

AGENDA

Ordinary Council Meeting

Wednesday 03 September 2025

Notice of Meeting

An Ordinary Council Meeting of the City of Nedlands is to be held on Wednesday 03 September 2025 in the Council Chambers at 71 Stirling Highway Nedlands commencing at 5.00pm.

This meeting will be livestreamed [Livestreaming Council & Committee Meetings » City of Nedlands](#)



Keri Shannon | Chief Executive Officer

28 August 2025



Information

Council Meeting Agenda are run in accordance with the City of Nedlands Standing Orders 2016. If you have any questions in relation to the agenda, procedural matters, addressing the Council or attending these meetings please contact the Governance Officer on 9273 3500 or council@nedlands.wa.gov.au

Public Question Time

Public Questions are dealt with at the Ordinary Council Meeting.

Deputations

Members of the public may make presentations or ask questions on items contained within the agenda. Presentations are limited to 3 minutes. Members of the public must complete the online registration form available on the City's website: [Public Address Registration Form | City of Nedlands](#)

Disclaimer

Members of the public who attend Council Meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. For example, by reference to the confirmed Minutes of Council meeting. Members of the public are also advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

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1. DECLARATION OF OPENING

This item will be dealt with at this point.

2. PRESENT AND APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

This item will be dealt with at this point.

3. PUBLIC QUESTION TIME

Questions received from members of the public will be read at this point. The order in which the CEO receives questions shall determine the order of questions, unless the Presiding Member determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

4. ADDRESSES BY MEMBERS OF THE PUBLIC

Deputations by members of the public who have completed Public Address Registration Forms.

5. REQUESTS FOR LEAVE OF ABSENCE

Any requests from Council Members for leave of absence will be dealt with at this point.

6. PETITIONS

Any petitions by members of the public will be dealt with at this point.

7. DISCLOSURES OF FINANCIAL INTEREST

The Presiding Member to remind Council Members and Staff of the requirements of Section 5.65 of the Local Government Act to disclose any interest during the meeting when the matter is discussed.

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration.



However, other members may allow participation of the declarant if the member further discloses the extent of the interest. Any such declarant who wishes to participate in the meeting on the matter, shall leave the meeting, after making their declaration and request to participate, while other members consider and decide upon whether the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

8. DISCLOSURES OF INTERESTS AFFECTING IMPARTIALITY

The Presiding Member to remind Council Members and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the Local Government Act.

Council Members and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

The following pro forma declaration is provided to assist in making the disclosure.

"With regard to the matter in item x I disclose that I have an association with the applicant (or person seeking a decision). This association is (nature of the interest).

As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

The member or employee is encouraged to disclose the nature of the association.

9. DECLARATIONS BY MEMBERS THAT THEY HAVE NOT GIVEN DUE CONSIDERATION TO PAPERS

This item will be dealt with at this point.

10. CONFIRMATION OF MINUTES

Administration Recommendation

The Minutes of the Ordinary Council Meeting held Wednesday, 20 August 2025 are to be CONFIRMED.

Administration Recommendation

The Minutes of the Special Council Meeting held Monday, 25 August 2025 are to be CONFIRMED.



Administration Recommendation

The Minutes of the Special Council Meeting held Wednesday, 27 August 2025 are to be **CONFIRMED**.

11. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Any written or verbal announcements by the Presiding Member to be tabled at this point.

12. MEMBERS ANNOUNCEMENTS WITHOUT DISCUSSION

Written announcements by Council Members to be tabled at this point. Council Members may wish to make verbal announcements at their discretion

13. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

For the convenience of the public, the following Confidential items are identified to be discussed behind closed doors, as the last items of business at this meeting.

14. MINUTES OF COUNCIL COMMITTEES AND ADMINISTRATIVE LIAISON WORKING GROUPS

14.1 Minutes of the Following Committee Meetings (In Date Order) are to be Received

This is an information item only to receive the minutes of the various meetings held by the Council appointed Committees (N.B. This should not be confused with Council resolving to accept the recommendations of a particular Committee. Committee recommendations that require Council's approval should be presented to Council for resolution via the relevant departmental reports).



15. DIVISIONAL REPORTS - PLANNING & DEVELOPMENT

15.1 Consideration of Development Application – 69 Waratah Avenue, Dalkeith

Report Number	PD33.09.25
Meeting & Date	Council Meeting – 03 September 2025
Applicant	Urban Infill Developments
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Chantel Weeresekera – Senior Urban Planner Sergio Famiano – Manager Urban Planning and Development
Director	Bruce Thompson – Director Planning and Development
Attachments	Attachment 1 – Location Plan Attachment 2 – Development Plans dated 31 July 2025 Attachment 3 – CONFIDENTIAL

Purpose

The purpose of this report is for Council to consider a development application for an extension of time and an amendment to an existing approval for five grouped dwellings at 69 Waratah Avenue, Dalkeith. The proposal is being presented to Council for consideration as the application received an objection to the proposal during the community consultation period. Council is specifically required to exercise its judgement in considering the merits of the application for:

- An extension of time to the substantial commencement date by 1 year.
- Redesign of Lot 1.

Administration Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, **APPROVES** the development application to amend a previous approved development, DA22-82058 dated 27 June 2023, for five grouped dwellings at 69 Waratah Avenue, Dalkeith, subject to the following conditions:

1. This approval relates only to the development as indicated on the approved plans dated 31 July 2025. It does not relate to any other development on this lot and must substantially commence within 3 years from the date of the original decision letter, being 27 June 2026.
2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.



3. Prior to the issue of a demolition permit and building permit, a Demolition or Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City.
4. Prior to occupation, fences within the primary street setback area are to be visually permeable above 1.2m in height to the satisfaction of the City of Nedlands.
5. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:
 - a. Face brick;
 - b. Painted render;
 - c. Painted brickwork; or
 - d. Other clean finish as specified on the approved plans.
6. And are to be thereafter maintained to the satisfaction of the City of Nedlands.
7. Prior to occupation, landscaping shall be completed in accordance with the Landscaping Plan dated 6 March 2023. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.
8. Prior to the issue of a demolition permit and building permit, a suitably qualified arborist is to submit a plan to be approved by the City of Nedlands outlining tree protection measures to be undertaken to conserve the tree identified for retention as shown on the landscaping plans. The approved measures are to be monitored by the arborist and implemented for the duration of the demolition and construction process to the satisfaction of the City of Nedlands.
9. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction process to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.
10. Prior to the issue of a building permit, plans detailing a long section through the proposed crossover shall demonstrate the prevention of stormwater from the street entering the property to the satisfaction of the City of Nedlands.



- 11. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.**
- 12. Prior to issue of a building permit, specifications shall be provided demonstrating that the roof colour and material has a maximum solar absorptance rating of 0.4 for metal flat roofs not visible from the street or adjacent properties, 0.5 for all other metal roofs, and 0.58 for roof tiles. The specified roof colour is to be installed to the satisfaction of the City.**
- 13. Prior to the issue of a building permit, specifications to be provided demonstrating all water fittings such as taps, toilets and showers (excluding kitchen sinks and laundries) are within 1 star of the maximum Water Efficiency Labelling Standard (WELS) to the satisfaction of the City. The approved fittings are to be installed prior to occupation.**
- 14. Prior to occupation, a minimum 3kw (per dwelling) photovoltaic solar panel system is to be installed to the satisfaction of the City.**
- 15. One (1) additional street tree shall be planted prior to occupation in the verge area to the specification and satisfaction of the City of Nedlands.**

Voting Requirement

Simple Majority

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and policies applicable to the matter and given such weight in making the decision as the relevant laws and policies permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
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Local Planning Scheme Zone	Residential
R-Code	R40
Land area	Parent Lot: 1,103m ² Strata Lot 1: 175m ² Strata Lot 2: 180m ² Strata Lot 3: 180m ² Strata Lot 4: 181m ² Strata Lot 5: 189m ²
Land Use	Residential – Grouped Dwellings
Use Class	'P' – Permitted Use
Applicant	Urban Infill Developments

The site is located at 69 Waratah Avenue, Dalkeith, within the street block bound by Adelma Road to the west and Curlew Road to the east (**Attachment 1**). The site has an area of 1,103m² and features a natural slope of approximately 1.4m from the southern boundary down to the northern boundary. The site is currently vacant. The lot has preliminary subdivision approval for five survey strata lots and common property.

The existing streetscape is characterised by predominantly two storey single houses. The properties in this area are coded R40 or R60 and are expected to undergo a gradual transition to a higher density and scale of development.

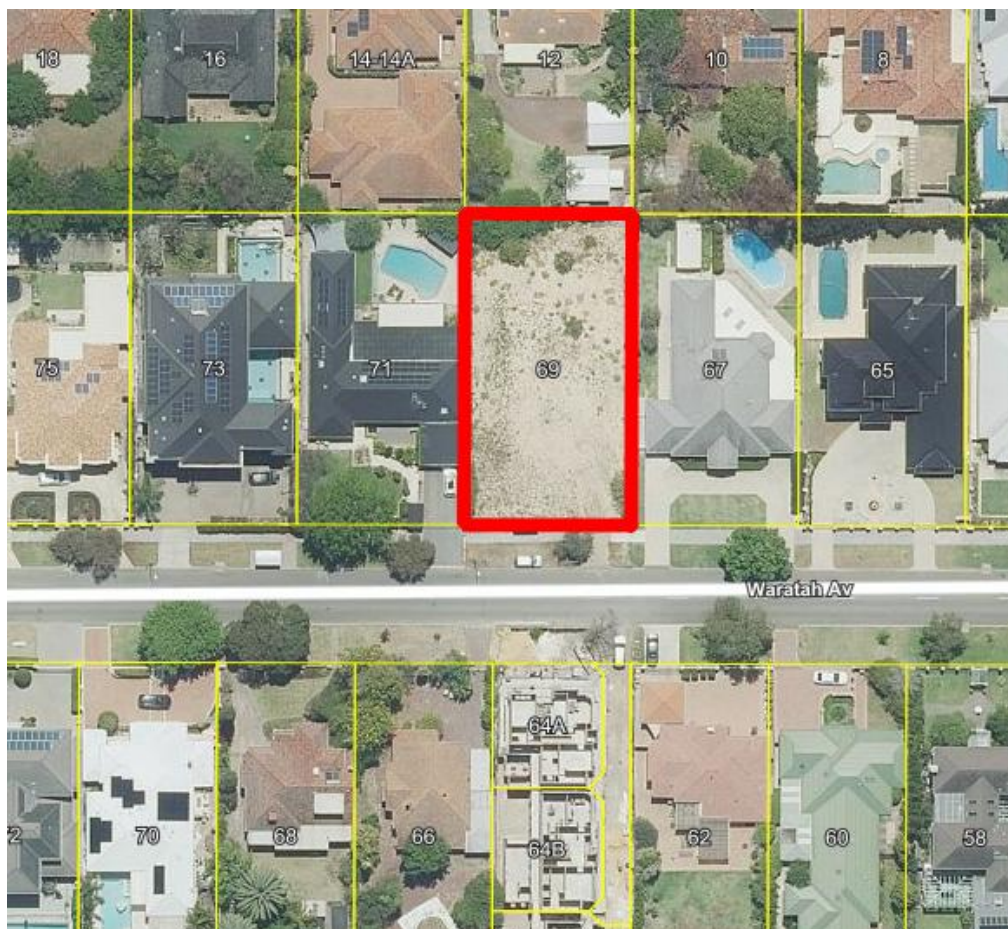


Figure 1: Aerial image



Application Details

The application seeks development approval for development application for an extension of time and an amendment to an existing approval for five grouped dwellings.

The original application, DA22-82058, was approved by Council at its meeting of 27 June 2023 (PD27.06.23) and must be substantially commenced by 27 June 2025. The subject application seeks a redesign of Lot 1; all other Lots are to remain as approved by DA22-82058. An extension to the substantial commencement date by 12 months is requested, this being until 27 June 2026.

Discussion

Considerations for granting an extension of time

The Planning and Development Act 2005 does not specify matters relevant to an application to extend an approval period. However, the following have been considered by decision-makers, such as SAT, on similar applications:

- a) Has the planning framework changed substantially since the development approval was granted?
- b) Would the development likely receive approval now?
- c) Has the proponent actively and relatively conscientiously pursued implementation?
- d) Was the initial period for approval provided reasonable and adequate?

Has the planning framework changed?

Since the development was approved in June 2023, the State Planning Framework and City's Local Planning Framework has changed. The R-Codes Volume 1 has undergone significant alteration. In April 2024, the code was divided into two parts, Part B and Part C. Part C of the R-Codes applies to all grouped dwelling development in areas coded R30 and above. Part C of the codes contains new design elements and altered deemed-to-comply provisions related to private open space, landscaping, internal amenity, street setback and lot boundary setback.

Furthermore, Local Planning Policy 5.14: Precincts (LPP 5.14) was adopted by the City on 27 August 2024. LPP 5.14 outlines the geographic area that comprises the Waratah Avenue Precinct, in which the subject site is located, and defines the desired future character of the area. LPP5.14 represents a significant change to the planning framework given that it now imposes development standards on the subject site that were not applicable when the application was considered originally. All development in the Waratah Precinct is to be consistent with the objectives and Desired Future Character Statements of LPP 5.14.

Additionally, the City's Local Planning Policy 1.3 Sustainable Design – Residential (LPP 1.3) was adopted on 27 February 2024. LPP 1.3 augments the Design Guidance of Element 4.15 by providing local objectives for housing design and development as well as the City's preferred methods of achieving the Element Objectives.

Would the development likely receive approval now?



In the context of the significant change to the planning framework as outlined above, it is necessary to consider whether the application would receive approval if it were assessed against the current planning framework. As outlined in the planning assessment below, it is considered that the development remains capable of approval.

Has the proponent actively and relatively conscientiously pursued implementation?

The applicant has conscientiously pursued implementation of the approval. In April 2023 conditional subdivision approval was granted for the site which is consistent with the lot configuration approved via DA22-82058. Since this time the applicant has pursued subdivision clearance via demolition, clearing and leveling of the site, and internal drainage and electrical connection works. The applicant has further obtained the relevant approvals from the City for the crossover and verge works.

It is further acknowledged that much of the substantial commencement period has been consumed by instability of land ownership and financial issues. The applicant for the original development application DA22-82058 was Nicheliving. The recent well publicised financial and operational issues surrounding Nicheliving have resulted in the current applicant, Urban Infill Developments, taking over the development.

Was the initial approval period sufficient?

The initial approval period was for two years, which is the standard timeframe for development approvals issued via the City. However, it is acknowledged that the current construction market is a difficult environment in terms of accessing materials and contractors, and escalating construction costs. In the past few years, the City has processed a higher than typical number of extension of time development applications, particularly for larger and/or complex projects.

It is further acknowledged that in 2024, the Development Assessment Panel (DAP) regulations were amended to remove the minimum number of dwellings threshold for DAP applications. This means that the subject application could now be processed as a DAP application and thereby receive a substantial commencement period of four years. The above factors indicate that the typical substantial commencement period of two years may no longer be sufficient for developments of this scale.

Planning Assessment Local Planning Scheme No. 3

Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections.

State Planning Policy 7.3 - Residential Design Codes – Volume 1 Part C

The R-Codes apply to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway. As required by the R-Codes, Council, in assessing the proposal against the design principles, should not apply the corresponding deemed-to-comply provisions.



As part of this application a complete redesign of Lot 1 is proposed. Lot 1 is seeking a design principle assessment pathway for private open space, trees and landscaping, and solar access and natural ventilation.

No amendments are proposed to the approved plans for Lots 2 to 5. Assessment of these lots has been discussed where relevant in the context of the change in Planning framework.

Clause 1.1 – Private Open Space

Lot 1 proposes a primary garden area of 21m². The primary garden areas for Lots 2 to 5 range between 19m² to 29m². These are unchanged by this application. The design principles for private open space consider the amenity of outdoor spaces for residents, access to natural sun and ventilation and opportunities for landscaping. The primary garden areas are considered to meet the design principles for the following reasons:

- All garden areas are directly accessible from the primary living area of the dwelling via sliding doors which allows for indoor and outdoor spaces to be used in conjunction with one another.
- All primary garden areas have been designed to optimise northern aspect as much as possible. The outdoor areas have a minimum dimension of 3.8m (Lot 2), which exceeds the minimum deemed-to-comply and provides adequate circulation and ventilation space. All primary garden areas are a sufficient size and dimension to provide for functionality and amenity for residents.
- All primary garden areas are located behind the primary street setback area thereby providing a high level of privacy and safety for residents.
- Lot 1 also provides a small upstairs balcony to provide an additional outdoor space for residents and additionally allowing for passive surveillance.
- All primary garden areas are provided with sufficient landscaping. A condition of approval will ensure it is completed in accordance with the Landscaping Plan and landscaped areas are to be maintained on an ongoing basis.

Clause 1.2 – Trees and Landscaping

Lot 1 proposes 9.5% of the site as soft landscaping. The soft landscaping for Lots 2 to 5 range between 12% to 19%. These are unchanged by this application. The design principles for trees and landscaping considers the provision of landscaping that enhances the amenity of the streetscape, provided visual outlook from habitable rooms, and sustains healthy tree and plant growth. The landscaping is considered to meet the design principles for the following reasons:

- The landscaping provision within the street setback area exceeds the deemed to comply minimum. Thereby the provision of landscaping as viewed from the public realm is considered to positively contribute to the streetscape.
- Site planning and chosen landscaping is appropriate in the context of the infill development on relatively small lots. The landscaping plan indicates that the plants selected are mostly native and suit confined, landscaped spaces by including shrubs and groundcovers that do not require substantial maintenance.
- In relation to Lot 1, there is an existing mature street tree in the verge abutting the lot which softens the elevation of the dwelling and provides a desirable visual outlook from major openings. A new condition of approval is recommended for the proponent to plant an additional street tree in the verge to the City's requirements to further contribute to the amenity of the streetscape.



- The original application was supported by the City's Design Review Panel in terms of Landscape Quality and species selection. Except for the redesign to Lot 1, the landscaping remains unchanged. It is acknowledged that the 15% soft landscaping per site provision is a new provision under the R-Codes Part C and was not considered as part of the original approval. In considering the whole site, approximately 134m² of soft landscaped areas are proposed, this being 12% of the site area. On balance the amount of soft landscaping proposed is considered to provide an appropriate level of amenity to residents and the locality.
- The provided landscaping plan demonstrates that the species selection and deep soil provision will be sufficient to sustain healthy tree and plant growth. A condition of approval will ensure is completed in accordance with the Landscaping Plan and landscaped areas are be maintained on an ongoing basis.

Clause 2.2 – Solar Access and Natural Ventilation

The R-Codes Part C contain a new deemed-to-comply provision for a major opening to the primary living space to oriented between north-west and east in accordance with an adjoining uncovered open area with a minimum dimension 3m x 3m. None of the Lots achieve this provision. The proposal meets the design principles in so far as:

- The design of the primary living spaces to Lots 2 to 5 are unchanged by this application.
- Dwellings have windows to habitable rooms which are designed and positioned to optimise daylight, natural ventilation and outlook, while maintaining a reasonable level of visual privacy.
- All primary living spaces include multiple openings to maximise opportunities for natural solar access and ventilation.
- All lots feature private open space that has northern exposure thereby being responsive to site and local climatic conditions.

