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Blake D'Souza, Tim Houweling, Kathy Lees, Hayley Prendiville, Jacqueline Raison, Stephen Russell and Bronwyn Waugh.

**Against:** Nil.

**COUNCIL DECISION**

**0626/119**

**Moved:** Mayor Greg Milner

**Seconded:** Councillor Jacqueline Raison

In accordance with Clause 8.10 of the City of South Perth Standing Orders Local Law 2007 Councillor Tim Houweling be granted an additional five minutes to speak.

**CARRIED (8/1)**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Blake D'Souza, Tim Houweling, Kathy Lees, Hayley Prendiville, Jacqueline Raison and Bronwyn Waugh.

**Against:** Councillor Stephen Russell.

**Amended Substantive Motion AND COUNCIL DECISION**

**0626/120**

**Moved:** Mayor Greg Milner

**Seconded:** Councillor André Brender-A-Brandis

1. That by absolute majority decision Council, in relation to the City of South Perth 2026/27 Annual Budget and adjusted to reflect the adopted amendments:
  - (a) adopts a General Rate in the Dollar of .060585 applied to the Gross Rental Value (GRV) of all rateable property within the City for the year ending 30 June 2027;
  - (b) adopts a Minimum Rate of \$1,318 be set for the year ending 30 June 2027 notwithstanding the General Rate set out in part (a) above;

- (c) adopts the following Waste Service Charges be applied for the year ending 30 June 2027:
- i. a standard Waste Service Charge of \$450;
  - ii. a non-rateable property Waste Service Charge of \$625;
- (d) adopts the Swimming Pool Inspection Fee for the year ending 30 June 2027 of \$78.00;
- (e) adopts the dates for payment of rates by instalments as:
- Two instalments**
- |                   |                  |
|-------------------|------------------|
| First instalment  | 3 September 2026 |
| Second instalment | 24 November 2026 |
- Four instalments**
- |                   |                  |
|-------------------|------------------|
| First instalment  | 3 September 2026 |
| Second instalment | 3 November 2026  |
| Third instalment  | 4 January 2027   |
| Fourth instalment | 4 March 2027     |
- (f) adopts an Administration Charge of \$14.00 per instalment for payment of rates and charges by instalments be applied to the second, third and fourth instalment in accordance with Section 6.45(3) and (4) of the *Local Government Act 1995* and Regulation 67 of the Local Government (Financial Management) Regulations 1996;
- (g) adopts an Interest Rate of 5.5% to be imposed on payment by instalments, to apply to the second, third and fourth instalment in accordance with Section 6.45(3) of the *Local Government Act 1995* and Regulation 68 of the Local Government (Financial Management) Regulations 1996;
- (h) adopts an Interest Rate of 11% to be imposed on overdue rates in accordance with Section 6.51(1) of the *Local Government Act 1995* and Regulation 70 of the Local Government (Financial Management) Regulations 1996;
- (i) adopts an Interest Rate of 11% to be imposed on unpaid Underground Power (UGP) Service Charges in accordance with Section 6.51(1) of the *Local Government Act 1995* and Regulation 70 of the Local Government (Financial Management) Regulations 1996;
- (j) adopts an Interest Rate of 11% that may be imposed on outstanding debtors in accordance with Section 6.13(1) of the *Local Government Act 1995*.
- (k) adopts the Statutory Annual Budget for the year ending 30 June 2027 comprising Section 2 of the 2026/27 Annual Budget as distributed with this Agenda and tabled at this meeting;
- (l) endorses the Management Budget Schedules for the financial year ending 30 June 2027 as set out in Section 3 of the Annual Budget;
- (m) adopts the Capital Expenditure Budget for the financial year ending 30 June 2027 as set out in Section 2, Note 4 of the Annual Budget;

