



MINUTES

of

STRATEGY AND SERVICES COMMITTEE MEETING

Pursuant to the provisions of Section 88(1) of the Local Government Act 1999

HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**TUESDAY, 9 JUNE 2026
AT 7:00 PM**

The meeting commenced at 7:00 pm.

1 ATTENDANCE RECORD

1.1 Present

CR REBECCA VANDEPEEAR – PRESIDING MEMBER

Cr Marilyn Baker	Cr Andrew Craig	Mayor Glenn Docherty
Cr Shirley Halls	Cr Chantelle Karlsen	Cr David Kerrison
Cr Clint Marsh	Cr Misty Norris	Cr Jane Onuzans
Cr Peter Rentoulis	Cr Gay Smallwood-Smith	Cr Tanya Smiljanic

Also in attendance for the meeting:

Chief Executive Officer
General Manager, City Services
General Manager, City Assets

Mr Sam Green
Ms Tina Hudson
Mr Dale Welsh

General Manager, Corporate Services	Mr Luke Culhane
Senior Manager Assets & Delivery	Ms Janey Mitson
Senior Manager Asset Operations	Mr Jon Roberts
Senior Manager City Operations	Mr Glen Carter
Senior Manager City Plans	Mr Vince Rigter
Senior Manager Development Services	Mr Matt Dineen
Acting Senior Manager Community Engagement & Experience	Ms Shannon Siegele
Corporate Planner Specialist (<i>via Zoom</i>)	Ms Sarah Young
Acting Manager Governance	Mrs Zoey Squires
ICT Applications Analyst	Mrs Helen Pocius
Senior Theatre Technician	Mr Sam Hunt
Minute Taker	Mrs Sarah Schutz

1.2 Apologies

Cr Akram Arifi
Cr Zahra Bayani

1.3 Not Present

2 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION	6615
Moved: Cr Onuzans	Seconded: Cr Smiljanic
The Minutes of the Strategy and Services Committee Meeting held 12 May 2026 be confirmed as a true and accurate record of proceedings.	
<u>CARRIED</u>	

3 DECLARATIONS OF INTEREST

Nil

4 DEPUTATION / REPRESENTATIONS

Nil

Item 6.1 was brought forward for consideration.

6 INFORMAL DISCUSSION

6.1 2026/27 ANNUAL BUSINESS PLAN AND BUDGET - CONSULTATION FEEDBACK

Presenter: Ms Shannon Siegele, Acting Senior Manager – Community Engagement & Experience

- 4.1 Council adopts the 2026/27 Rating Policy, Rating Procedure, Rate Rebate Policy and Rate Rebate Procedure set out within Attachments 2 and 3.
- 4.2 Council notes that they are consistent with the general principles of rating as outlined in Section 150 of the Act.
- 4.3 Council authorises the Chief Executive Officer to make further minor amendments to the Rating Policy and Procedure, and the Rate Rebate Policy and Procedure that do not alter the intent of the documents.

Borrowings

5. In accordance with Section 134 of the Act, Council authorises borrowings of up to a maximum debt facility of \$150M, in a manner complying with the Act. Council authorises the affixation of the common seal to any documents required to give effect to this resolution.

Adoption of Valuations

6. Pursuant to Section 167(2)(a) of the Act, the Council adopts for rating purposes for the year ending 30 June 2027 the Valuer-General's Capital Valuation of land within the Council's area, being \$<<to be inserted prior to Ordinary Council>>, of which \$<<to be inserted prior to Ordinary Council>> represents rateable land.