Clause 3.4 – Lot Boundary Setback

Lots 3, 4 and 5 include portions of upper floor walls setback at 1.2m in lieu of 1.5m to the eastern and western lot boundaries. Note the redesign to Lot 1 meets the deemed-to-comply. The design principles for lot boundary setbacks consider the impact of building bulk on adjoining properties, providing adequate sun and ventilation and minimising overlooking. The setbacks are considered to meet the design principles for the following reasons:

- All elevations are well articulated with varying setbacks and minor openings. Further all segments of wall setback at 1.2m are relatively short with a maximum length of 8.5m (Lot 5) which alleviates the impact of building bulk.
- The side elevations do not contain any major openings, thereby the setbacks do not result in any overlooking to adjoining properties.
- Given the north-south orientation of the lot, the side setbacks do not result in any over shadowing of adjoining properties.
- It is further noted that during the initial consultation period for the application, no submissions were received. The plans for Lots 3, 4 and 5 are not amended by this application.



Local Planning Policy 5.14 Precincts

Local Planning Policy 5.14 Precincts (LPP 5.14) modifies the R-Codes front setback and boundary wall deemed-to-comply provisions for the Waratah Avenue sub-precinct. LPP 5.14 requires a 4m primary street setback, which may be reduced up to 2m provided the area of any building encroaching into the setback area is compensated for by at least an equal area of open space of which 50 per cent is provided as deep soil. The amended proposal meets this deemed to comply provision.

LPP 5.14 modifies the R-Codes boundary wall provision by allowing a one storey boundary wall, setback at least 7m from the primary street, up to 2/3 of the length of the lot boundary, and up to one lot boundary. The application proposes one storey boundary walls to three lot boundaries and setback a minimum 4m from the primary street.

LPP 5.14 sets out the desired future character of the Waratah Avenue sub-precinct, which is to provide for a diversity of dwelling types. The precinct's defining attribute is its leafy green character, which should be retained through enhancing and prioritising tree canopy and deep soil areas in new developments. New development is to incorporate sustainable building design principles and high-quality materials and finishes.

The boundary walls are considered to satisfy the character statement and design principles for the following reasons:

- The boundary walls proposed to Lots 2 to 5 are unchanged by this application. As per the original assessment, these walls do not adversely impact any adjoining properties.
- The amended boundary wall to Lot 1 is a maximum height of 2.9m which is below the typical height of a boundary wall, thereby minimising the impact on the adjoining property. To the adjoining property, the wall abuts an area of driveway thereby has no impact on habitable spaces and maintains adequate access to natural light and ventilation.
- In relation to the streetscape, the boundary walls proposed within the 7m setback area are short in length and will be finished to the same standard as the rest of the development. The walls do not impact on the ability for the development to provide appropriate trees and landscaping on site as discussed in the Clause 1.2 assessment above. On balance, the boundary walls proposed are typical of the site's density code and of grouped dwelling proposals.

Local Planning Policy 1.3: Sustainable Design

Local Planning Policy 1.3 Sustainable Design applies additional sustainability requirements for new grouped dwellings. Should the development be approved, three new conditions are recommended, to comply with certain sustainability requirements prior to occupation. These include:

- Light coloured roofs with a maximum solar absorption rating of 0.58 or less.
- Minimum 3kw photovoltaic solar panel system.
- All water fittings such as taps, toilets and showers (excluding kitchen sinks and laundries) are to be within 1 star of the maximum Water Efficiency Labelling Standard rating for the appropriate fitting.



Design Review Panel

The original application was reviewed by the City's Design Review Panel (DRP) twice on 5 December 2022 and 13 March 2023, and a final review of revised plans was conducted by the DRP Chair on 9 May 2023. The final scoring resulted in nine of the SPP 7.0 design principles being Green (Supported), and the Sustainability design principle being Orange (Further Information Required). The architectural language of the redesigned Lot 1 is modern and complementary to the other lots. It is considered that the amendments proposed did not warrant further DRP review.

Consultation

The development application was advertised in accordance with the City's Local Planning Policy 7.3 Consultation of Planning Proposals for a period of 14 days from 3 July 2025 to 17 July 2025. At the close of the advertising period, one objection was received.

The following is a summary of the concerns/comments raised and City Officers' response and action taken in relation to each issue:

1. Discrepancies in Development Plans.
Amended plans dated 31 July 2025 have resolved the drawing errors noted.
2. Side Setbacks – lack of suitable and reasonable side setbacks and articulation of walls results in an overall loss of amenity.
The side setbacks are considered to achieve the design principles as outlined in the Clause 3.4 and LPP 5.14 assessments above.
3. Street Setback – proposed building layout and location significantly impacts on the amenity of adjoining street setback area and views to the north.
The primary street setback to Waratah Avenue meets the deemed-to-comply provisions as modified by LPP 5.14. Where a proposal meets the relevant deemed-to-comply provisions, the City cannot require further alterations. Furthermore, views of the street are not defined as a view of significance and thereby is not a valid planning consideration.
4. Private Open Space
The proposed private open space is considered to achieve the design principles as outlined in the Clause 1.1 assessment above.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Place
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications



Nil

Legislative and Policy Implications

Council is requested to make a decision in accordance with clause 68(2) of the [Deemed Provisions](#). Council may determine to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Decision Implications

If Council resolves to approve the proposal, development can proceed after receiving a Building Permit and necessary clearances.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes as a State Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

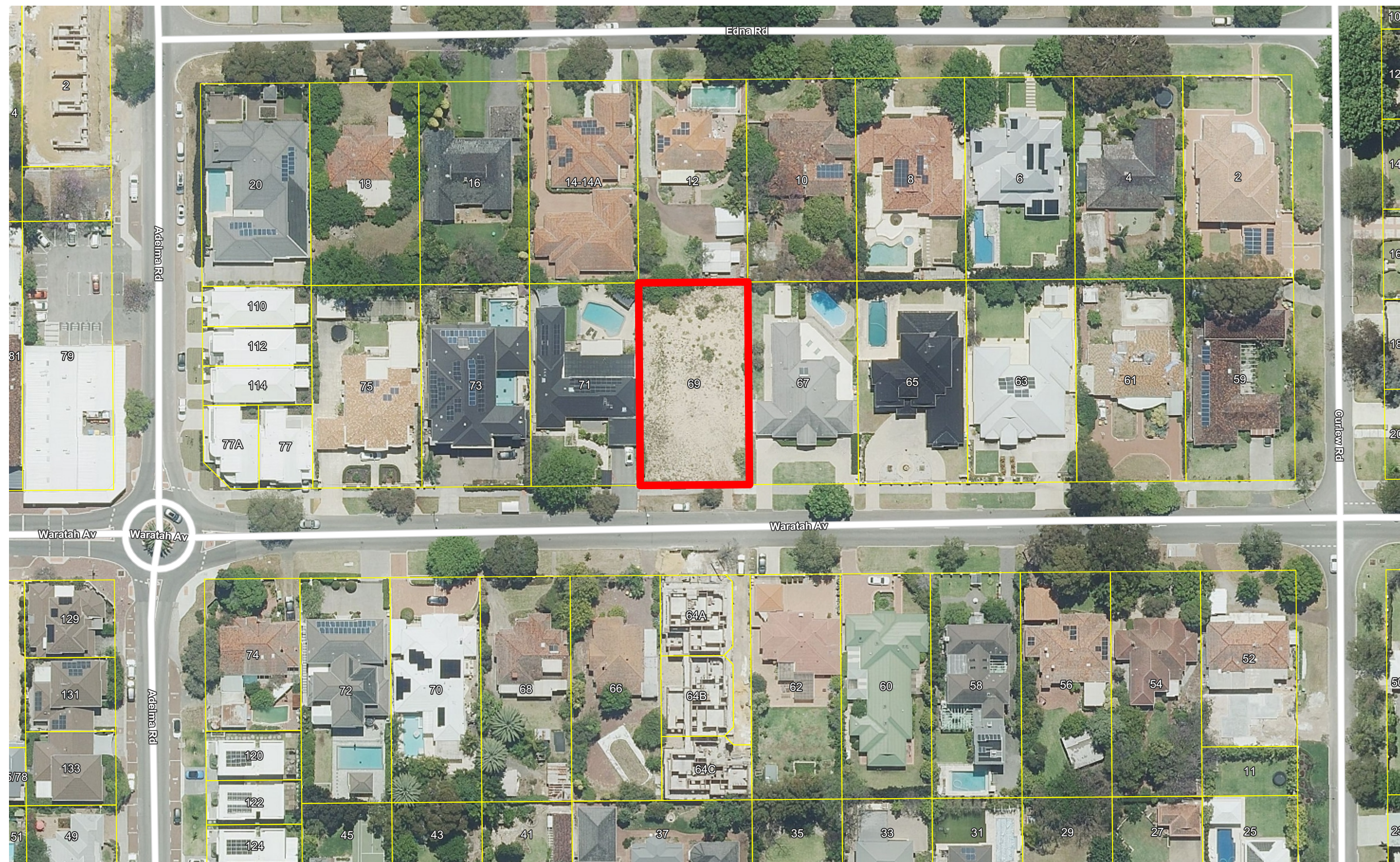
Conclusion

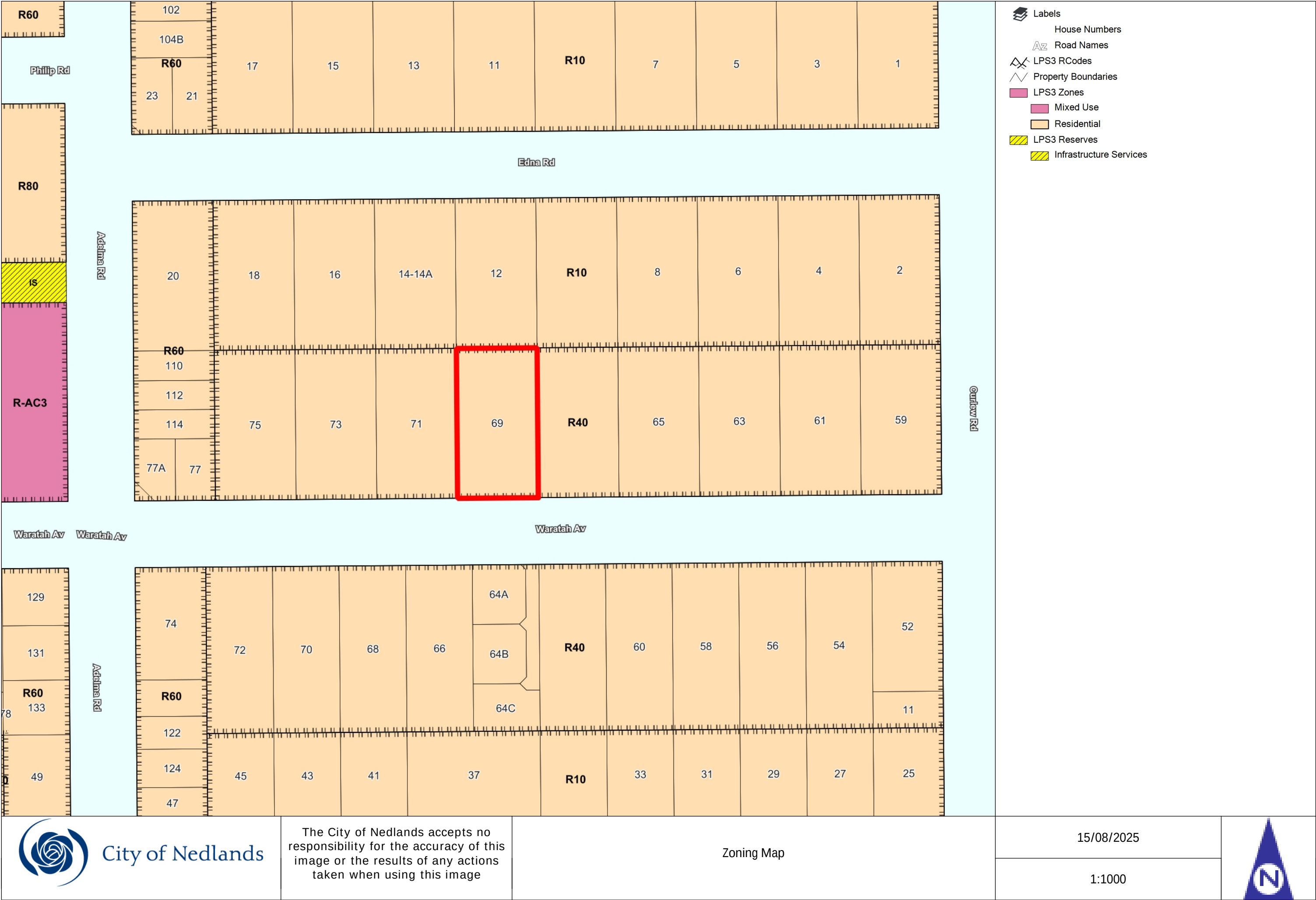
The application for an extension of time and an amendment to an existing approval has been presented for Council consideration as the application received an objection during the community consultation period. The objection has been addressed by amended plans and the satisfaction of the design principles of the R-Codes Volume 1. The development warrants an extension of time to the substantial commencement date as the four established tests for extensions of time have been adequately satisfied. Furthermore, the proposal has been assessed and satisfies all relevant design principles of the R-Codes.

Accordingly, it is recommended that the application be conditionally approved by Council.

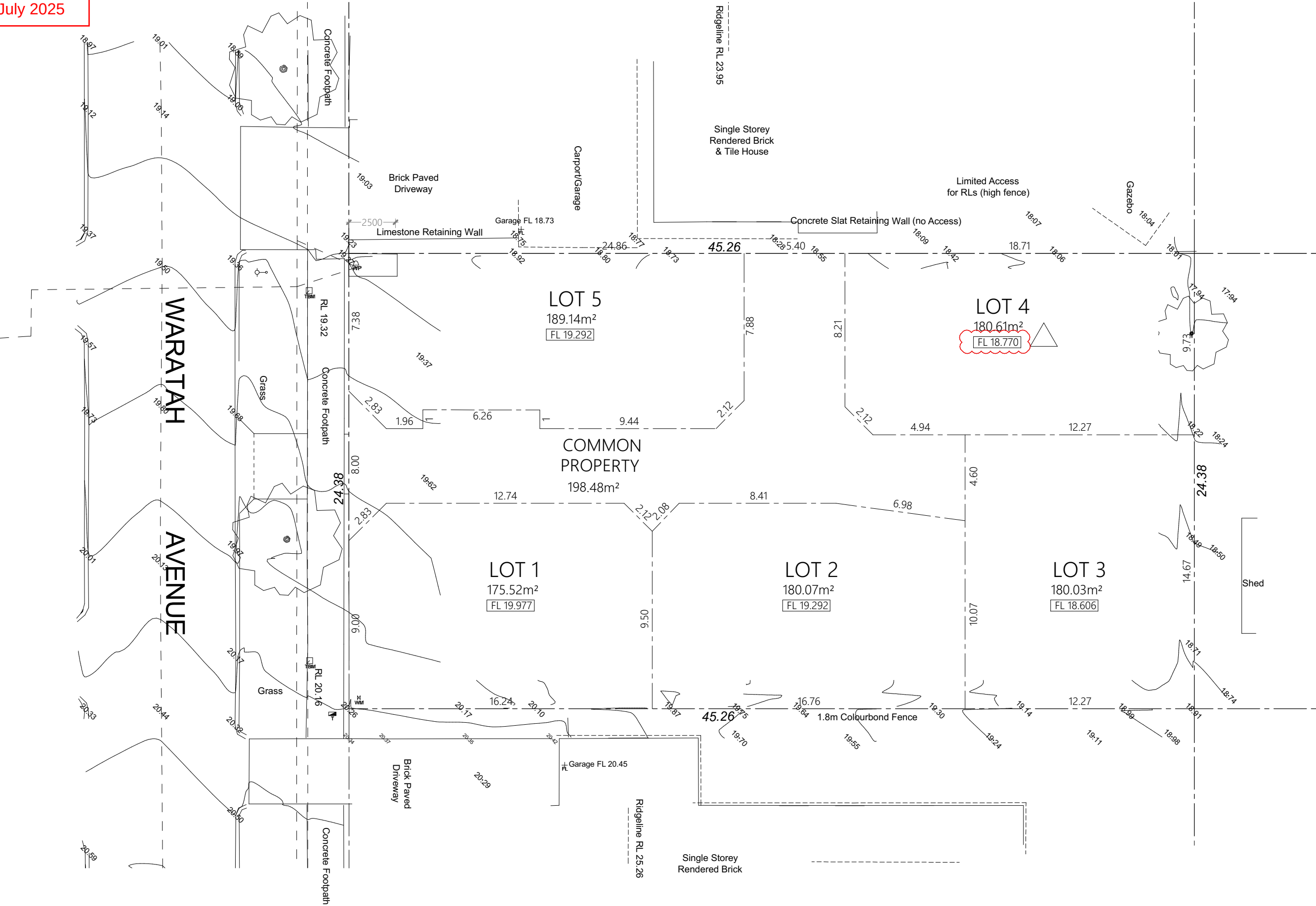
Further Information

Nil



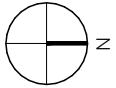


City of Nedlands
Received
31 July 2025



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE,DALKEITH

DRAWING TITLE
SUBDIVISION PLAN



E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	CROSSOVER REDESIGN	YG
C	17/3/2025	SMSB LOCATION REVISED	YG
		UNIT 1 REDESIGN	
B	21/01/25	REVISED DA SUBMISSION	PC
REV	DATE	DESCRIPTION	DWN