- (n) approves the Reserve Fund transfers for the financial year ending 30 June 2027 as set out in Section 2, Note 7 of the Annual Budget;
  - (o) approves the creation of the Environmental Sustainability Reserve Fund established to quarantine funds for the protection of the natural environment including urban greening, natural resources management and protection, and is funded by specific transfers as approved by Council as set out in Section 2, Note 7 of the Annual Budget;
  - (p) approves the creation of the South Perth Activity Centre Community Benefit Contribution Fund to quarantine community benefit contributions received within the South Perth Activity Centre Plan area. The use of money in it is limited to the application of funds for delivery of community benefits within the South Perth Activity Centre Plan area in accordance with the provisions of the South Perth Activity Centre Plan and is funded by community benefit contributions, as set out in Section 2, Note 7 of the Annual Budget;
  - (q) approves the New Long Term Borrowing facility for the financial year ending 30 June 2027 as set out in Section 2, Note 6(d) of the Annual Budget, converting the short term facility to fund the redevelopment of Collier Park Golf Course adopted as part of the 2025/26 Budget into a long-term loan consistent with the Council approved Business Plan;
  - (r) adopts the Schedule of Fees and Charges as set out in Section 4 the Fees and Charges Schedule for the year ending 30 June 2027, including Statutory Fees determined by the State Government;
  - (s) adopts the effective date for all items detailed in the 2026/27 Schedule of Fees and Charges is 1 July 2026;
  - (t) adopts a definition of ‘significant (material) variances’ of \$10,000 or 10% (whichever is the greater) for each capital project and business unit operating revenue and expenditure line item;
  - (u) approves the levy instalment five out of five, of the UGP service charges on the owners of properties within the South Perth/Hurlingham area bounded by Canning Highway, Douglas Avenue, Ellam Street and the Swan River Foreshore, as imposed by the 2022/23 Budget;
  - (v) approves the levy instalment two out of four of the UGP service charges on the owners of properties within the Kensington Project Area generally bounded by Canning Highway, Douglas Avenue, the Town of Victoria Park boundary, Rathay Street, Anketell Street, George Street, Baron-Hay Court, and South Terrace, including Waterford Triangle generally bounded by Manning Road, Mckay Street and Conlon Street and Collier Reserve, Thelma Street inclusive of certain remnant border properties not previously included in any other Underground Power project as imposed by the 2025/26 Budget;
2. That Council adopts the increase to Elected Member fees and allowances of 3.5% as recommended by the Salaries and Allowances Tribunal “Local Government Chief Executive Officers and Elected Members Determination No 1 of 2026” and authorises the Chief Executive Officer to update Schedule 1 of Policy P667 Elected Members Entitlements accordingly.

3. That the draft Annual Budget 2026/27 be amended to:
  - a) include a \$60,000 allocation for a physical “entry statement” for the suburb of Waterford, to be located at the road median or the south edge of the intersection of Manning Road, Kent Street and Waterford Avenue in the suburb of Waterford and, this cost be funded by a corresponding \$60,000 decrease in the Capital Works Program line item Slab Replacement Program;
  - b) The Waterford Entry Statement Wall project as defined above, is to include design, consultation and construction of a new wall structure and signage displaying ‘Waterford’ in raised lettering; and
  - c) Once design options are prepared, convene a briefing/workshop and present design options to invited Waterford residents for input and feedback.
4. That the draft Annual Budget 2026/27 be amended to:
  - a) Approve the creation of a Community Safety Reserve to quarantine funds for community safety, crime prevention initiatives including assets and infrastructure in the district and is funded by specific transfers as approved by Council; and
  - b) Reduces the proposed transfer to the Financial Sustainability Investment Reserve by \$500,000 and approves the allocation of \$500,000 into the Community Safety Reserve.
5. That the draft Annual Budget 2026/27 be amended to include an allocation of \$36,000 to fund the installation of double-gated entry systems at the enclosed dog exercise areas at Olives and Comer Reserves, and that Council approves the transfer of \$36,000 from the Community Facilities Reserve to fund this expenditure.

**CARRIED BY ABSOLUTE MAJORITY (5/4)**

**For:** Mayor Greg Milner, Councillors André Brender-A-Brandis, Kathy Lees, Jacqueline Raison and Stephen Russell.

**Against:** Councillors Blake D'Souza, Tim Houweling, Hayley Prendiville and Bronwyn Waugh.

### Background

The Annual Budget is a statutory requirement under the *Local Government Act 1995* and a key financial management tool. It is guided by the 10-year Strategic Community Plan (SCP), which undergoes major community consultation every four years. Council adopted the revised City of South Perth SCP 2021-2031 in December 2021 and a minor review in April 2024.

