

2026/27 Annual Business Plan and Budget Summary



Growing With Purpose

Victor Harbor is entering a period of significant growth and change. As our community continues to evolve, Council is focused on ensuring that growth is carefully planned, responsibly managed and guided by a clear long-term vision for the future.

The 2026/27 Annual Business Plan and Budget reflects this commitment. It maintains essential services and infrastructure, invests in the renewal and improvement of community assets, and supports the strategic planning needed to prepare Victor Harbor for the opportunities and challenges ahead.

At the same time, Council recognises that many households and businesses continue to face cost-of-living pressures. The budget has been developed with a disciplined focus on balancing community priorities, essential services and long-term financial sustainability.

As Victor Harbor prepares for significant population growth in the decades ahead, Council is investing in the planning, infrastructure and strategic initiatives

needed to support a growing community. Through projects such as the Urban Growth Management Strategy 2050, South Coast Future Ready Strategy and Integrated Transport Study, Council is taking a proactive approach to ensuring future growth is thoughtfully managed, while protecting the lifestyle, character and natural environment that our community values.

Our major projects reflect a commitment to building a strong and sustainable future. This includes progressing the Regional Community, Sport and Recreation Precinct towards construction readiness, continuing the optimisation of Council's corporate systems to improve efficiency and customer service, and advancing the growth planning initiatives that will help shape Victor Harbor over the coming decades.

This summary provides an overview of what Council has planned for the year ahead.

Visit victor.sa.gov.au/abp or drop into the Civic Centre (1 Bay Road, Victor Harbor) to view our plan in detail.

city of
Victor Harbor



Budget at a glance

Rates

6.4% average rates payable increase, comprising:

- 4.9% General Rate
- 1.5% Financial Sustainability Index

Operating Budget

Operating deficit of \$1,856,100:

- Operating Expenditure of \$42,967,200
- Operating Income of \$41,111,100

Capital Budget

Net Capital Expenditure of \$13,951,500:

- Capital Expenditure of \$14,260,000
- Capital Income of \$308,500

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Budget Overview

The 2026/27 Annual Business Plan and Budget has been developed during a period of ongoing cost-of-living pressures and increasing demand for services and infrastructure.

The \$43 million operating budget and \$14 million net capital works program reflect a careful balance between delivering essential services, investing in strategic community infrastructure and maintaining long-term financial sustainability.

Each year, the budgeting process is undertaken by Council Members and Council staff over many months, and includes consultation with community members.

Council Members received valuable community feedback during this year's public consultation period, which highlighted a range of priorities including the importance of maintaining essential services, investing in infrastructure and carefully managing the impact of rates on households and businesses.

A summary of how Council will allocate its budget is provided over the following pages. It includes a breakdown of how we plan to spend every dollar of your Council rates, significant projects and our 2026/27 Rating Policy.

Further detail is provided online at victor.sa.gov.au/abp or at the Civic Centre (1 Bay Road, Victor Harbor).



Investing in Victor Harbor

How we plan to spend every dollar of your Council rates

The following shows how the City of Victor Harbor plans to spend every dollar of your Council rates in 2026/27 to ensure Victor Harbor remains a great place to live, work, visit and invest in.



Council Rates

The City of Victor Harbor's Council rates are made up of two components – a fixed charge and differential rate.

Fixed Charge

The fixed charge is a base amount paid by all rateable properties irrespective of their value that contributes to the delivery of services, programs and projects that support each property.

In 2026/27, the fixed charge will remain unchanged at \$495.

Differential Rate

Council has imposed differential general rates based on land use categories.

The differential rate proportion is based on whether the land is used for residential, commercial, primary production, industrial, vacant land or other purposes. It is calculated by multiplying the individual property value (which is provided to Council by the Valuer-General) by the differential cents in the dollar adopted for the relevant land use

Land Use	Cents in the \$
Residential	0.3061
Base rate	
Commercial	0.3980
Base rate + 30%	
Industrial	0.3521
Base rate + 15%	
Primary Production	0.2755
Base rate - 10%	
Vacant Land	0.4592
Base rate + 50%	
Other	0.3061
Base rate	

How your rates are calculated:

Fixed Charge + **Differential Rate**

e.g. Rates for a \$500,000 house would be \$2,025.50:

\$495 + \$1,530.50
(500,000 x 0.3061 / 100)

More information is provided in the Rating Policy summary on page 4.

Significant Projects

What we will do in 2026/27

In addition to our many ongoing services and responsibilities, Council has identified several major projects and strategic initiatives to be undertaken in 2026/27.