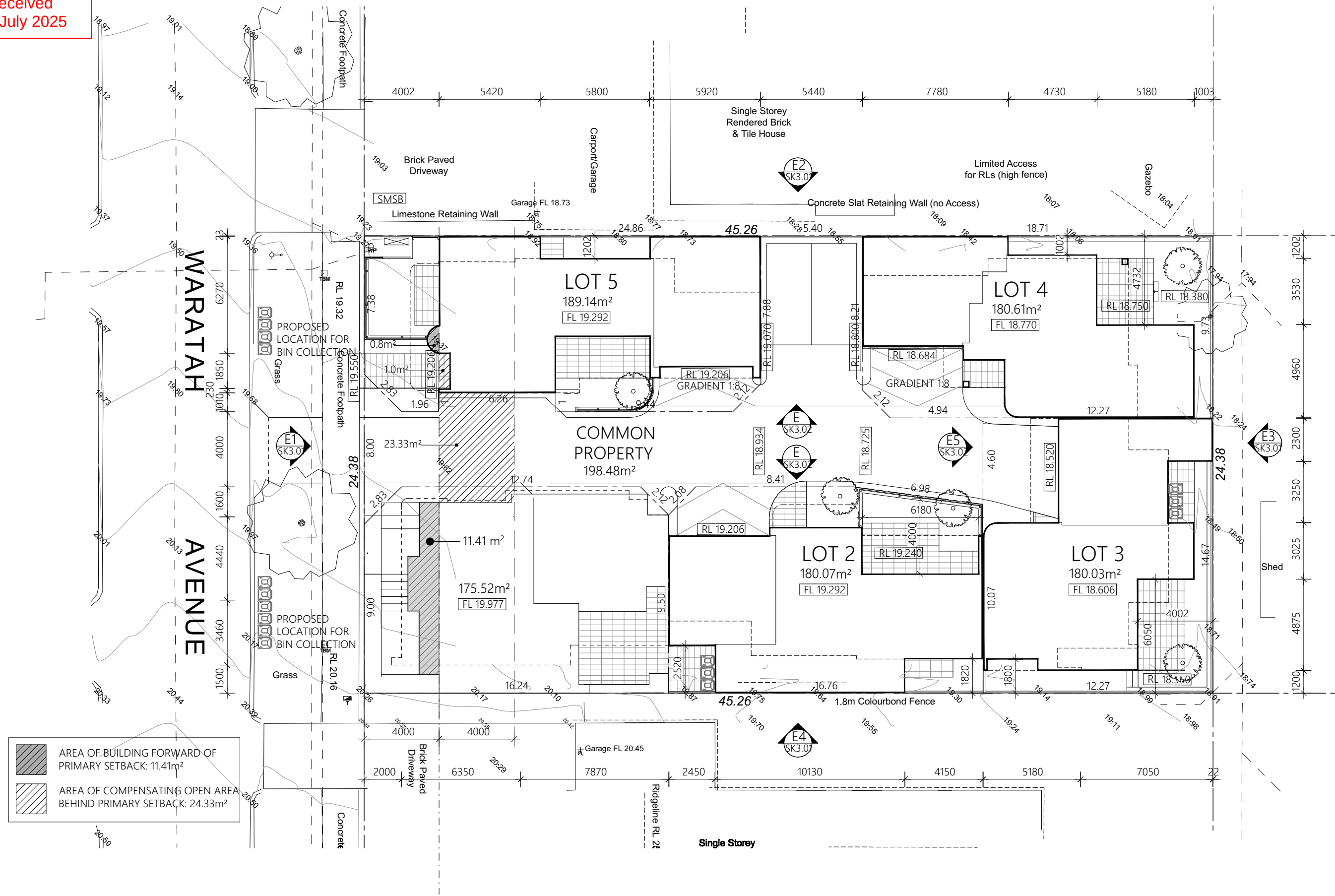
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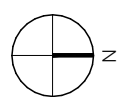
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PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
OVERALL SITE PLAN



E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	SMSB LOCATION REVISED	YG
		UNIT 1 REDESIGN	
B	21/01/25	REVISED DA SUBMISSION	PC
REV	DATE	DESCRIPTION	DWN



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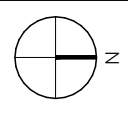
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DRAWN JY	DATE 24.04.2024	P2260 SK1.01
CAD FILE sk.dwg	SCALE 1:200	
REVISION		E



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
OVERALL FIRST FLOOR PLAN

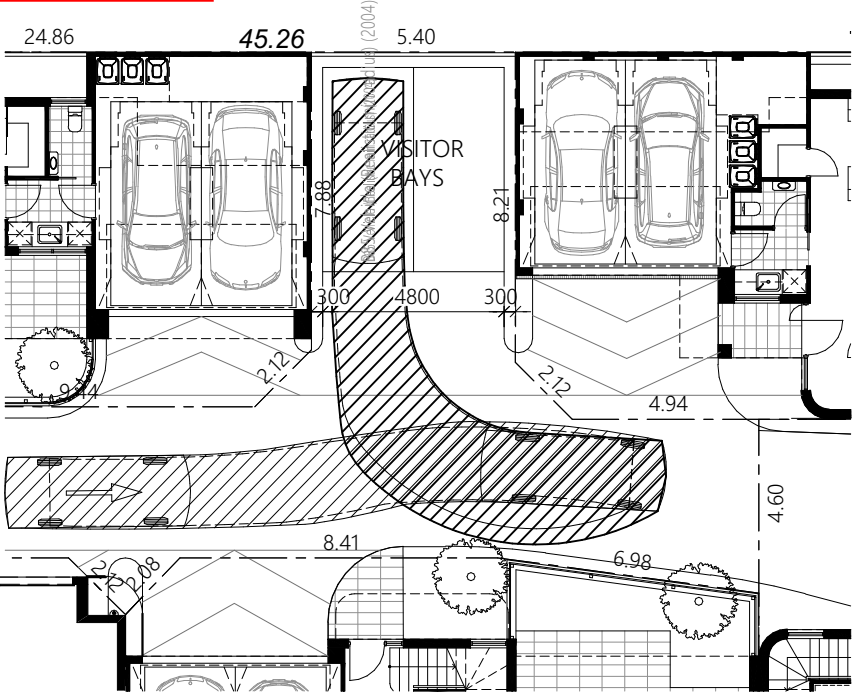
			
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D	16/3/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC
REV	DATE	DESCRIPTION	DWN



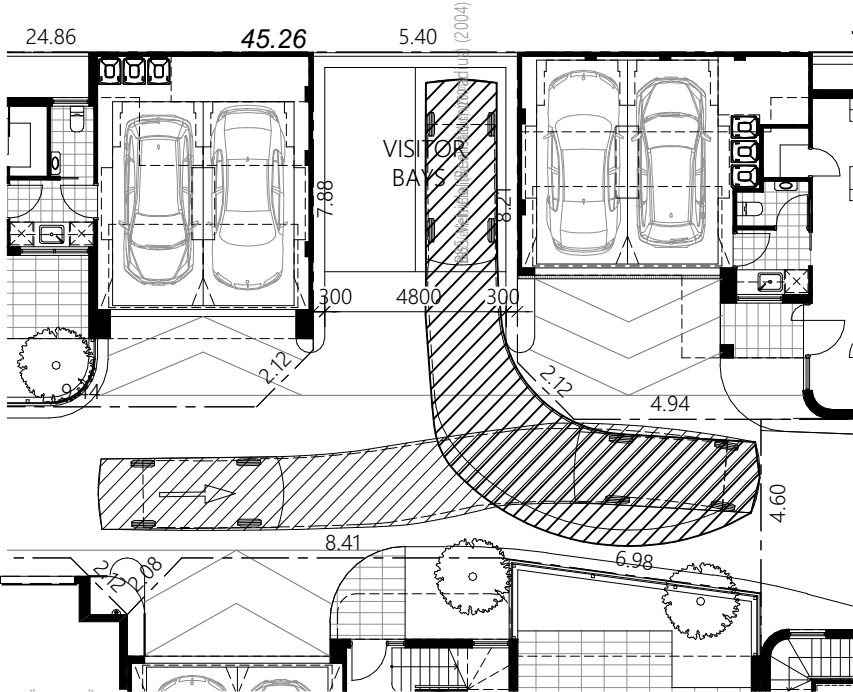
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		REVISION E

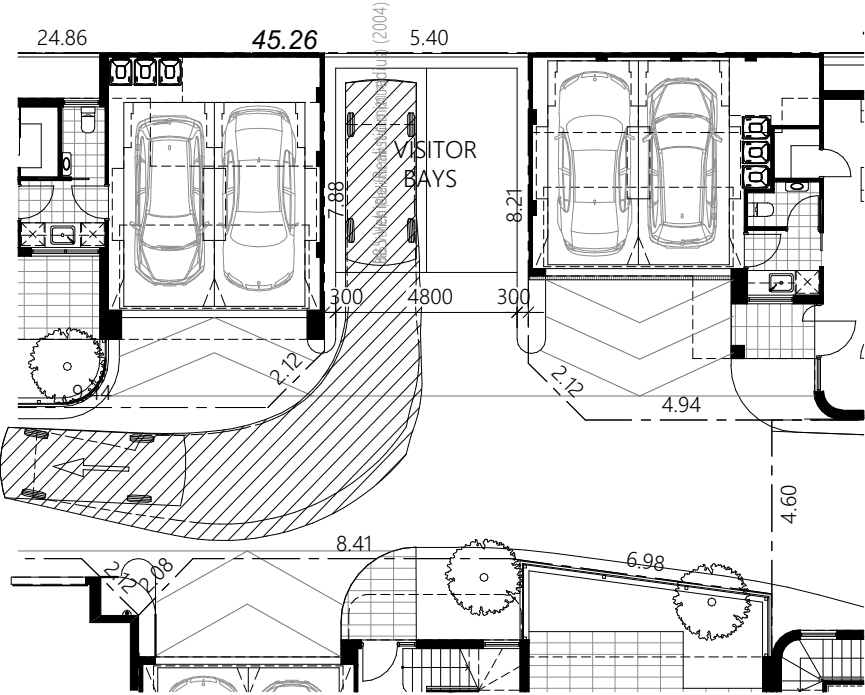
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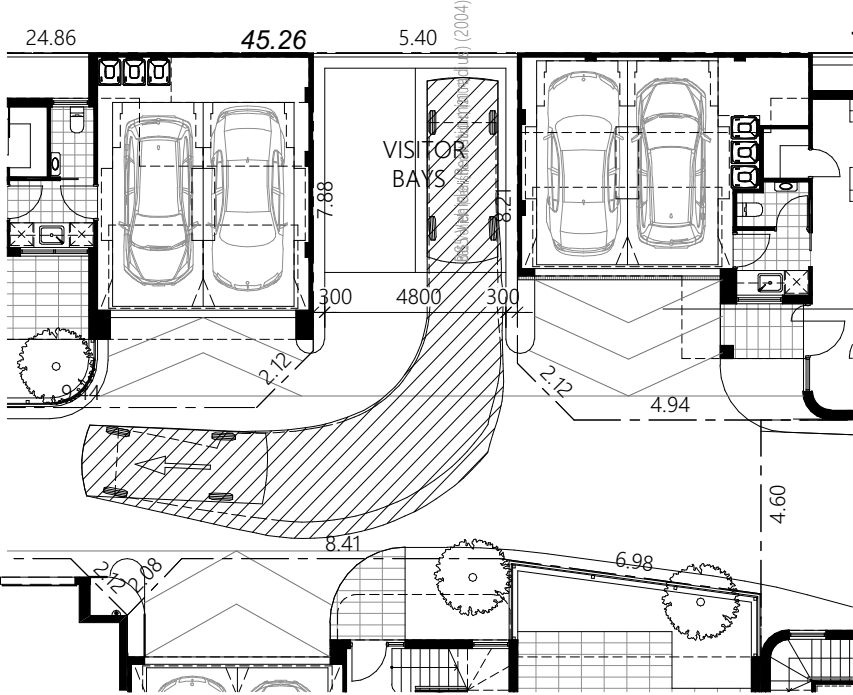
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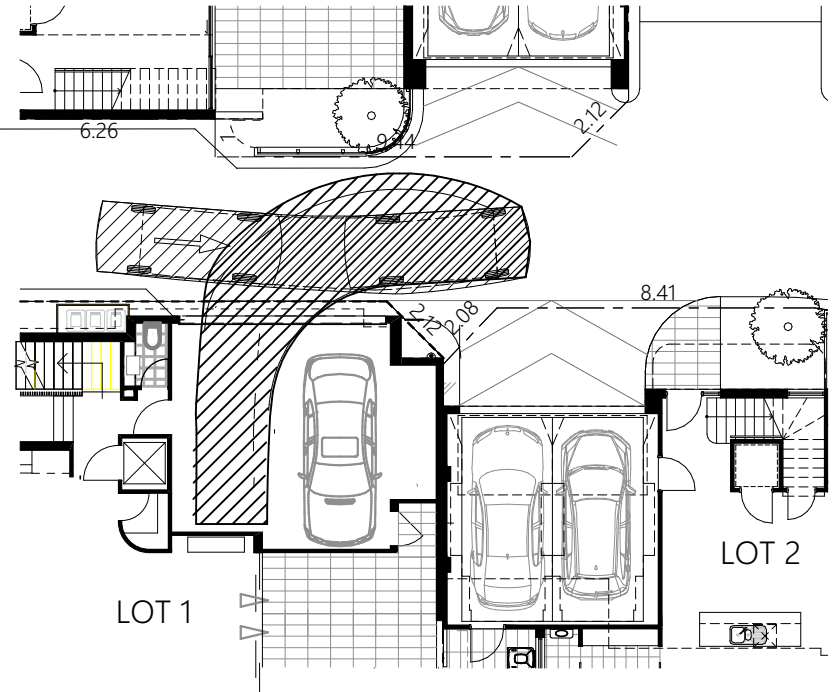
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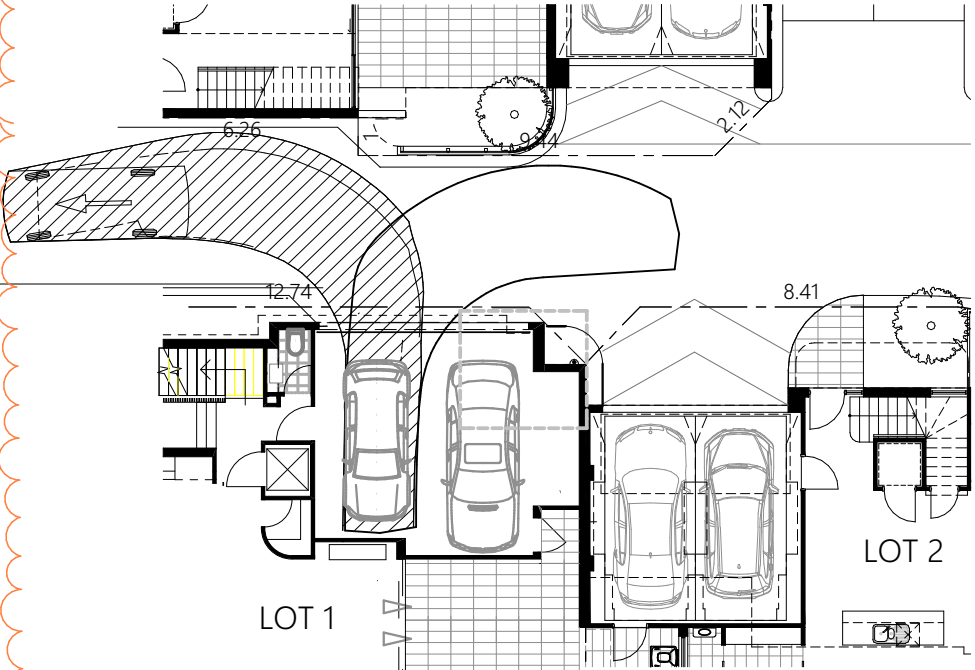
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VISITOR BAY 2 - FORWARD OUT
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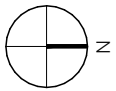
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LOT 1 - 1st CAR - FORWARD OUT
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PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
VEHICLE SWEEP PATH DIAGRAM - VISITORS BAY & LOT 1