The City is consulting on a new Council Plan (CP), which will replace the SCP under reforms to the *Local Government Act 1995*. The CP is expected to be presented to Council for adoption in the new financial year. Adoption of the CP will also trigger a new long-term financial plan. Until then, the SCP continues to guide the Corporate Business Plan (CBP), which outlines services, projects and measures for the next four years to deliver the City’s strategic vision. The long-term financial plan, asset management plans and workforce plan inform the SCP, CBP and Annual Budget, with outcomes reported in the Annual Report.

## 7.0.1 Adoption of the Annual Budget 2026/27

Including the 2026/27 financial year, Council will have adopted cumulative rate increases of 21.7% over the past seven years, below Perth March CPI of 27.3% over the same period. Council has sought to contain expenditure and move towards a net operating breakeven position rather than an operating loss. In the short to medium term, ensuring the City achieves a sustainable net operating surplus remains essential to its long-term financial sustainability.

The Annual Budget as contained at **Attachment (a)** has been prepared in accordance with Part 3 of the Local Government (Financial Management) Regulations 1996.

### Comment

#### Economic Position

The City of South Perth identified some years ago that its financial position needed to improve to remain financially sustainable. Since 2017/18, this has been addressed through each annual budget and mid-year budget review. Ongoing wars, geopolitical conflict, sanctions, trade tensions and disruption to global energy and freight markets continue to create uncertainty for businesses and households and weigh on global growth. In Australia, these factors have contributed to renewed inflationary pressure, elevated interest rates and ongoing supply chain risk. Uncertainty around United States trade and tariff settings, together with slower growth in major trading partners such as China, may also place downward pressure on commodity prices and government revenues.

As an open economy, Australia, and particularly Western Australia's export sector, may be significantly affected by slower global growth. Ongoing geopolitical conflict, supply chain disruption, trade tensions and efforts by central banks to rein in persistent inflation with interest rate hikes slowing growth continue to create uncertainty. These conditions may cause commodity prices to fall faster than forecast, affecting State and Federal budgets and placing further pressure on the City's future budgets and financial recovery.

Rates remain the City's main source of operating revenue. While strategies to grow alternative income streams are underway, they will take time to materially reduce reliance on rates. However, the City is now deriving more revenue from paid parking, largely from non-residents, and bus shelter advertising revenue is expected to increase in 2026/27.

Net revenue from golf course operations has increased in recent years, but the City also recognised the need to keep its golf offering contemporary and competitive to support future growth. Council has therefore approved redevelopment of the Collier Park Golf Course buildings, which will reduce golf revenue in the short term, with 2026/27 the first year affected. These alternative revenue streams must continue to improve to support long-term financial sustainability without significant rate increases above CPI.

To support Council's understanding of the City's financial position, four budget workshops were held. The financial management principles and strategies applied in recent years have been used to guide this budget preparation. If maintained, they will continue to improve the City's financial position over time, reduce reliance on rate revenue and strengthen its capacity to fund future asset renewal.

The work undertaken with Council shows that a stronger financial position is achievable. However, this requires not only continued expenditure control, as has been the focus for several years, but also growth in income.

Overall, the 2026/27 draft Annual Budget includes the following:

- Operating Revenue of \$80.15m.
- Operating Expenditure of \$80.15m.

#### 7.0.1 Adoption of the Annual Budget 2026/27

- Capital Grants (Revenue) of \$6.72m.
- Capital Expenditure of \$44.92m.

#### Rates

Rates are calculated by using the Gross Rental Value (GRV), provided by Landgate (a State Government agency), multiplied by the rate in the dollar adopted by Council. GRV is an estimation of the likely annual rental return on a property; for example, a property with a \$26,000 GRV is equivalent to earning \$500 per week (\$500 x 52 weeks). Therefore, the Rates calculation (GRV x Rate in \$ = Rates) in this scenario is:

\$26,000 (GRV) x \$0.060585 (rate in the dollar) = \$1,575.21.