A selection of these activities are listed on this page. For the full list, refer to the 2026/27 Annual Business Plan online at victor.sa.gov.au/abp or view a hard copy at the Civic Centre (1 Bay Road, Victor Harbor).

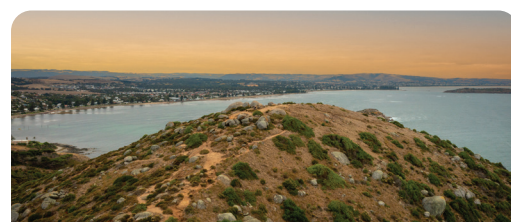


Corporate Systems Optimisation

In 2026/27, Council will continue optimising its corporate software systems to maximise efficiency, improve data management and enhance service delivery.

The project has replaced a 20-year-old legacy system with a modern platform supporting key functions including finance, HR, payroll, procurement, customer service, compliance and asset management.

The focus in the coming year will be on embedding system enhancements and realising the full value of the investment, further improving efficiency across the organisation.



Growth and Future Planning

In 2026/27, Council will continue delivering strategic planning initiatives to manage Victor Harbor's growth in a thoughtful and sustainable way. This includes progressing actions from the Urban Growth Management Strategy 2050, finalising the South Coast Future Ready Strategy and advancing a Local Area Plan to help guide future housing growth and infrastructure needs.

These initiatives will provide a clear framework for managing growth, ensuring Victor Harbor remains a vibrant, liveable and connected community while protecting the unique character and environment that make it such a special place.



Whalers Road Reconstruction

In 2026/27, Council will complete the reconstruction of Whalers Road between White Crescent and Franklin Parade, delivering improved safety, accessibility and stormwater management for residents and visitors.

The project includes a full road reconstruction, upgraded drainage infrastructure and new footpath links, replacing ageing assets and improving the long-term performance of this important local road. These works will enhance pedestrian access, improve driving conditions and support a more resilient transport network for the growing Encounter Bay community.



Community Garden and Nursery

In 2026/27, Council will continue developing plans for a future community garden and native plant nursery at Martha Close.

The project will create a community-led space that supports local food production, environmental education, biodiversity and social connection, while encouraging sustainable gardening practices and community participation.

Council will continue working closely with community groups to progress detailed designs and help bring the long-term vision for the site to life.



Find out more about
the Precinct project at
[victor.sa.gov.au/
theprecinct](https://victor.sa.gov.au/theprecinct)

Regional Community, Sport and Recreation Precinct

The Victor Harbor Regional Community, Sport and Recreation Precinct (the Precinct) continues to be Council's most significant long-term infrastructure commitment, supporting the needs of a growing community.

Victor Harbor is one of the fastest growing communities in South Australia, with the population projected to double by 2050.

The Regional Community, Sport and Recreation Precinct is being designed to ensure our community infrastructure keeps pace with that growth, providing a modern, multi-purpose facility for current and future generations.

Planned as a hub for sport, recreation, health and community activity, the Precinct will include a recreation centre with four multi-purpose courts, gymnastics facilities, a health club, studio spaces, meeting rooms and a café.

It may also incorporate a 120-place childcare centre and allied health

services, broadening its benefit well beyond sport and recreation. Following extensive planning and feasibility work, Council resolved to partner with Accord Property to plan the delivery of the Precinct through a private sector model.

This approach will provide a broader range of facilities for the community while helping manage the project's long-term financial impact.

While Council continues to undertake due diligence, it has made a deliberate decision to defer its construction contribution to future years in recognition of current cost of living pressures.

In 2026/27, there is a budget allocation sufficient to progress the Agreement for Lease with the developer and advance the project toward construction.

The remaining rate increments needed to fund Council's construction contribution will be spread across future years, ensuring the impact on ratepayers is managed responsibly.

Securing External Funding for the Precinct

Council has successfully secured \$3.2 million in Federal and State Government funding to support the development of the Regional Community, Sport and Recreation Precinct.

This funding reflects the regional significance of the project and recognises Victor Harbor's role as the primary service centre for the southern Fleurieu Peninsula.

By attracting external funding, Council is working to reduce the overall cost on ratepayers while delivering important community infrastructure and services for the region.

2026/27 Rating Policy

Method Used To Value Land

Council continues to use Capital Value as the basis for raising rates. This includes the land and improvements.

A ratepayer may object to the valuation referred to in their rate notice by writing served personally or by post on the Valuer-General within 60 days after the date of service of the notice.