REV	DATE	DESCRIPTION	DWN
E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC



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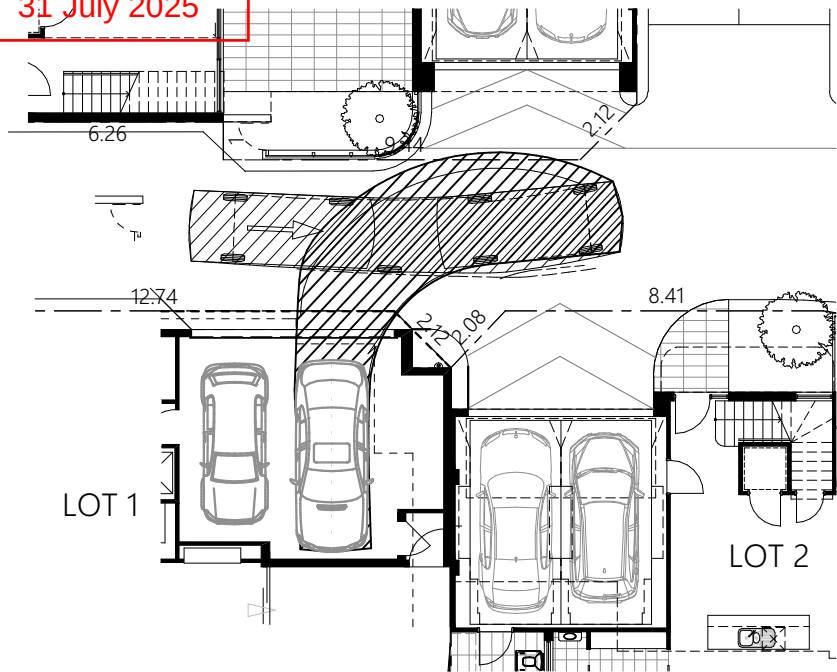
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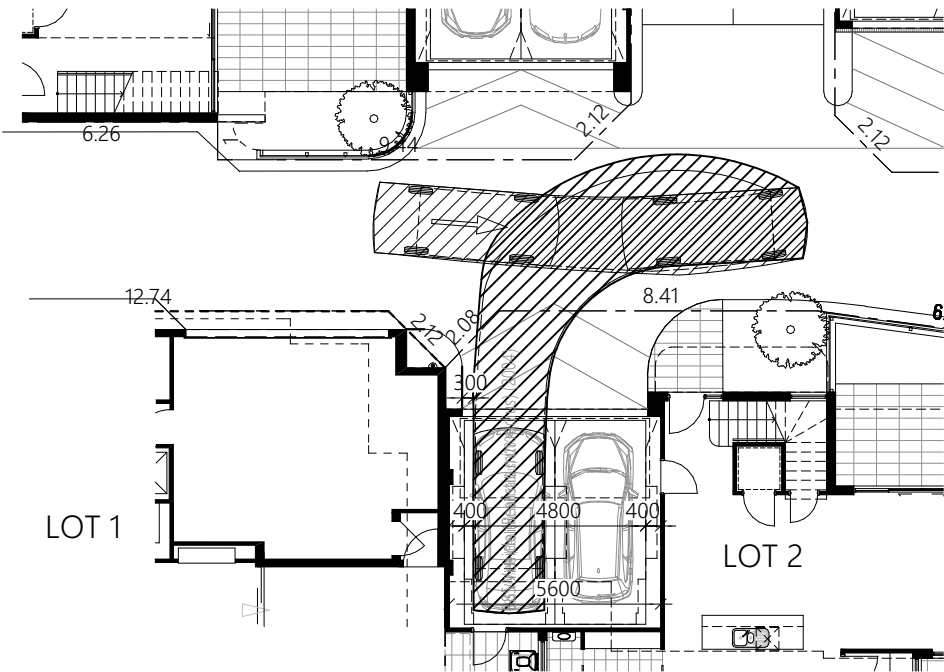
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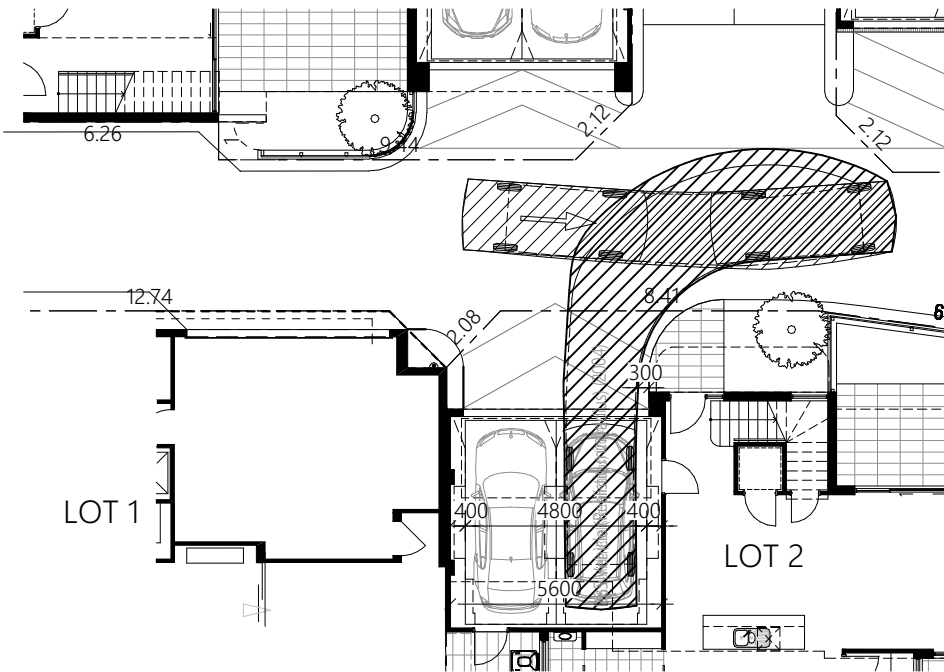
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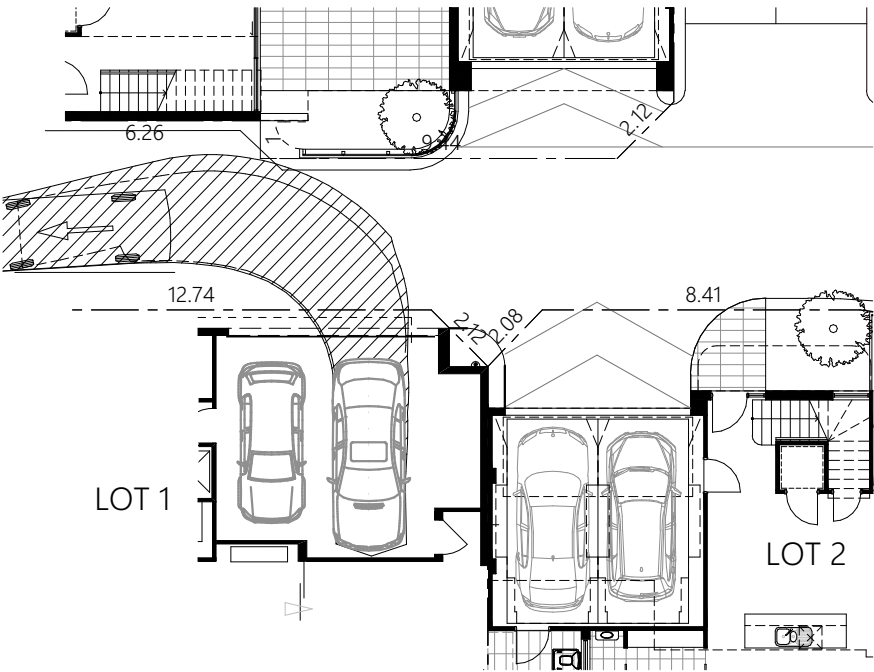
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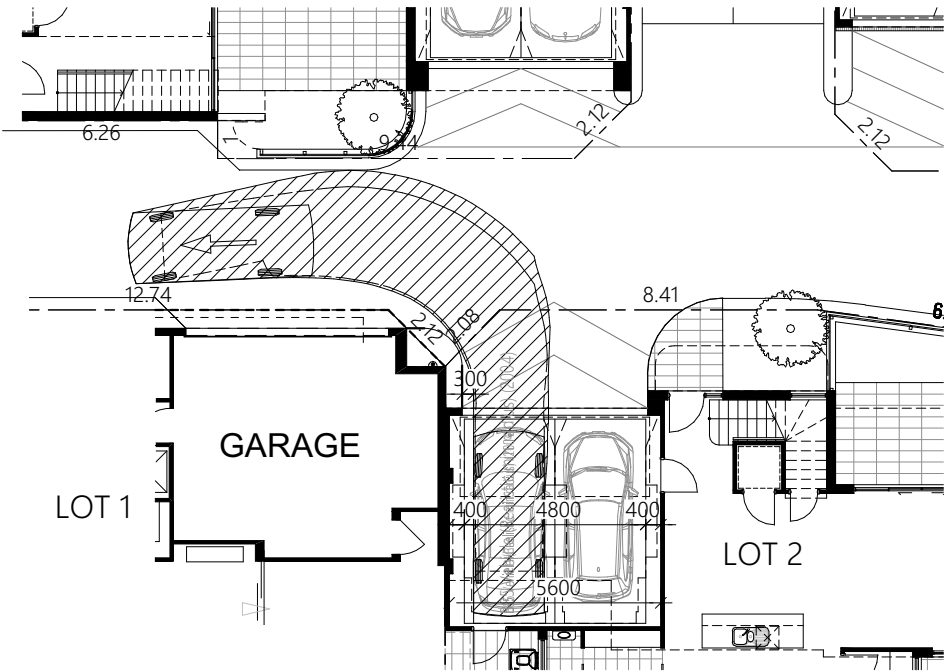
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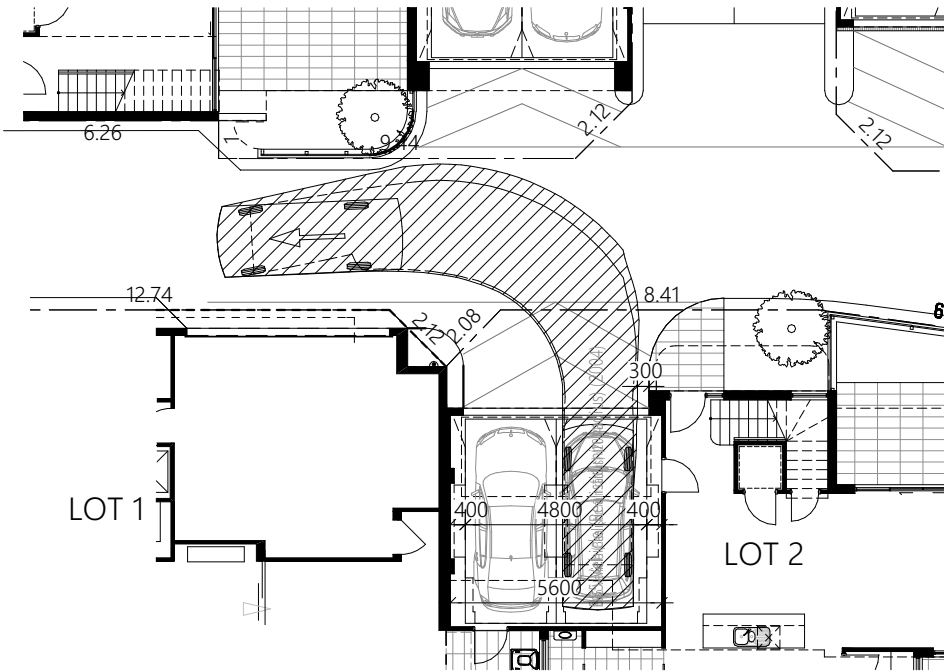
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LOT 1 - 2nd CAR - FORWARD OUT
SCALE 1:200



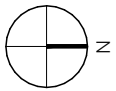
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LOT 2 - 2nd CAR - FORWARD OUT
SCALE 1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
VEHICLE SWEEP PATH DIAGRAM - LOT 1 & LOT 2



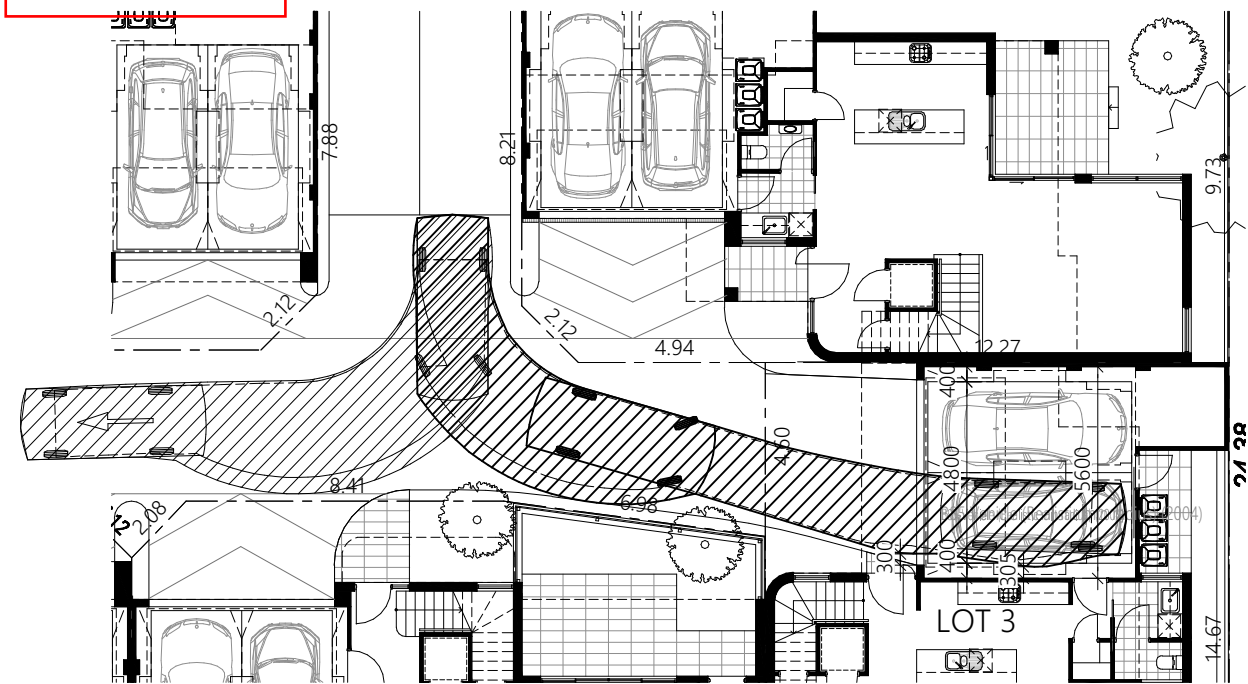
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D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC



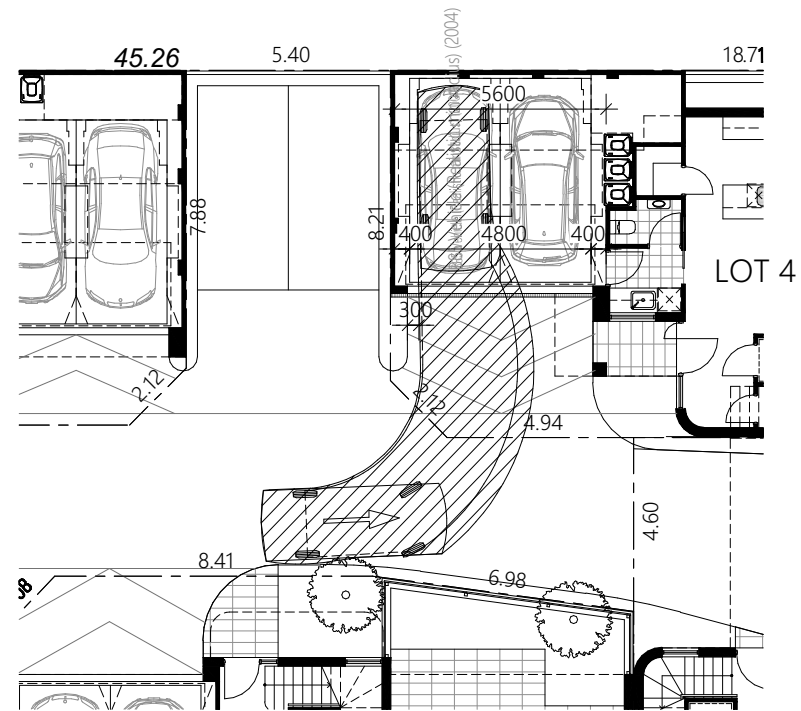
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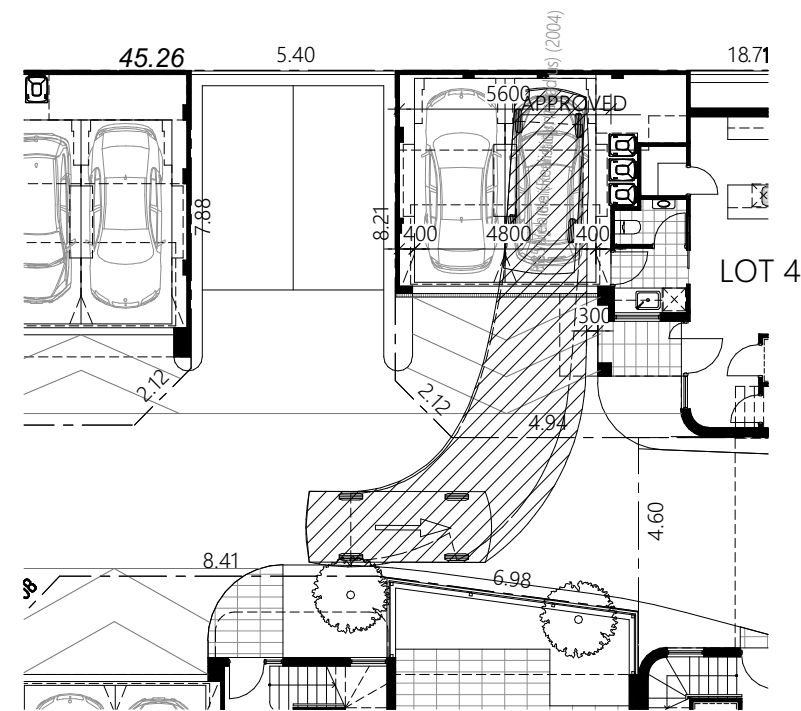
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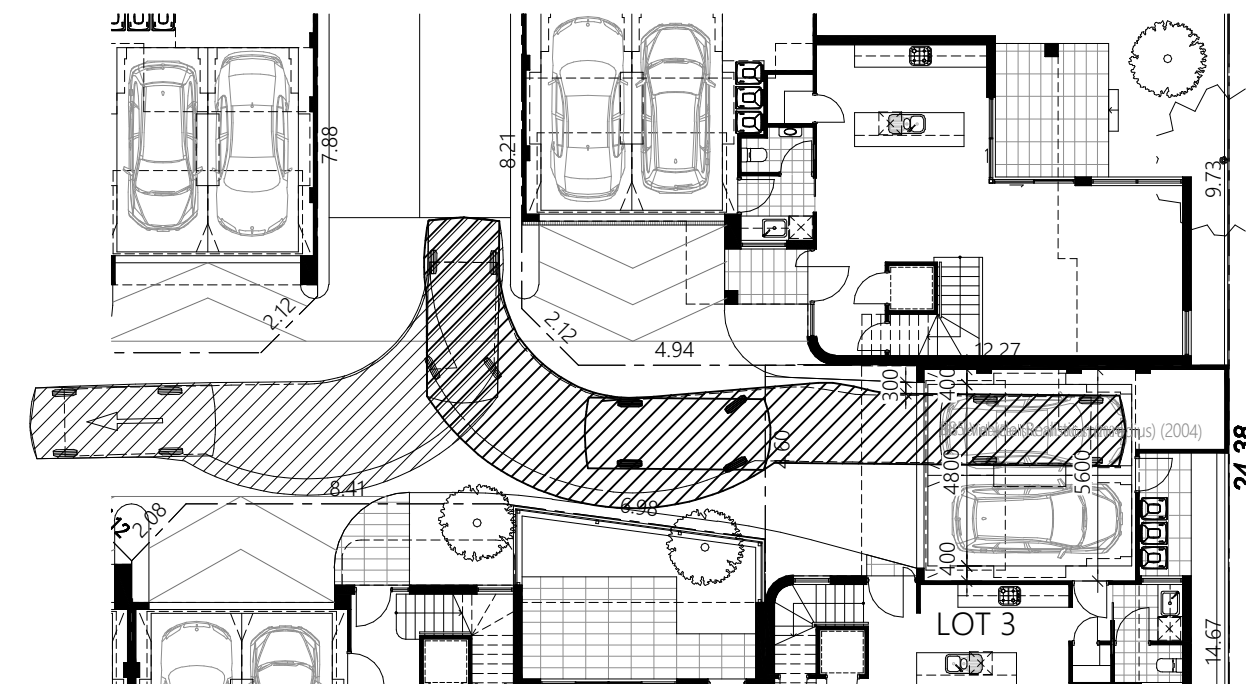
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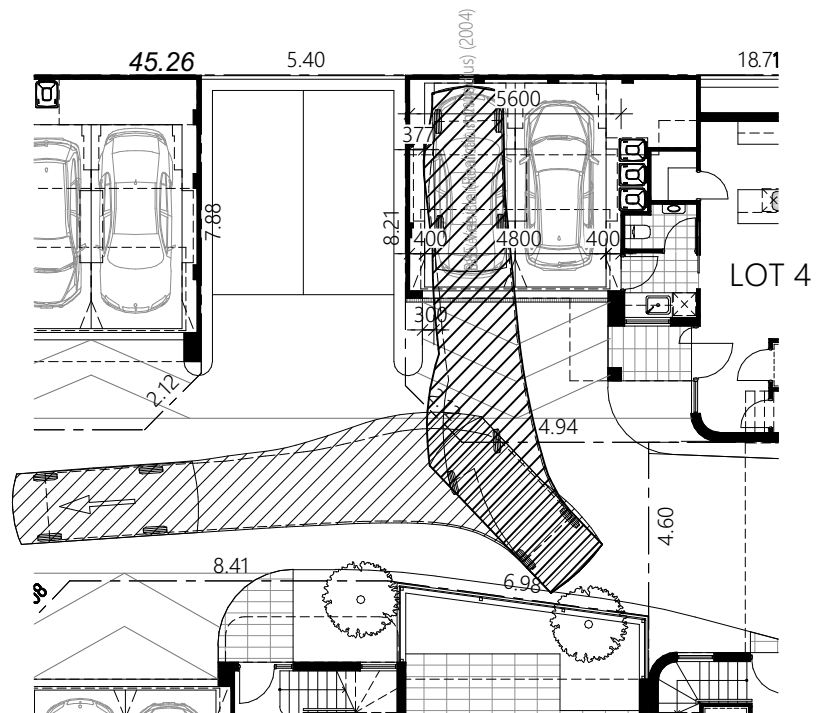
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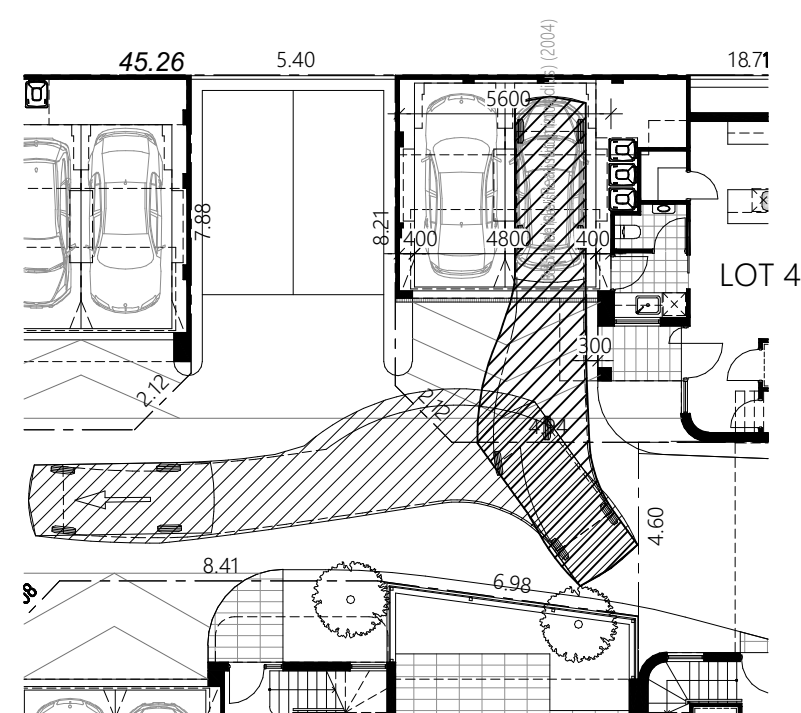
LOT 4 - 2nd CAR - FORWARD IN
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LOT 3 - 2nd CAR - REVERSING OUT
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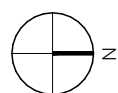
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LOT 4 - 2nd CAR - REVERSING OUT
SCALE 1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
VEHICLE SWEEP PATH DIAGRAM - LOT 3 & LOT 4