Landgate has updated property GRVs under its three-year revaluation cycle, with average values increasing by more than 36%. As a result, the 5.95% rates revenue increase will affect properties differently, with some rates increasing by more or less than this percentage.

The Minimum Rate (the lowest rate paid per ratable property) is recommended to increase by 5.95% to **\$1,318** (\$1,244 in 2025/26). The Minimum Rate applies to approximately 1,018 properties.

As with all budgets, there are a range of expenses that increase each year. In order to deliver a 5.95% rate increase, the City in collaboration with Council had to tightly manage City operating expenditure budgets.

In benchmarking against other metropolitan Local Government Authorities (LGA), the City continues to be competitive with its peers in relation to the rate in the dollar. Those LGAs with a lower rate in the dollar tend to have a large industrial and/or commercial rate base. In comparison, the City of South Perth commercial properties rate revenue represents only 9.27% of the total Rates.

#### Waste Service Charge

The standard waste service charge for 2026/27 is proposed to increase to \$450 for domestic properties and \$625 for non-rateable properties, representing only the fifth increase in seven years. The charge remains comparatively low among metropolitan local governments.

The charge covers weekly rubbish collection, fortnightly recycling and three pre-booked verge-side collections each year. The annual charge for a single 660-litre bin is proposed as \$1,350 for rateable properties and \$1,875 for non-rateable properties. The 1,100-litre service is proposed to increase to \$2,250 for rateable commercial properties and \$3,125 for non-rateable properties with existing services.

This is the second year of the pre-booked verge-side service, allowing residents to book one hard waste and two green waste collections each financial year up to eight weeks in advance. Residents must place items on the verge no more than three days before collection. The service helps reduce fly dumping and rubbish picking, and improves verge presentation, safety and amenity.

Residential ratepayers will again receive six waste vouchers instead of three: four green waste and two general waste passes to the Recycling Centre.

### **Emergency Services Levy (ESL)**

The State Government ESL charge will again appear on all local government rate notices in 2026/27. This charge will be calculated based on the GRVs supplied to the City by the Valuer General and using a rate in the dollar determined by the Fire & Emergency Services Authority.

The State Government released its budget on 7 May 2026, including a 5% ESL increase.

### **Underground Power (UGP)**

In 1996, the State Government established the State Underground Power Program (SUPP), and Council adopted a whole-of-city approach to underground power. Although underground power is a State Government asset, Council recognises its broader community benefits beyond improved supply during severe weather. It has enhanced amenity by enabling more and larger street trees, reducing summer heat and supporting the vision of “A City of active places and beautiful places.”

The City participated in five of the six SUPP rounds, delivering projects in Como, South Perth, Como East, Salter Point, Manning and Collier. After the SUPP concluded, Western Power broadened its project focus, leading to the South Perth Hurlingham Retrospective Underground Project (RUP), which brought the City closer to its goal of full underground power coverage.

The fifth and final instalment of the Collier and Manning underground power service charge, adopted in the 2021/22 Budget, was levied in 2025/26 and those projects are now complete. In 2026/27, the City will levy the fifth of five instalments for South Perth/Hurlingham adopted in the 2022/23 Budget, and the second of four instalments for the Kensington Project Area adopted in the 2025/26 Budget.

The City’s final major underground power project, adopted in the 2025/26 Budget, is the Kensington Project Area. Predominantly in Kensington, it also includes remnant properties in South Perth, Como, Collier Reserve and Waterford Triangle, and is being delivered with Western Power under the Network Renewal Underground Program (NRUPP). Once complete, all residential properties in the City will be connected to underground power, substantially achieving Council’s 1996 whole-of-city approach.

### **Employee Information**

Employee costs in the budget reflects an appropriate resource mix to deliver services in line with the SCP.

Employee costs represent approximately 40.8% of the City’s annual expenditure and have been closely managed in recent years, with only marginal growth in full-time equivalent positions.

The payroll budget has mainly increased to allow for the 4.0% pay rise under the City’s 2024 Enterprise Agreement, which remains below CPI. Employee costs also include about \$450,000 for workers compensation insurance.