But note:

- if you have previously received a notice or notices under the Local Government Act 1999 referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days after service of the first such notice;
- you may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

An objection is a formal process and there are specific legislative requirements for both you and the Valuer-General. See the back of your rate notice for more information about how to lodge a formal objection.

Notional Values

Certain properties may be eligible for a notional value, where the property is the principal place of residence of a ratepayer. Application for a notional value must be made to the Valuer-General.

Business Impact Statement

Council considers the impact of rates on all businesses in the Council area including primary production. In considering the impact, Council assessed the equity of distribution of rate responsibility and the business profile within the Council area.

Differential General Rates

Council applies differential general rates based on land use categories outlined within the Local Government (General) Regulations. The differential rate takes into account the range of services Council provides, standard of the services, if there are any specific budget expenses that are unique to or benefit a specific land use, and new initiatives that target a specific sector. Land use categories, differential general rates and approximate revenue are outlined in the table below.

Fixed Charge

Council will impose a fixed charge of \$495 to all rateable properties. The fixed charge establishes a base payment for each assessable property within the Council area and recovers approximately 17% of its total rate revenue, with the remaining rate revenue funded via differential rating, based on valuation. Where two or more adjoining properties have the same owner and occupier, or where there is a single farm enterprise comprising more than one property, only one fixed charge is payable by the ratepayer.

Rates Postponement (State Seniors Card)

Rates may be postponed on a principal place of residence by Seniors Card holders who meet certain criteria. Interest is charged and the accrued debt is payable on disposal of the property.

Hardship Relief

Where a ratepayer is suffering hardship in paying rates, they are encouraged to contact our Rates Officers to discuss the matter. Council treats these enquiries confidentially.

Regional Landscape Levy

The State Government requires Council to impose a separate rate which is payable to the Hills and Fleurieu Regional Landscape Board. This is the Regional Landscape Levy (previously known as the Natural Resources Management (NRM) Levy).

The rate will be based on the capital value of all rateable properties as follows:

- \$0.008522 cents in the dollar to raise a total of \$766,444.

Rebates (Rate Capping)

Council will provide relief against what would otherwise amount to substantial change in rates payable by the ratepayer due to changes in valuation. Council will, on application, offer rate capping to general rates for the 2026/27 financial year. Rate capping will apply where the general rate amount payable exceeds the 2025/26 general rate payable by 15% for residential properties which are the owner's principal place of residence.

The rebate will not apply where:

- the property has been acquired by the ratepayer or has become their principal place of residence after 1 January 2025
- the increase in the general rate payable is due in whole or in part to an increase in valuation of the property attributable to improvements.

Further Information

For more details, the full Rating Policy can be viewed in the 2026/27 Annual Business Plan at victor.sa.gov.au/abp or in hard copy at the Civic Centre (1 Bay Road, Victor Harbor).

For rating enquiries, please call one of our Rates Officers on 8551 0500.

Category	Fixed Charge	Cents in the \$	Base Differential	Revenue (approx)
Residential	\$495	0.3061	Base rate	\$27.4 million
Commercial	\$495	0.3980	Base + 30%	\$2.4 million
Industrial	\$495	0.3521	Base + 15%	\$0.2 million
Primary Production	\$495	0.2755	Base - 10%	\$2.1 million
Vacant Land	\$495	0.4592	Base + 50%	\$2 million
Other	\$495	0.3061	Base rate	\$0.3 million

Rates Payments Due

Rates are due on **15 September 2026** or by quarterly instalments.

1st instalment - **15 September 2026**

2nd instalment - **15 December 2026**

3rd instalment - **15 March 2027**

4th instalment - **15 June 2027**



The following pages outline a summary of highlights and achievements for the City of Victor Harbor during 2025/26



Mountain Bike Park Location Secured

With the support of the landowner and the State Government, we secured the future home of Victor Harbor's Mountain Bike Park, purchasing approximately 50 hectares at Brown Hill, Hindmarsh Valley.



Yilki Coastal Sea Defence Wall

We completed the construction of a coastal sea defence wall at Yilki, helping protect community infrastructure and improve the coastline's resilience to storm surges, sea level rise and flooding.



Safer Crossing at the Esplanade

We installed a new pedestrian crossing on the Esplanade, adjacent to Hotel Victor, to improve safety and accessibility in one of Victor Harbor's busiest visitor precincts.



Community Garden

We secured land at Martha Close for a future community garden and native plant nursery, creating the foundation for a community-led space that supports local food production, environmental education, social connection and biodiversity.



Getting Future Ready

We've been planning for Victor Harbor's future through the development of the draft South Coast Future Ready Strategy. The Strategy explores how our community can grow and thrive while preserving the qualities that make our region a great place to live.