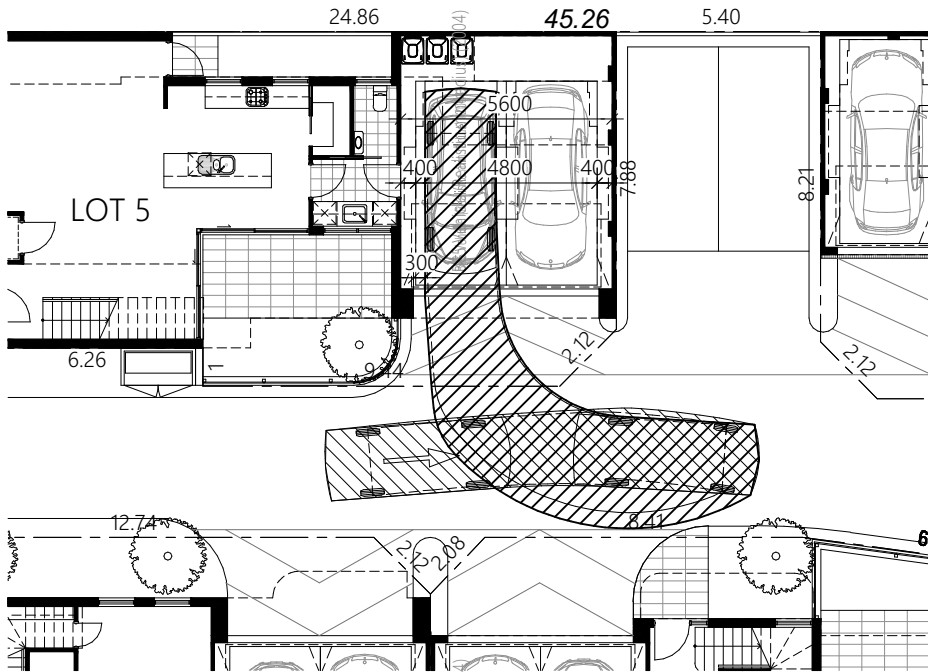


E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC
REV	DATE	DESCRIPTION	DWN

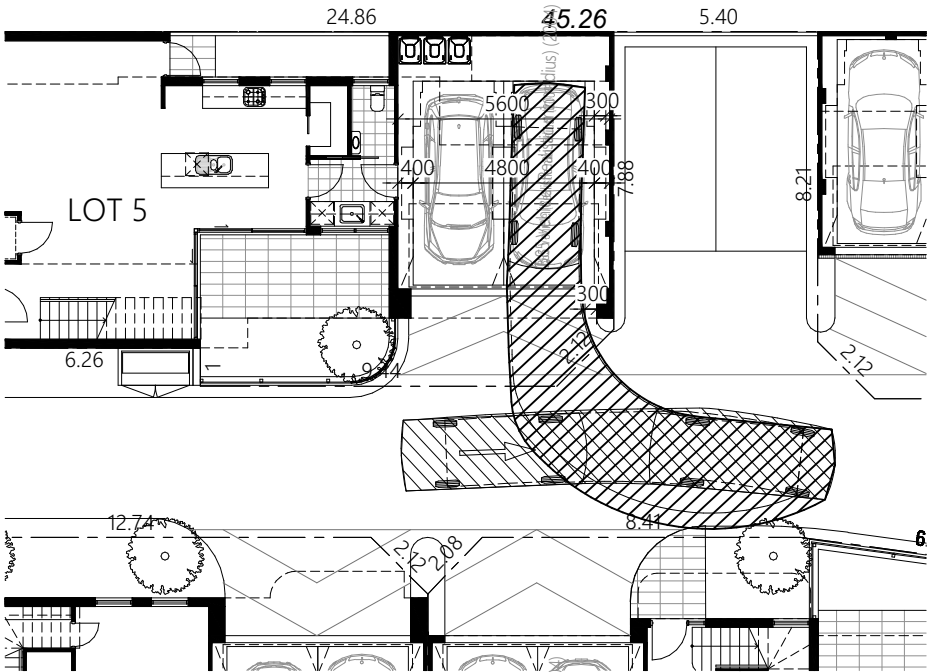


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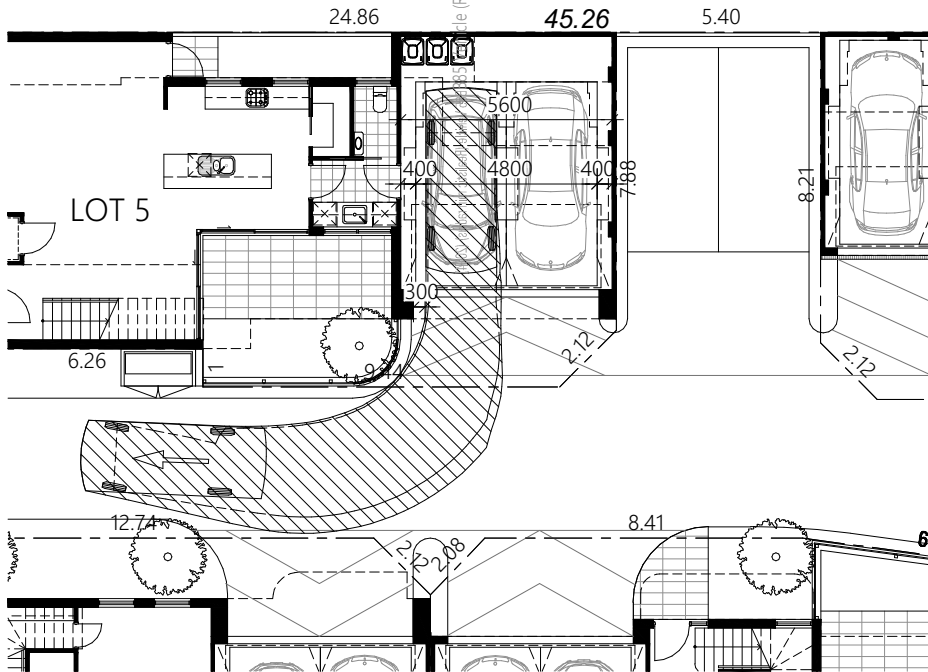
DA SUBMISSION		DRAWING NUMBER
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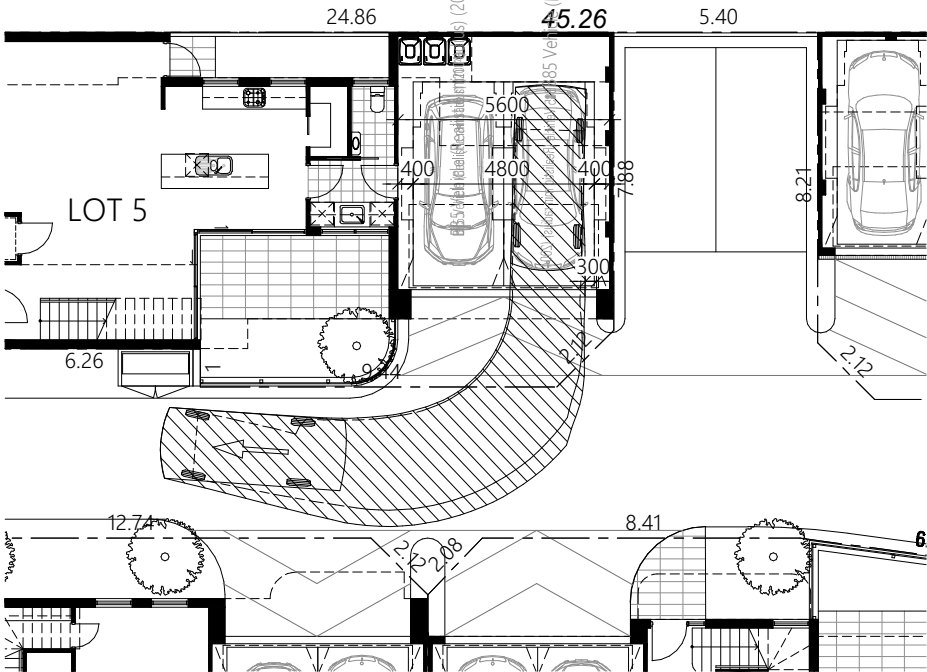
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SCALE 1:200



LOT 5 - 2nd CAR - REVERSING IN
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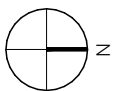
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LOT 5 - 2nd CAR - FORWARD OUT
SCALE 1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE,DALKEITH

DRAWING TITLE
VEHICLE SWEEP PATH DIAGRAM - LOT 5



REV	DATE	DESCRIPTION	DWN
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D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC

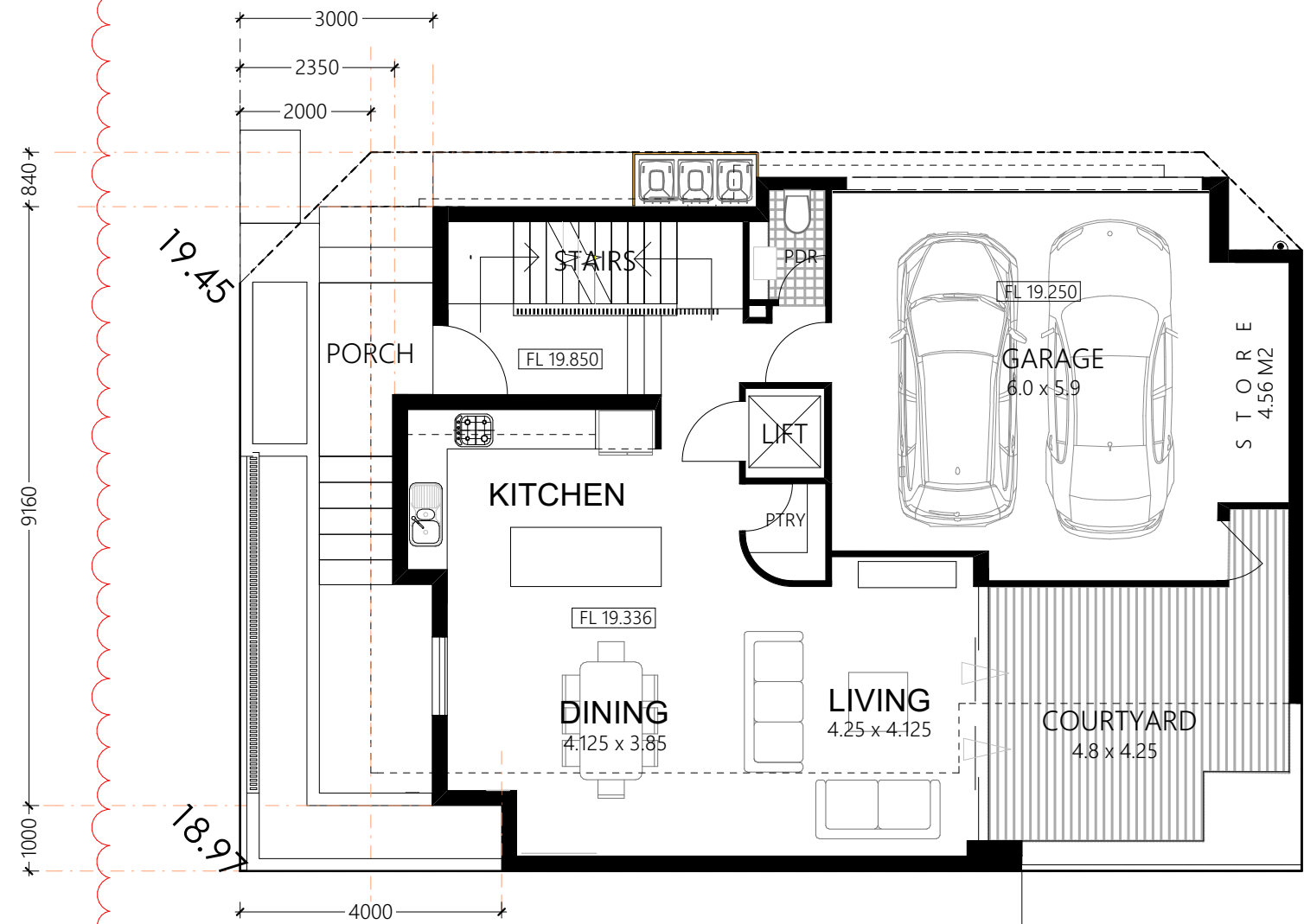


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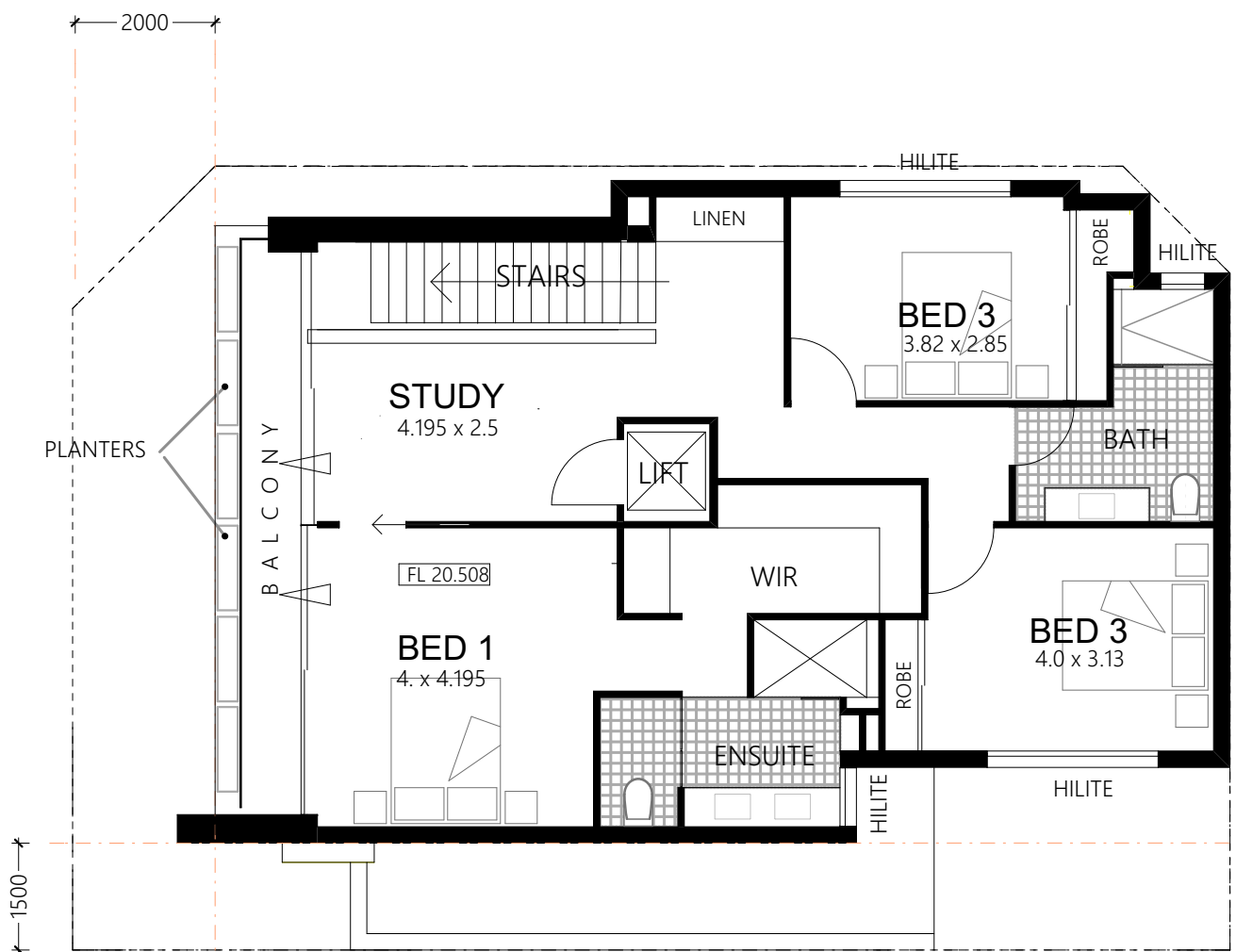
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DRAWN JY	DATE 24.04.2024	P2260 SK1.01
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01 GROUND FLOOR - LOT 1
SCALE 1:100

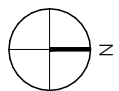


02 FIRST FLOOR - LOT 1
SCALE 1:100

AREAS	
BASEMENT	- 67.18 m ²
GROUND FLOOR	- 74.56 m ²
GARAGE/STORE	- 40.80 m ²
FIRST FLOOR	- 112.75 m ²
BALCONY	- 9.63 m ²
TOTAL	- 304.92 m ²

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
FLOOR PLANS



E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	SMSB LOCATION REVISED UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC
REV	DATE	DESCRIPTION	DWN