### **Fees and Charges Schedule**

The Fees and Charges Schedule again includes waived registration fees for sterilised dogs and cats, and a one-year waiver for unsterilised dogs to allow sterilisation and subsequent free lifetime registration. This is intended to encourage pet registration with the City and is the second year of the program.

The Fees and Charges Schedule reflects the cost of providing services while recognising community service obligations. As appropriate, fees are based on:

#### 7.0.1 Adoption of the Annual Budget 2026/27

- Cost recovery (can be full or partial and based on community service obligations);
- Benchmarked / reference pricing; and
- Statutory fees.

Most fees and charges are proposed to increase broadly in line with the March CPI of 4.6%. However, many are statutory fees set by the State Government and do not fully reflect the cost of providing the service. In these cases, although the City charges the maximum permitted fee, it still does not recover full costs. Other fees and charges have been increased incrementally to move closer to full cost recovery.

#### Capital Program – Highlights for 2026/27

The draft 2026/27 capital budget is \$44.92 million, significantly higher than usual. Most of this expenditure (80%) is directed to renewal of existing assets. Roads, drainage, parks and reserves account for 42% of the program, while City buildings account for 50%.

Key projects include \$1.8 million, including carry forward, for the final stage of irrigation replacement at Sir James Mitchell Park, completing the three-year program valued at more than \$4.5 million. The budget also includes \$629,000 for George Burnett Playground replacement and \$296,000 for Como Beach riverwall and footpath repairs.

A range of pathways, roads and public toilets will also be renewed or upgraded, with some design work included for future projects, including new public toilets at Salter Point and Mends Street.

#### Community Safety

The draft 2026/27 Budget includes additional funding for community safety across both operating and capital programs. Funding for the City's Home Safety and Security Equipment Rebate Program has been maintained at the higher level introduced in 2025/26.

The operating budget also includes \$180,000 for further community safety initiatives, while the capital budget provides for lighting upgrades at Sir James Mitchell Park (\$641,000, including carry forward) and improvements to the Karawara laneways (\$356,000), informed by the Karawara Pedestrian and Cycle Access Plan which attracted significant community input.

#### Environmental Sustainability

Both the operating and capital budgets includes additional funds allocated for urban greening and/or environmental sustainability initiatives.

The capital budget includes specific provisions linked to urban greening. \$100,000 for Stormwater Sump Retrofit WSUD (Water Sensitive Urban Design) and an allowance of \$250,000 for similar elements included in the Coode Street Foreshore Riverbank Restoration program. A reserve fund dedicated to quarantine funds for the protection of the natural environment is proposed for establishment.

The operating budget includes a \$100,000 allocation towards Polyphagous Shot-Hole Borer initiatives, in addition to \$100,000 included in the tree management budget for tree pruning and removal to respond to increase in tree deaths.

### Collier Park Golf Course

The City owns Collier Park Golf Course (CPGC), which is managed by Clublinks Management. CPGC is one of Australia's leading public golf courses, with strong demand for tee times, particularly at peak periods. Around 80% of patronage comes from outside the City of South Perth. In 2023/24, the City introduced a flexible pricing model under which the operator sets charges within an approved range based on demand. For 2026/27, a minor increase is proposed to the top of the range, from \$55 to \$60, with the lower limit remaining at \$10. This continues to improve yield per player and revenue to the City. A similar pricing model applies to mini golf, with a 2026/27 range of \$6 to \$60.

Pricing will remain transparent through the booking process, and the operator will publish seasonal pricing ranges on the Collier Park website as a guide.

In 2023/24, Clublinks was selected as the successful tenderer to operate Collier Park Golf Course for 21 years under a Course Controller Agreement, Lease Agreement and Development Agreement. Clublinks will contribute up to \$8.5 million towards redevelopment of the golf course buildings and driving range. The redevelopment does not change any of the nine-hole playing courses.

The agreements have been finalised, with the Major Land Transaction Business Plan and lease advertised in 2024/25 and ministerial approval obtained. The redevelopment requires a City capital contribution and is expected to support the golf course's long-term financial sustainability and provide an ongoing revenue stream. This budget includes conversion of the short-term WA Treasury Corporation loan approved in 2025/26 to a long-term facility.