Urban Growth Management Strategy

We adopted our Urban Growth Management Strategy 2050, providing a long-term framework to guide sustainable growth while protecting the character, lifestyle and environment that make Victor Harbor unique.



Shared Path for Investigator College

We installed a new shared pathway linking Investigator College to Armstrong Road via the Encounter Bay Recreation Ground, to provide a safe and accessible connection for pedestrians and cyclists.

Looking back at 2025/26

Highlights & Achievements



Securing the Future of the Encounter Community Centre

Following a request for support, Council resolved to assume management of the Encounter Community Centre to ensure it continues to serve Victor Harbor into the future.



Community Renewables Program

We partnered with ShineHub to support residents in reducing energy costs while creating a more sustainable future. The program will help locals access solar, battery storage and smart energy solutions.



Continued Commitment to Inclusion

We updated our Disability Access and Inclusion Plan. The Plan will guide our work over the next four years, helping to make Victor Harbor a more accessible and inclusive place to live, work and visit.



2026 Masters Games

In April 2026 we welcomed more than 1,000 athletes as the 2026 SA Masters Games came to town. The Games brought a vibrant mix of sport, social events and community activity to Victor Harbor and the wider Fleurieu Peninsula.



Playground Upgrade

We installed a new playground at Soldiers Memorial Reserve, featuring modern and accessible play equipment designed to create a more inclusive space for children and families. Further enhancing a much loved and well utilised recreational area.



Bluff Walking Trail Upgrade

We upgraded the walking trail from Car Park Two at The Bluff, improving safety and accessibility for visitors, while enhancing access to one of Victor Harbor's most significant natural and cultural landmarks.



Victor Harbor Court Resurfacing

We reconstructed and resurfaced the six multi-use courts at the Victor Harbor Oval to improve safety, durability and playing conditions for local tennis, netball and school sports.



A New Chapter for Victa Cinema

Council assumed management of the historic Victa Cinema, ensuring it remains a vibrant community asset and supporting the long-term vision for a future Arts and Culture Centre.



Protecting our Environment

We adopted the Environmental Management Plan 2025–2030, establishing a roadmap to protect and enhance Victor Harbor's natural environment through actions focused on biodiversity, sustainability and climate resilience.



Seaview Road Kerb Replacement

We replaced a section of ageing kerbing along Seaview Road, helping to maintain effective stormwater drainage, improve road safety and protect the long-term integrity of the roadway.



Community Legends

The 2026 Citizen of the Year Awards were presented and celebrated at our Australia Day Ceremony. Des Schirmer, Jake Baalman, Anthony Rowland, South Coast Chamber Orchestra and Victor Harbor Half Marathon received well deserved accolades.



Supporting Emerging Musicians

Eight young musicians from the Fleurieu Peninsula were supported to professionally record and produce their original music through a Council-led program delivered in partnership with Country Arts SA.

Contact us



In Person

1 Bay Road Victor Harbor SA 5211



By Phone

(08) 8551 0500

(including after hours emergency service)



In Writing

PO Box 11 Victor Harbor SA 5211



By Email

localgov@victor.sa.gov.au



Website

victor.sa.gov.au



Facebook

facebook.com/cityofvictorharbor



Council Members

Contact details for your Council Members can be found at victor.sa.gov.au



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Use the QR code above or jump online at victor.sa.gov.au/viewpoint to subscribe today!

Your Voice On Council

The City of Victor Harbor's Council Members have been elected to represent the community. You can share your ideas or concerns with your Council Members at any time. Contact details are provided below.



Mayor Moira Jenkins

Phone. 0412 733 453

Email. moira.jenkins@victor.sa.gov.au



Councillor Brayden Mann

Phone. 0403 785 805

Email. brayden.mann@victor.sa.gov.au



Councillor Stewart Burns

Phone. 0419 766 263

Email. stewart.burns@victor.sa.gov.au



Councillor Michael Quinton

Phone. 0473 680 399

Email. michael.quinton@victor.sa.gov.au



Councillor Marilyn Henderson

Phone. 0427 464 213

Email. marilyn.henderson@victor.sa.gov.au



Councillor David Kemp

Phone. 0448 801 521

Email. david.kemp@victor.sa.gov.au



Councillor Angela Schiller

Phone. 0428 964 118

Email. angela.schiller@victor.sa.gov.au



Councillor Carol Schofield

Phone. 0473 236 491

Email. carol.schofield@victor.sa.gov.au



Councillor Nick McKenzie

Phone. 0467 606 927

Email. nick.mckenzie@victor.sa.gov.au