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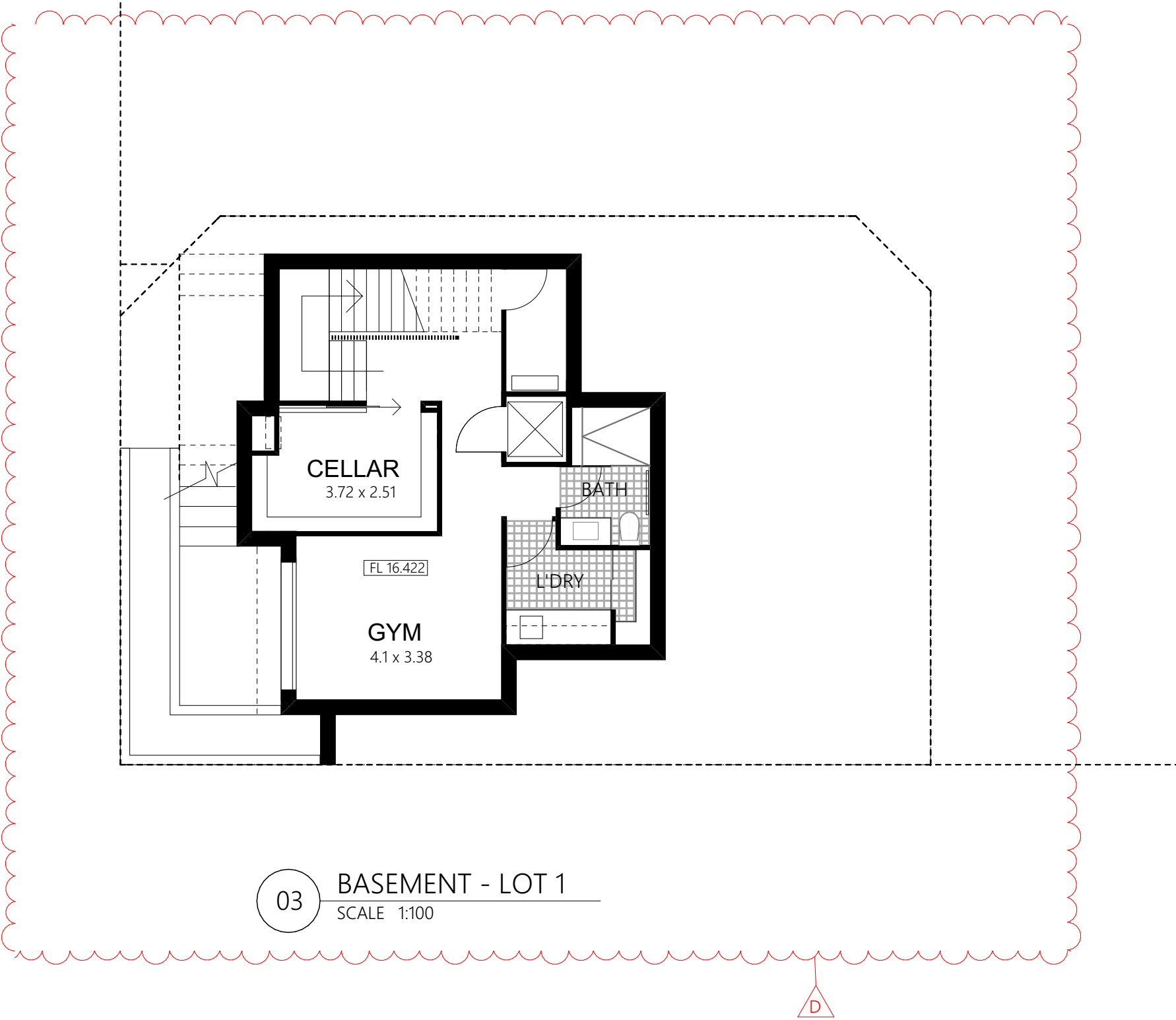
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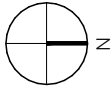
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PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE,DALKEITH



DRAWING TITLE

E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	SMSB LOCATION REVISED	YG
		UNIT 1 REDESIGN	
B	21/01/25	REVISED DA SUBMISSION	PC
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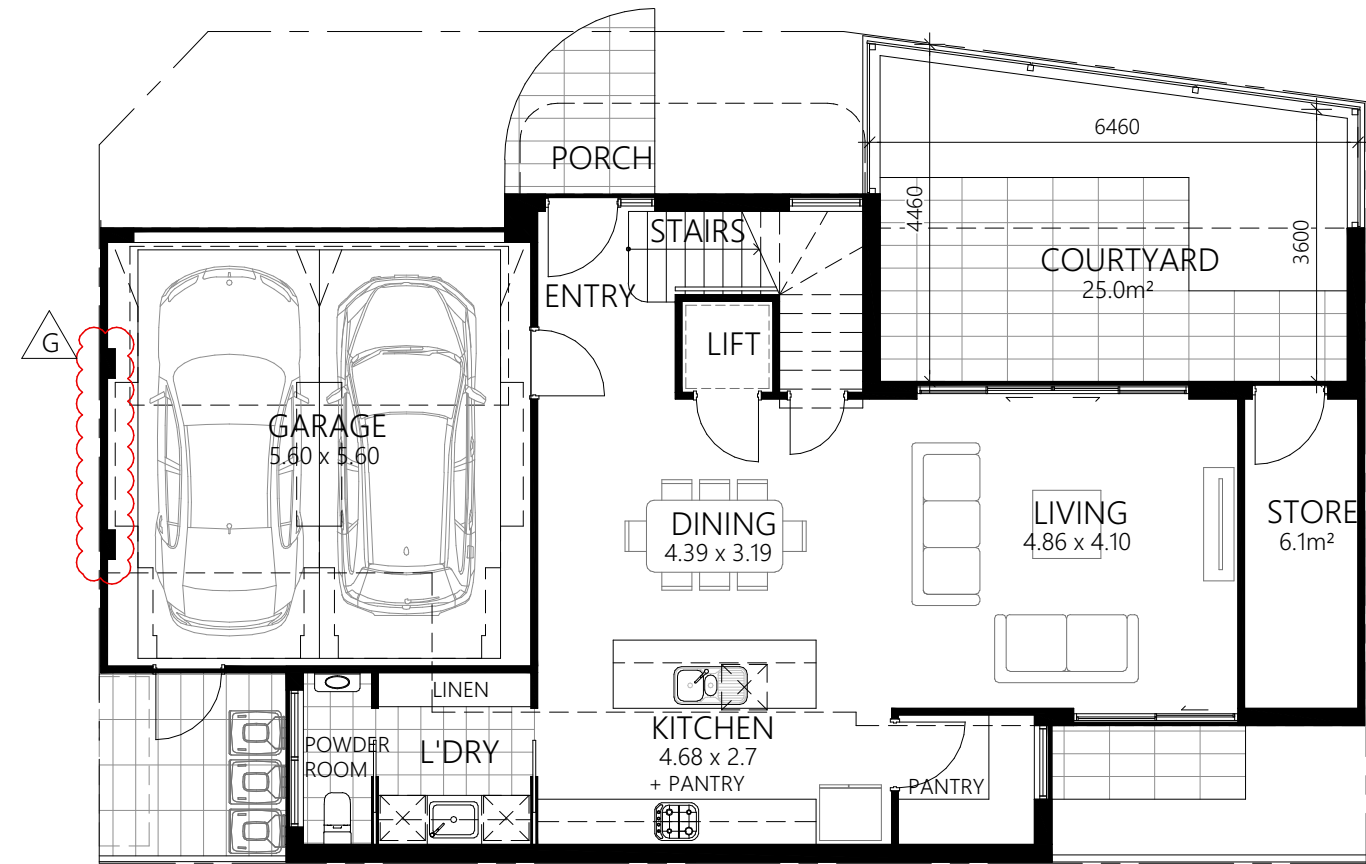
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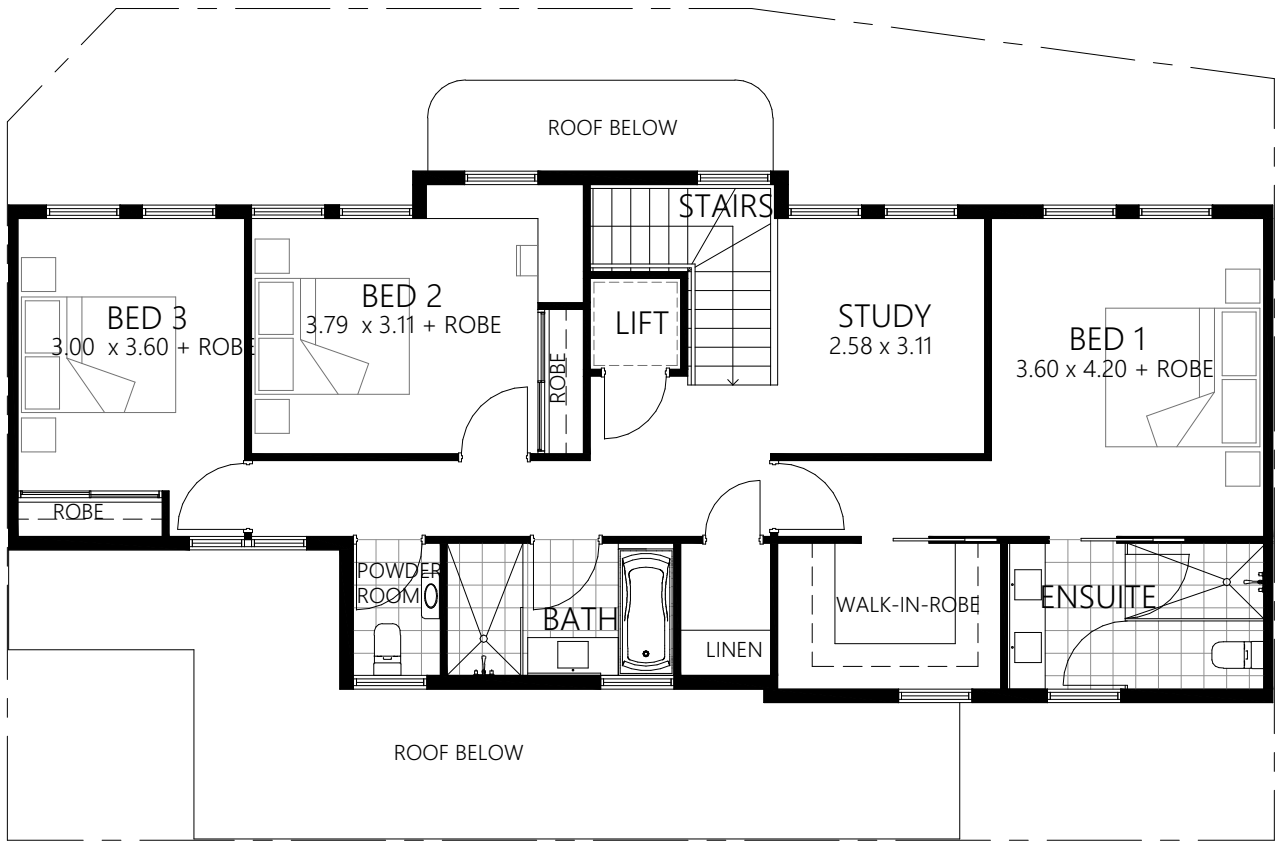
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01 GROUND FLOOR - LOT 2
SCALE 1:100



02 FIRST FLOOR - LOT 2
SCALE 1:100

AREAS	
GROUND FLOOR	- 75.36 m²
GARAGE/STORE	- 40.80 m²
FIRST FLOOR	- 95.22 m²
TOTAL	- 211.38 m²

PROJECT TITLE / CLIENT GROUPED HOUSING DEVELOPMENT 69 WARATAH AVENUE,DALKEITH		E	30/7/2025	COUNCIL CORRECTIONS	YG
		D	16/6/2025	UNIT 1 REDESIGN	YG
		C	17/3/2025	UNIT 1 REDESIGN	YG
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DRAWING TITLE FLOOR PLANS					

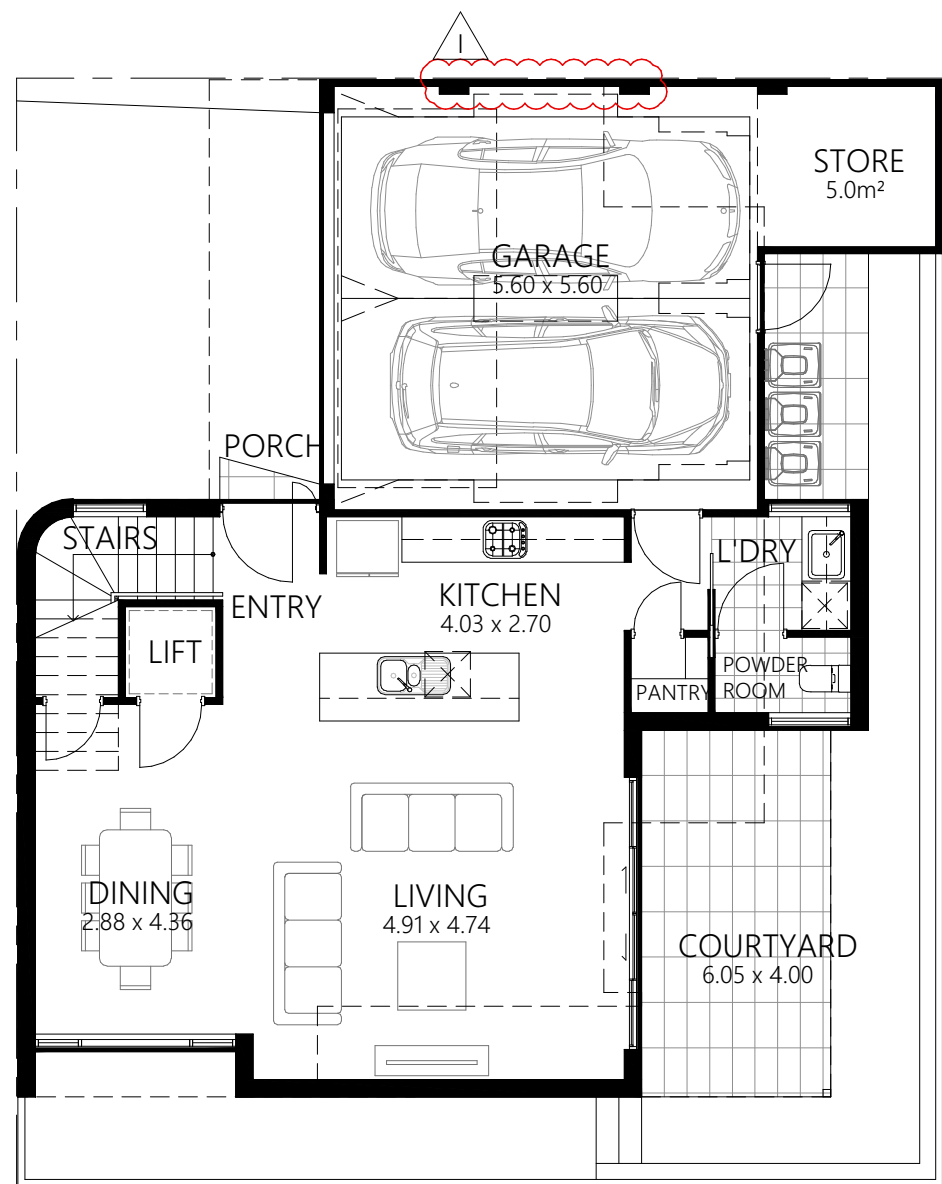


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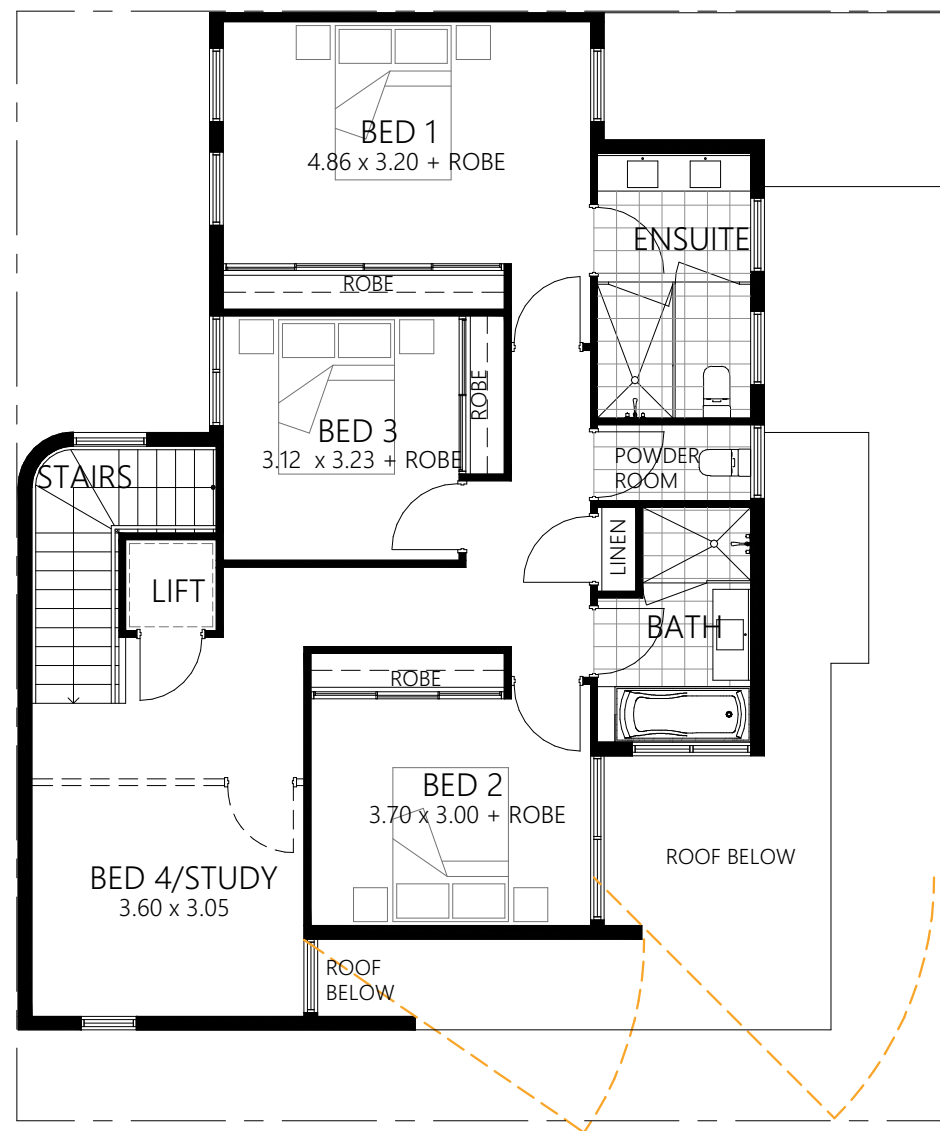
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DRAWN JY	DATE 24.04.2024	P2260 SK1.01
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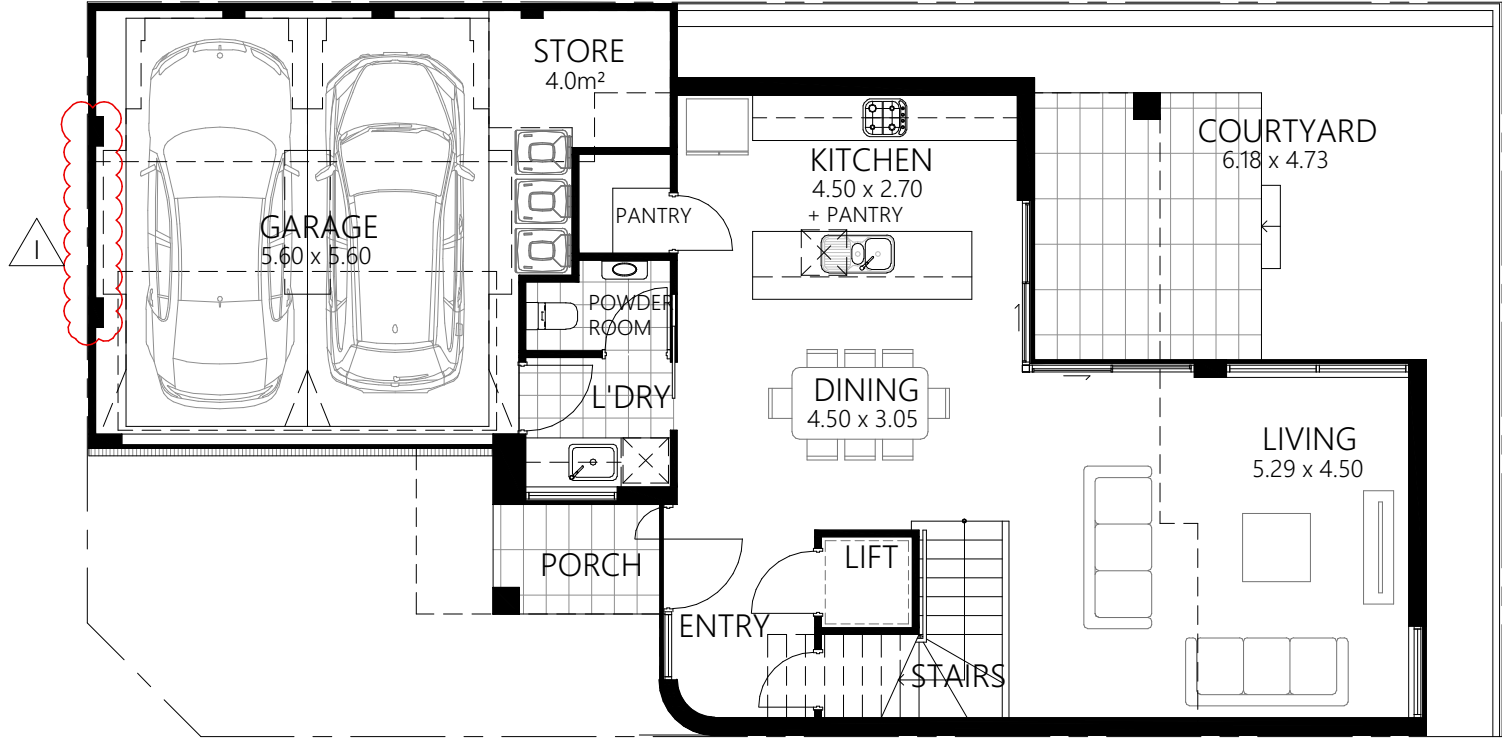
01 GROUND FLOOR - LOT 3
SCALE 1:100