Capital expenditure in the budget relates mainly to construction of the proposed buildings. Driving range netting was installed in 2025/26 so that revenue from the range can continue during building works. The redevelopment will reduce golf revenue in the short term, with 2026/27 the first year affected.

### Sustainability Implications and Financial Health

Ongoing net operating surpluses are essential to the City's long-term financial sustainability. They enable investment in renewing ageing community infrastructure, including roads, pathways, drainage, parks, playgrounds and other facilities that support services and amenities for residents. Operating deficits would reduce the City's capacity to renew assets and deliver services, creating generational inequity.

The Department of Local Government, Sport and Cultural Industries (DLGSCI) has published the Local Government Financial Index (LGFI) on its MyCouncil website, replacing the former Financial Health Indicator (FHI). The benchmark remains 70, and the 2026/27 Budget score of 90 exceeds it.

### Consultation

The budget has been drafted based on Council's adopted strategic documents which have been developed through extensive consultation processes. In addition, for Council to fully understand the complexity of the City's finances, the City has undertaken a series of four budget workshops with Council.

### Policy and Legislative Implications

*Local Government Act 1995*

Financial Management Regulations 1996

**Financial Implications**

The financial implications of adopting the 2026/27 Budget are as disclosed in the draft 2026/27 budget, as contained as **Attachment (a)** of this report.

**Key Risks and Considerations**

<b>Risk Event Outcome</b>	<p><b>Financial Loss</b></p> <p>An adverse monetary impact on the City as a consequence of a risk event occurring. A grading is assigned to different levels of potential loss relative to the significance of the impact on the City's ongoing operations and its ability to deliver expected services.</p> <p><b>Legislative Breach</b></p> <p>Refers to failure to comply with statutory obligations in the manner in which the City, its officers and Elected Members conduct its business and make its decisions and determinations. This embraces the full gamut of legal, ethical and social obligations and responsibilities across all service areas and decision making bodies within the collective organisation.</p>
<b>Risk rating</b>	High
<b>Mitigation and actions</b>	<p>Four budget workshops were held with Council to ensure the City’s financial position and all aspects of the budget are fully understood.</p> <p>Implementation of cost saving measures and future revenue generating measures to improve the City’s financial position.</p> <p>Budget ready to be adopted in accordance with statutory requirements.</p>

**Strategic Implications**

This matter relates to the following Strategic Direction identified within Council’s [Strategic Community Plan 2021-2031](#):

- Strategic Direction: Leadership
- Aspiration: A local government that is receptive and proactive in meeting the needs of our community
- Outcome: 4.3 Good governance
- Strategy: 4.3.1 Foster effective governance with honesty and integrity and quality decision making to deliver community priorities

**Attachments**

- 7.0.1 (a): Draft Annual Budget 2026/27

## 8. CLOSURE

The Presiding Member thanked everyone for their attendance and closed the meeting at 10.59pm.

## APPENDIX

### 5.1 PUBLIC QUESTION TIME: 18 JUNE 2026

<b>1 Ms Mary Choy, South Perth</b> <b>Received: 18 June 2026</b>	<b>Response provided by: Anita Amprimo – Acting Chief Executive Officer</b>
<i>[Preamble]</i> <i>Given that the proposed budget allocates \$865,000 to the Redmond Street Boardwalk project in Salter Point, compared with around \$350,000 spent to replace one of the two Lake Douglas bridges in South Perth. The second Lake Douglas Bridge has remained closed since November 2023 with no publicly announced time frame for its reopening.</i>	
1. What factors led Council to prioritise funding for the Redmond Street project over restoring access across the remaining bridge within Sir James Mitchell Park (a major regional destination), and that bridge closure attracted substantial public advocacy and media attention?	The City is aware of the public interest in the Lake Douglas Bridge. We also receive enquiries from the community, relating to other infrastructure. In preparing the draft capital works program for Council's consideration in the budget deliberations, we look at a number of factors (in terms of the priority). Then we present that to Council for consideration as to: <ul style="list-style-type: none"><li>• where that fits;</li><li>• How much we can deliver; and</li><li>• how much expenditure is allocated to capital works.</li></ul> In this instance, the Lake Douglas Bridge did not make that cut, as that is partly in recognition of that there is a footpath that is an alternative there. As you rightly said that one bridge was already installed, it would be open for Council to consider putting that back on the priority list at a point in time though.