Declaration of General Rate

7. That having considered and taken into account the general principles of rating contained in Section 150 of the Act, and in accordance with Section 153(2) of the Act issues of consistency and comparability across council areas in the imposition of rates on various sectors of the business and wider community, the Council pursuant to Sections 152(1)(c), 153(1)(b) and 156(1)(a) of the Act and Regulation 14 of the *Local Government (General) Regulations 2013*, declares the following differential general rates for the year ending 30 June 2027, to apply to all rateable land within the Council area based on the following two (2) components:
 - 7.1 one being a fixed charge of \$<<to be inserted prior to Ordinary Council>>.
 - 7.2 the other being a differential general rate based on the capital value of the land varying accordingly to land use as follows:
 - a) \$<<to be inserted prior to Ordinary Council>> in the dollar of the capital value on rateable land of land uses category 1 (residential), category 7 (primary production), category 8 (vacant land) and category 9 (other) land use.
 - b) \$<<to be inserted prior to Ordinary Council>> in the dollar of the capital value on rateable land of land uses category 2 (commercial shop), category 3 (commercial office), category 4 (commercial other), category 5 (industry light) and category 6 (industry other) land use.

Maximum Increase for Principal Place of Residence

8. Pursuant to Section 153(3) of the Act, the Council has determined that it will not apply a maximum increase (rates cap) on general rates to be imposed on rateable land constituting the principal place of residence of a principal ratepayer.

Separate Rate (Regional Landscape Levy)

The motion was set aside.

A division was taken with:

- Mayor G Docherty, Crs C Marsh, D Kerrison, M Baker, J Onuzans, R Vandeppear, C Karlsen, S Halls, P Rentoulis, M Norris, G Smallwood-Smith, T Smiljanic and A Craig voting FOR the motion.
- Nil voting AGAINST the motion.

CARRIED

5.3 ADOPTION OF THE 2026/27 STRATEGIC ASSET MANAGEMENT PLAN
Responsible Executive Manager : Dale Welsh

COMMITTEE RECOMMENDATION

6618

Moved: Cr Smallwood-Smith Seconded: Cr Halls

1. In accordance with Section 122 of the *Local Government Act 1999*, Council adopts the 2026/27 Strategic Asset Management Plan (Attachment 1).
2. Council approves the Chief Executive Officer to make amendments to the 2026/27 Strategic Asset Management Plan (Attachment 1), that are minor in nature and do not adjust the overall intent of the Plan.

CARRIED

Matters to be considered by the Committee Only

Matters delegated to the Committee

5.4 2026 CONFIDENTIAL ORDER REVIEW
Responsible Executive Manager : Sam Green

COMMITTEE RESOLUTION

6619

Moved: Cr Baker Seconded: Cr Halls

1. Having reviewed the grounds for confidentiality under Section 90(3) of the *Local Government Act 1999* and being satisfied that these grounds continue to apply to the Confidential Order (Attachment 1), make new orders pursuant to Sections 91(7) and (9) of the *Local Government Act 1999* that the relevant documents be retained in confidence pursuant to Section 90(3) of the *Local Government Act 1999*.

This order will operate until the next scheduled annual review of confidential orders by the Strategy and Services Committee.

2. Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the Strategy and Services Committee delegates to the Chief Executive Officer the power to revoke the confidential order listed in Attachment 1 in whole or in part, at any time, and the Chief Executive Officer must advise the Committee of any

revocation as soon as practicable after such revocation has occurred.

CARRIED

6 INFORMAL DISCUSSION

6.2 CITY OPERATIONS QUARTERLY UPDATE

Presenter: Mr Glen Carter, Senior Manager City Operations

Outcome: **Elected Members were provided with an update on City Operations activities.**

Cr Smallwood-Smith left the meeting room at 8:11 pm.

Cr Smallwood-Smith returned to the meeting room at 8:14 pm.

6.3 QUARTERLY CAPITAL PROJECTS UPDATE

Presenters: Ms Janey Mitson, Senior Manager Assets & Delivery
Mr Matt Dineen, Senior Manager Development Services
Mr Vince Rigter, Senior Manager City Plans
Mr Jon Roberts, Senior Manager Asset Operations

Outcome: **Elected Members were provided with an update on the progress of Council's Capital Projects.**

Cr Craig left the meeting room at 8:43 pm.

Cr Craig returned to the meeting room at 8:51 pm.

7 INFORMAL ACTIONS

Nil

8 CONFIDENTIAL MATTERS

Nil

9 CLOSURE

The meeting closed at 8:51 pm.