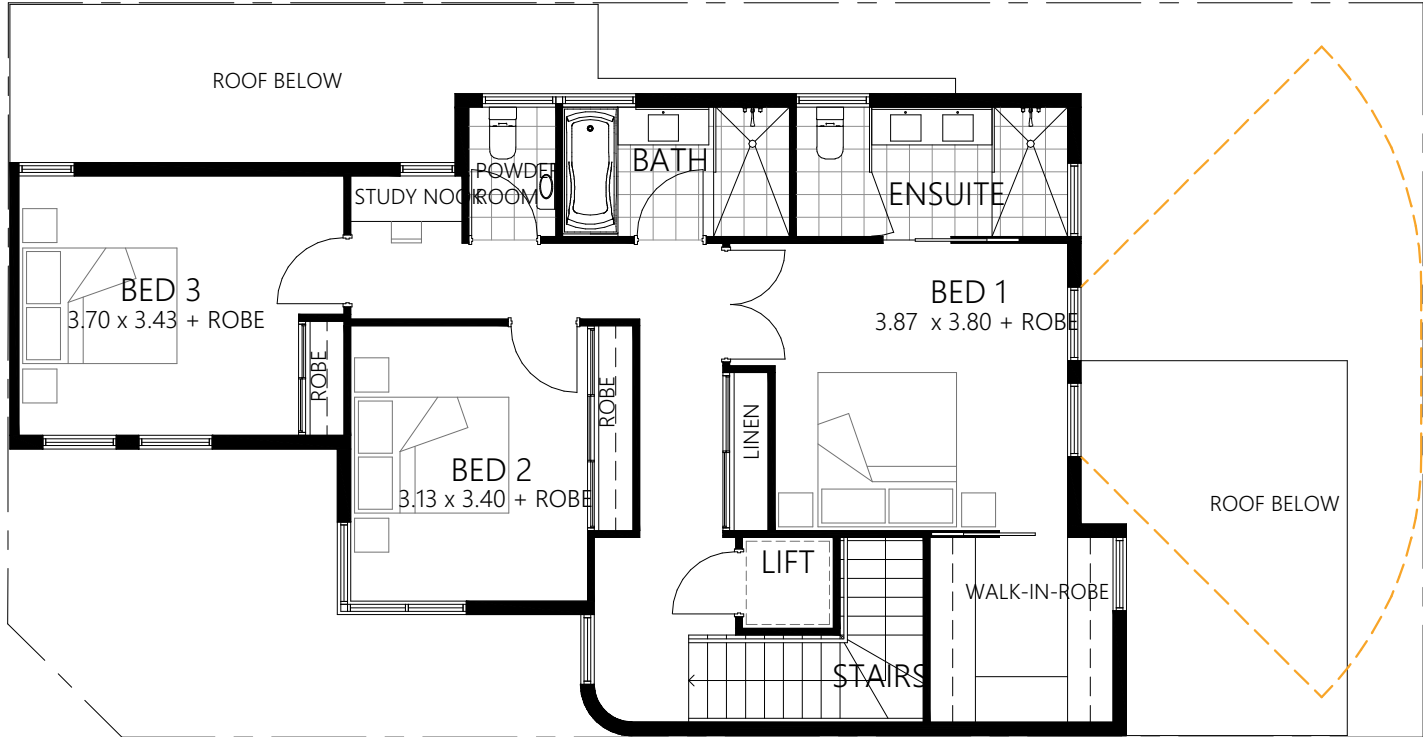
02 FIRST FLOOR - LOT 3
SCALE 1:100

AREAS	
GROUND FLOOR	- 71.82 m²
GARAGE/STORE	- 38.86 m²
FIRST	- 94.66 m²
TOTAL	- 205.34 m²

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01 GROUND FLOOR - LOT 4
SCALE 1:100

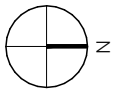


02 FIRST FLOOR - LOT 4
SCALE 1:100

AREAS	
GROUND FLOOR	- 76.40 m²
GARAGE/STORE	- 38.53 m²
FIRST	- 87.17 m²
TOTAL	- 202.10 m²

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
FLOOR PLANS



REV	DATE	DESCRIPTION	DWN
E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC

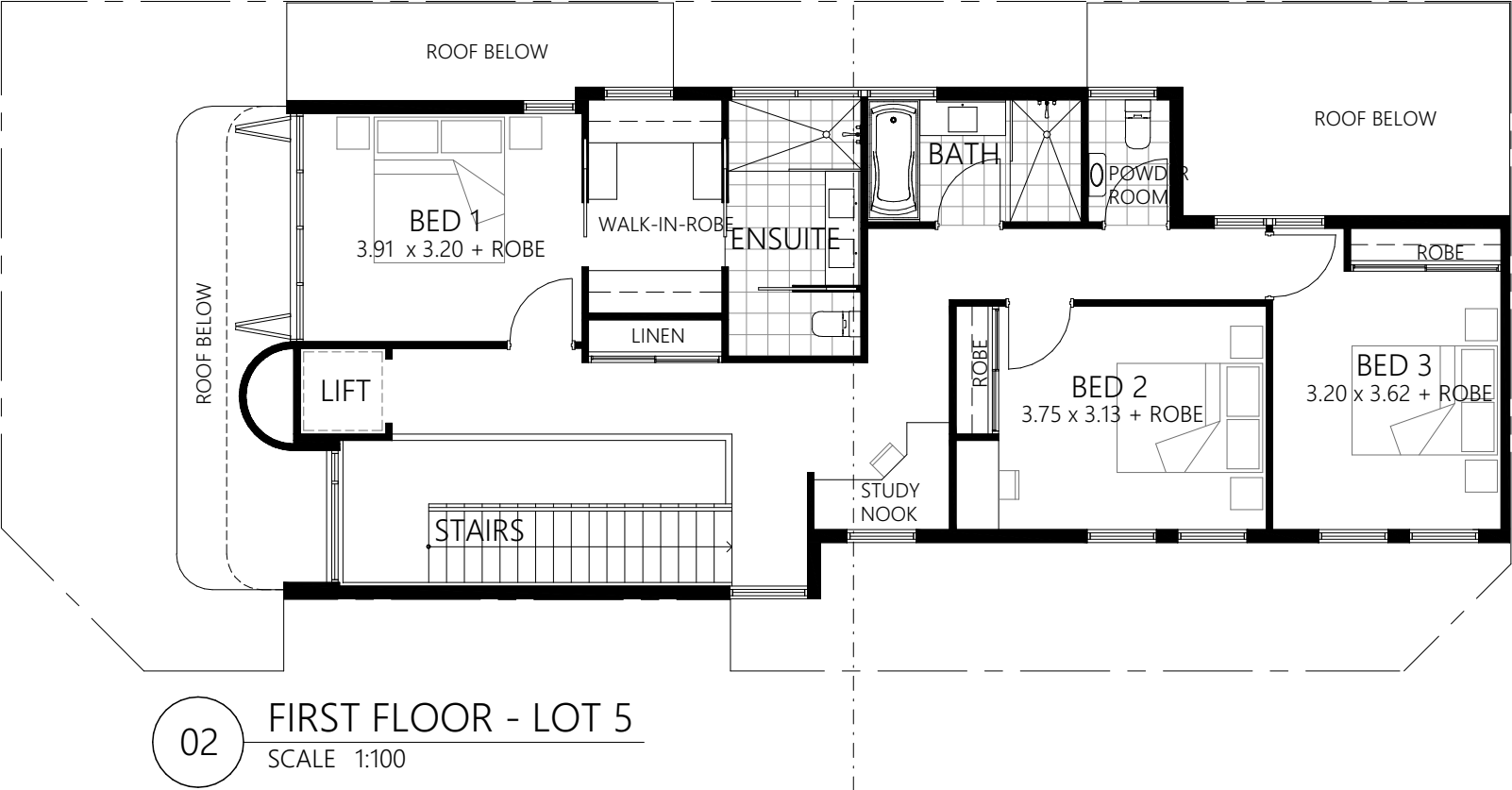
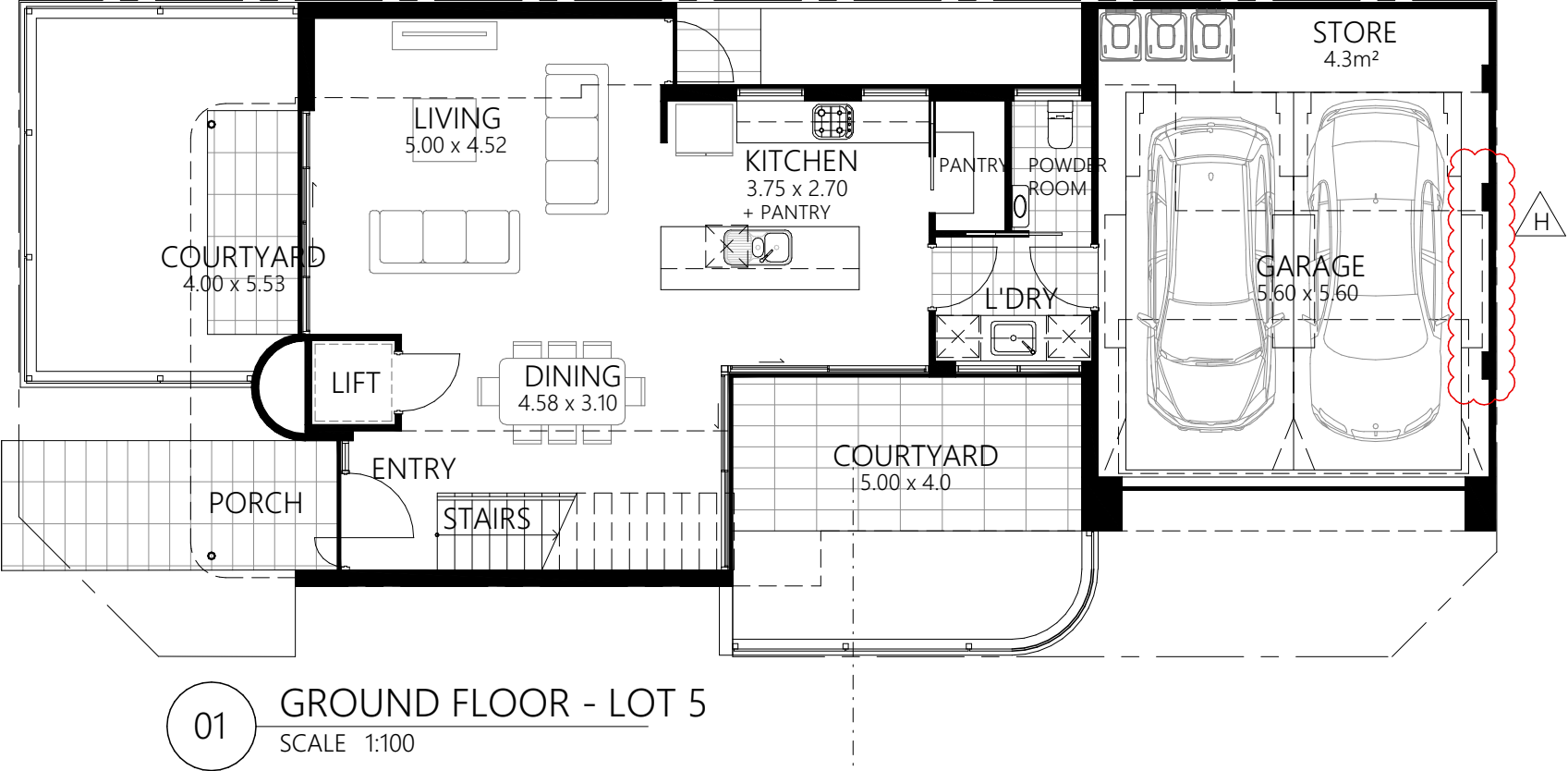


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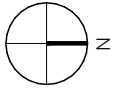
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AREAS	
GROUND FLOOR	- 72.58 m²
GARAGE/STORE	- 40.95 m²
FIRST	- 89.76 m²
TOTAL	- 203.29 m²