<p>2. The budget report notes that previous budgets generally kept rate increases at or below Perth CPI and that cumulative rate increases over the past seven years have remained below March CPI. Given the proposed 5.95% rates revenue increase exceeds the reported March 2026 Perth CPI of 4.6% for the first time in seven years, and at a time when many households continue to face significant cost of living pressures. What factors including any specific expenditure within the 2026/27 budget led Council to determine that a higher than inflation increase was necessary this year?</p>	<p>The budget was prepared with various drafts and presented to Council and considered whether there was a net operating deficit or positive and an overall balanced budget. Through those discussions with Council and taking into account the significant capital works program, ultimately to fund the proposed works in the year and to achieve a balanced operating budget – that was the rate rise that was required.</p>
<p>3. Given the proposed 5.95% rates revenue increase and a significant residential densification and apartment development that has occurred in recent years (particularly within the South Perth Peninsula precinct). Can Council identify the key investments within the 2026/27 budget that demonstrate how the financial benefits of that growth are being returned to existing ratepayers in South Perth through improved infrastructure - including road and pathway improvements, community safety initiatives, hooning and antisocial behaviour mitigation and other public amenities?</p>	<p>The income from the additional rates is calculated in the overall rate calculation. As I alluded to in my answer to question two, there is an extensive capital works program which is in the budget pack. I can direct you to the appropriate point which lists all of the capital works programs and where the investment in the City is going.</p>

<b>2 Ms Michelle Terri, South Perth</b> <b>Received: 18 June 2026</b>	<b>Response provided by: Anita Amprimo – Acting Chief Executive Officer</b>
<p>1. Given community concerns reporting near misses and public requests for a double gated entry system at the recently completed Comer small dog exercise area, that is adjacent to nearby roads including situations where dog owners must manage multiple dogs entering and exiting through a single gate simultaneously, creating a risk of dogs gaining access to nearby roads. Can Council please explain why funding has not been included in the 2026/27 budget to address the issue?</p>	<p>The City acknowledges that there is community interest in providing double gates at the enclosed dog exercise area. However, there is also a requirement for dog owners to have effective control over their dogs when using that facility. It is open to Council to include in the budget a double gated for those dog parks, and if Council were so minded then we would be able to deliver that.</p>
<p>2. Given that Perth's CPI is publicly known to be 4.6%, how can the Council justify the proposition of a 5.95% increase on rates for the next financial year? Is there a deficit that the community should be aware of?</p>	<p>The rates as explained in my answer to the previous member of the public is proposed to cover the extensive capital works program in asset renewal.</p> <p>That is predominantly the capital works program is around asset renewal. That is to maintain our asset portfolio, they service the community and that is based on presenting a balanced budget.</p>
<p>3. Since the Anstey Street crosswalk works has been completed as part of the current budget with a few parking bays lost in the process, can the City please clarify the situation with the bays within the City's own commercial tenancy on the corner of Anstey and Angelo Streets?</p>	<p>The bays in the car park that you are referring to currently have some issues where the tree roots have grown significantly and are impacting on the ability for cars to park in those bays. We are currently investigating that and looking at how we can make those bays accessible for the community.</p>

## DISCLAIMER

The City advises that comments recorded represent the views of the person making them and should not in any way be interpreted as representing the views of Council. The minutes are a confirmation as to the nature of comments made and provide no endorsement of such comments. Most importantly, the comments included as dot points are not purported to be a complete record of all comments made during the course of debate. Persons relying on the minutes are expressly advised that the summary of comments provided in those minutes do not reflect and should not be taken to reflect the view of the Council. The City makes no warranty as to the veracity or accuracy of the individual opinions expressed and recorded therein.

These Minutes were confirmed at the Ordinary Council Meeting on: Tuesday 30 June 2026.

Signed \_\_\_\_\_

Presiding Member at the meeting at which the Minutes were confirmed