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE,DALKEITH

DRAWING TITLE
FLOOR PLANS



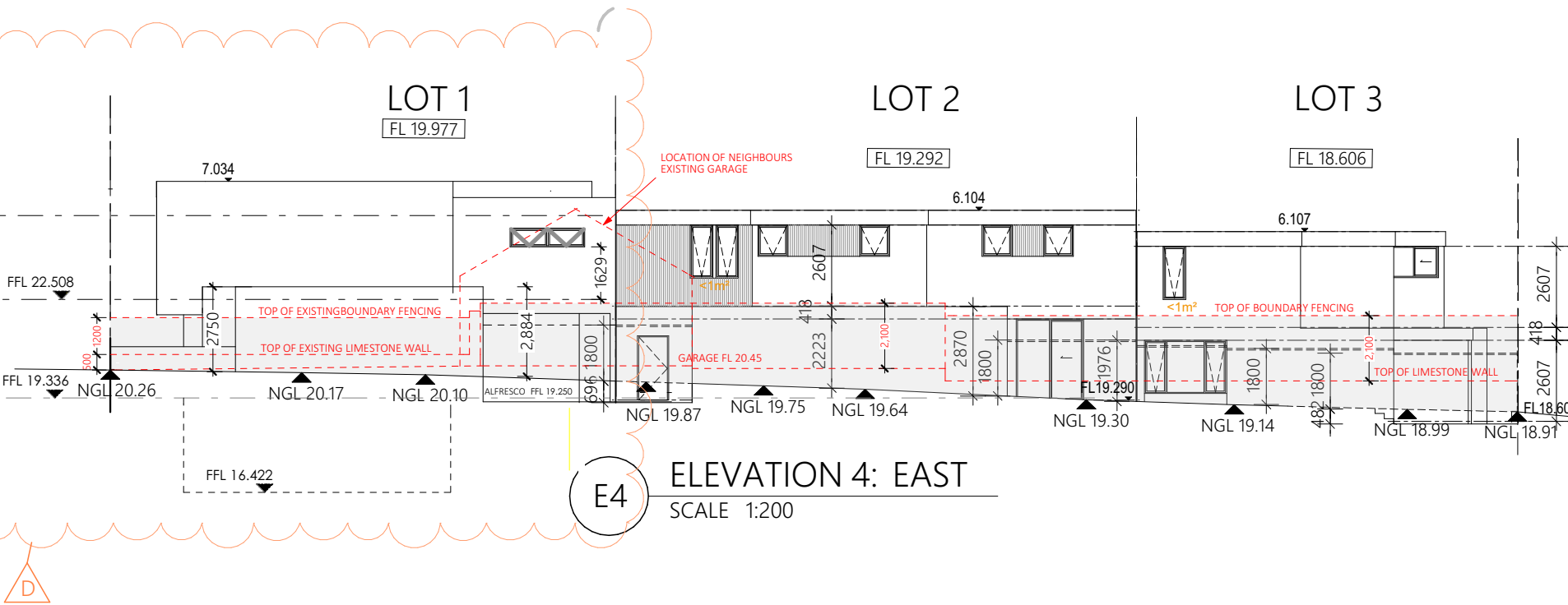
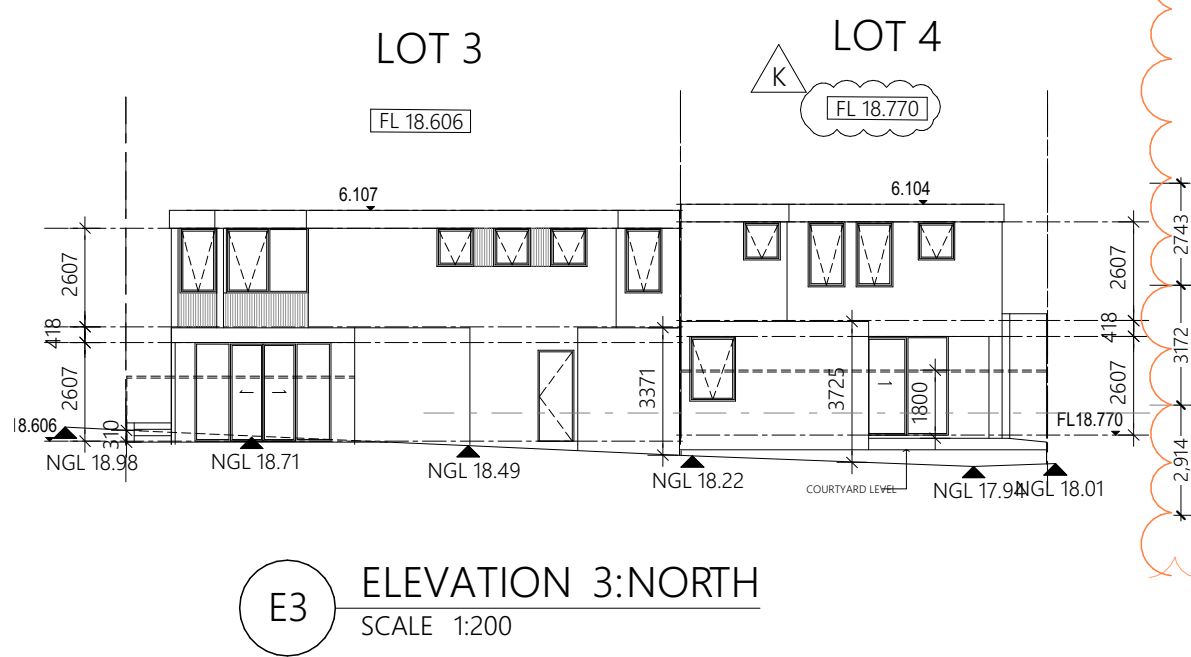
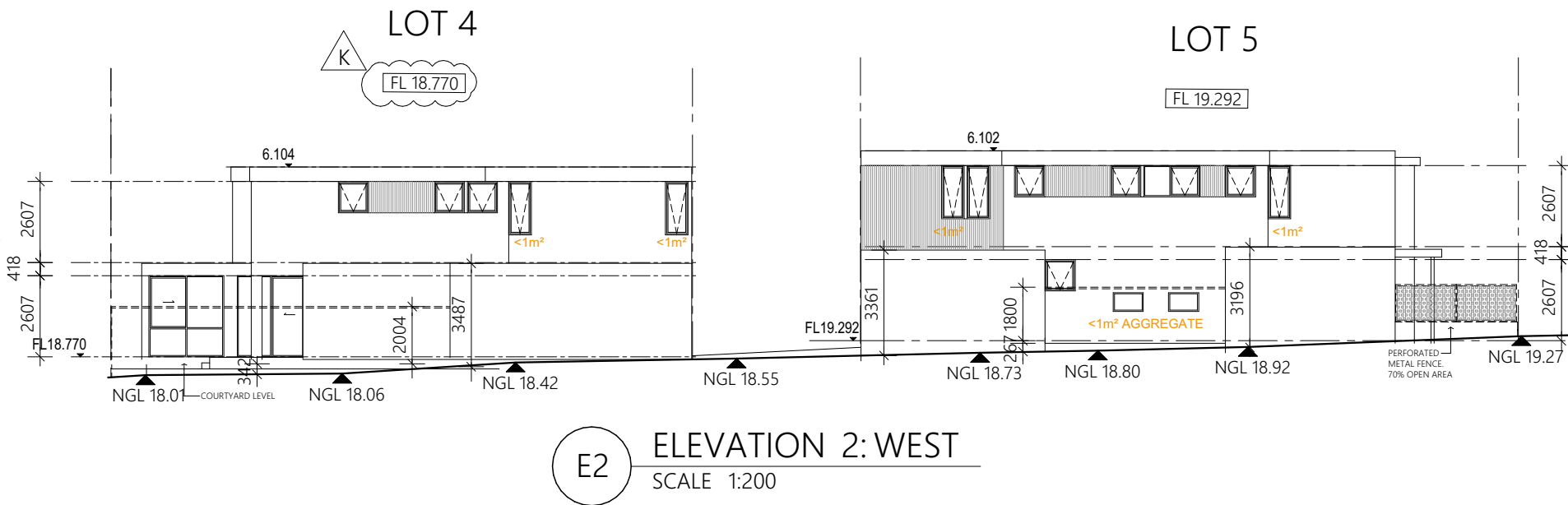
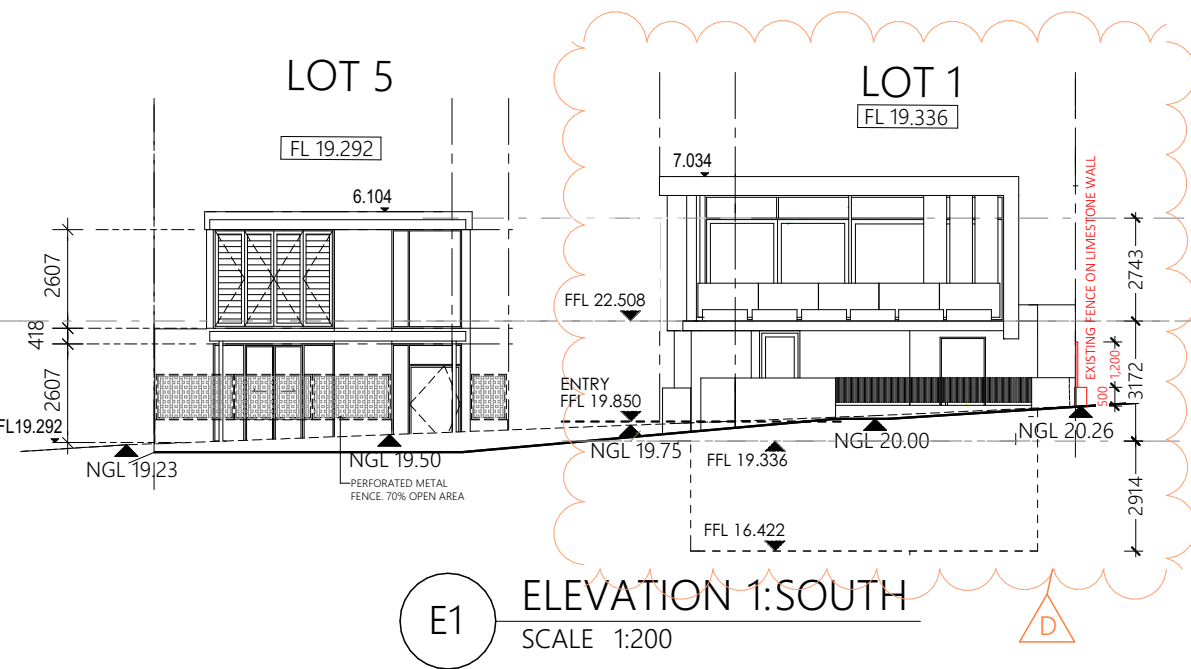
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E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC



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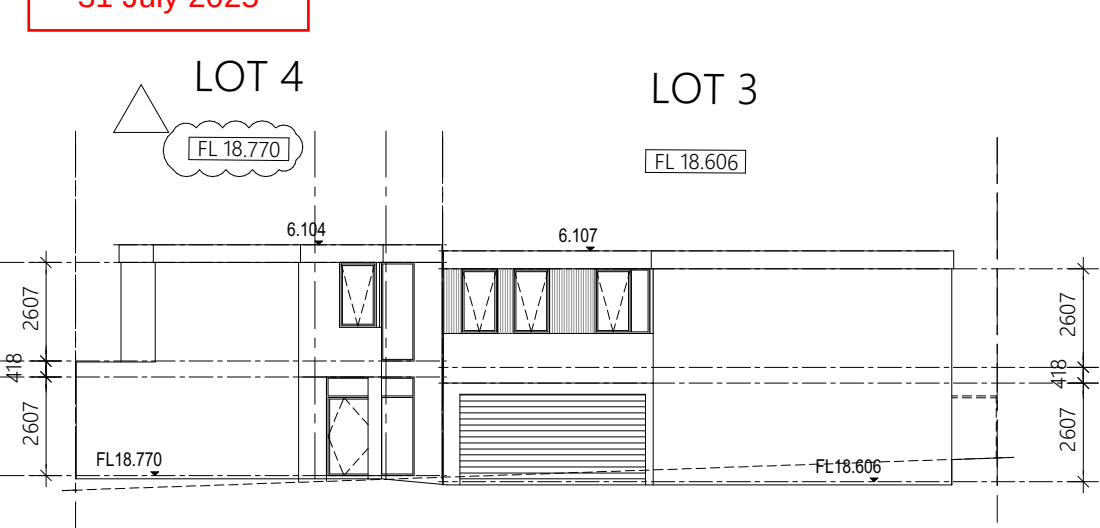
DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 24.04.2024	P2260 SK1.01
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31 July 2025

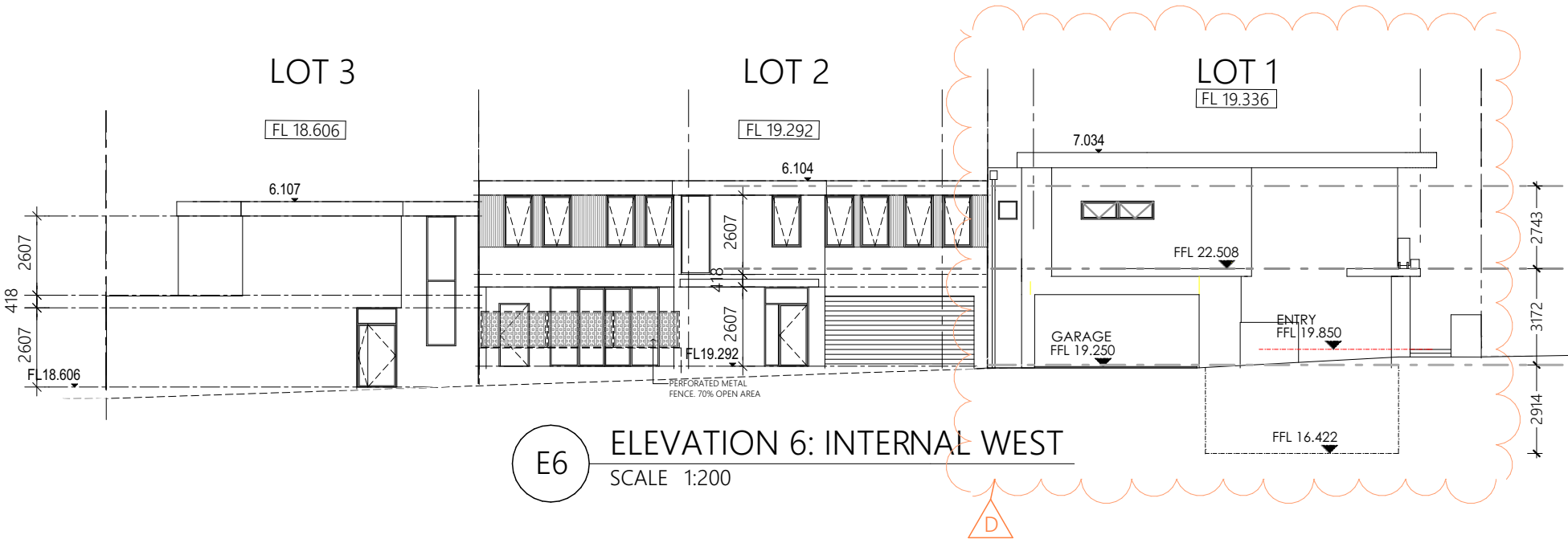


PROJECT TITLE / CLIENT GROUPED HOUSING DEVELOPMENT 69 WARATAH AVENUE, DALKEITH		E 30/7/2025 COUNCIL CORRECTIONS		YG		180 Newcastle Street, Perth WA 6000 TEL: 08 9483 0088 FAX: 08 9483 0090 www.urbaninfilldevelopments.com.au	DA SUBMISSION		DRAWING NUMBER P2260 SK1.01
		D 16/6/2025 UNIT 1 REDESIGN		YG			DRAWN JY	DATE 24.04.2024	
		C 17/3/2025 UNIT 1 REDESIGN		YG			CAD FILE sk.dwg	SCALE 1:200	REVISION E
		B 21/01/25 REVISED DA SUBMISSION		PC					
		REV DATE DESCRIPTION		DWN					

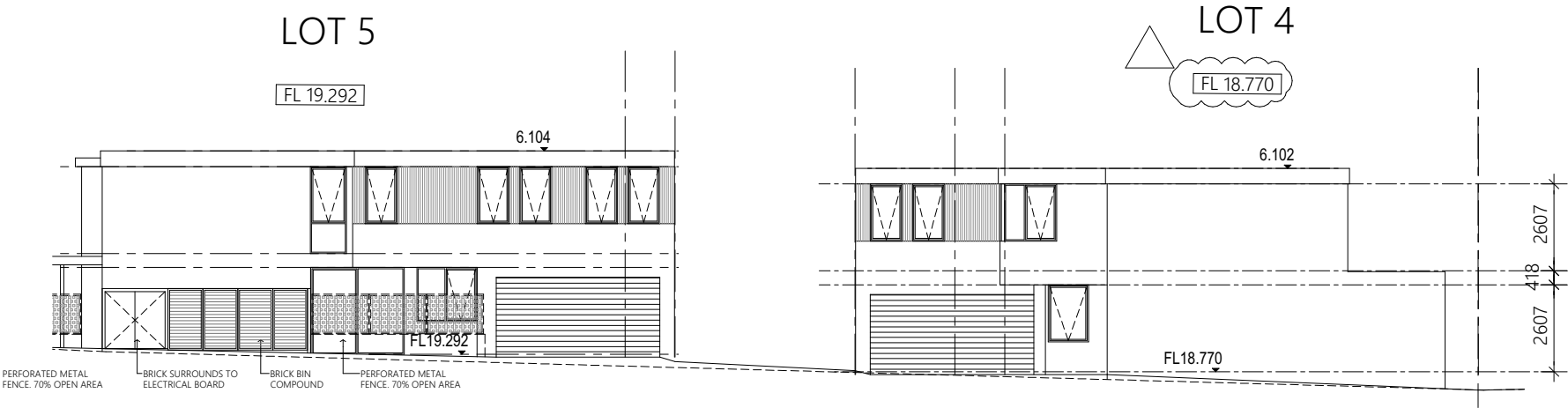
City of Nedlands
Received
31 July 2025



E5 ELEVATION 5: INTERNAL SOUTH
SCALE 1:200



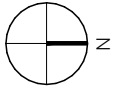
E6 ELEVATION 6: INTERNAL WEST
SCALE 1:200



E7 ELEVATION 7: INTERNAL EAST
SCALE 1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
69 WARATAH AVENUE, DALKEITH

DRAWING TITLE
ELEVATIONS



REV	DATE	DESCRIPTION	DWN
E	30/7/2025	COUNCIL CORRECTIONS	YG
D	16/6/2025	UNIT 1 REDESIGN	YG
C	17/3/2025	UNIT 1 REDESIGN	YG
B	21/01/25	REVISED DA SUBMISSION	PC



180 Newcastle Street,
Perth WA 6000
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FAX: 08 9483 0090
www.urbaninfilldevelopments.com.au

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 24.04.2024	P2260 SK1.01
CAD FILE sk.dwg	SCALE 1:200	REVISION E

City of Nedlands
Received
31 July 2025

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING
AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR
TO CONSTRUCTION.

LOW SHRUB PLANTING
EG. MISS MUFFET
EXISTING TURF TO VERGE

SMALL COURTYARD TREE
EG. FLOWERING ALMOND

FEATURE PLANTING
EG. BIRDS OF PARADISE

MIXED PLANTING
EG. LIRIOPE, LITTLE RUBY, AGAVES

HEDGE PLANTING
EG. ORIENTAL PEARL

HEDGE PLANTING
EG. ORIENTAL PEARL

EXISTING TREE TO REMAIN

STRAPPY PLANTING
EG. LIRIOPE, DIANELLA

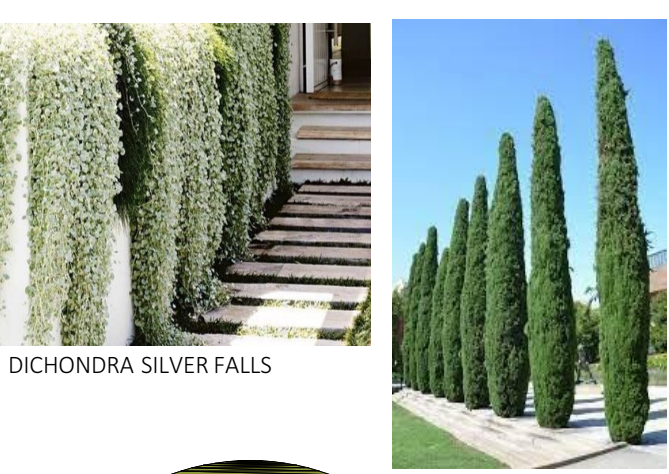
STRAPPY PLANTING
EG. LIRIOPE, DIANELLA

FEATURE PLANTING TO WINDOW
OUTLOOKS
EG. DRACAENA

EXISTING TREE TO BE REMOVED
MIXED PLANTING
DICHONDRA, LIRIOPE, PHILODENDRON

NOTE : LOT 1 UPPER LEVEL BALCONY PLANTS ACROSS FRONT ELEVATION
DICHONDRA SILVER FALLS

LANDSCAPE AREA CALCULATIONS
LANDSCAPE AREAS
Total Landscape areas = 178.5m² (16.18% of site)
DEEP SOIL AREAS (DSA)
Total Deep Soil Areas = 81.54m² (7.39% of site)
CANOPY COVER
Existing Tree (Approx 4m canopy) x 1 = 12.6m²
Proposed Small Trees (4m canopy) x 4 = 50.4m²
Proposed Small Trees (5m canopy) x 3 = 74.8m²
Proposed Medium Trees (6m canopy) x 3 = 84.9m²
Proposed Medium Trees (7m canopy) x 2 = 77m²
Total Canopy Cover = 271m² (24.4% of site)



Karrinyup WA 6018
mob: 0450 965 569
email: kelsie@kdla.com.au

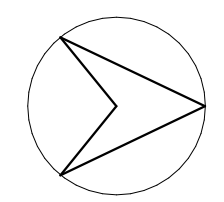
JOB No. 0243

PAGE 101

REV D
D 16/6/2025 UNIT 1 REDESIGN



SCALE 1:100 @A1



REV	DATE	DWN	APP	DESCRIPTION
A	13.09.22	AC	KD	LANDSCAPE CONCEPT PLAN
B	06.04.23	AC	KD	UPDATED LANDSCAPE CONCEPT PLAN

LEGEND

TREES

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- SELECTED NARROW TREES
EG. NATIVE FRANGIPANI
CANOPY: 4m
- SELECTED SMALL/MEDIUM TREES
EG. CREPE MYRTLE, FLOWERING ALMONDS
CANOPY: 4-5m
- SELECTED SMALL/MEDIUM TREES
EG. LITTLE GHOST GUM
CANOPY: 5m
- SELECTED MEDIUM TREES
EG. TUCKEROO, CHINESE TALLOW, HONG KONG ORCHID TREES
CANOPY: 6-7m

FEATURE PLANTS

- SELECTED FEATURE PLANTING
EG. BIRDS OF PARADISE, AGAVE

PLANTING

- PLANTING TYPE 01
EG. GROUNDCOVERS
- PLANTING TYPE 02
EG. SHRUB PLANTING
- PLANTING TYPE 03
EG. MIXED/STRAPPY PLANTING
- SELECTED LAWN SPECIES
EG. SAPPHIRE SOFT LEAF BUFFALO (70% SHADE TOLERANT)
- ARTIFICIAL TURF (TO HEAVILY SHADED AREAS)
- DEEP SOIL AREAS (DSA) 11.2%

NOTES

- GENERAL
 - 1.2 ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
 - 1.5 FOR ALL FINISHED LEVELS, DRAINAGE DESIGN AND WATER CONNECTION POINTS REFER TO ASSOCIATED PROJECT DOCUMENTATION (BY OTHERS).
 - 1.7 PLANTING SETOUT SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.
- SOIL PREPARATION
 - 2.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
 - 2.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEViate IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
 - 2.3 PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
 - 2.4 ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.
- PLANTING
 - 3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
 - 3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
 - 3.3 TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
 - 3.4 FINAL PLANTING PLAN SHALL BE SELECTED FROM THE PLANTING PALETTE ABOVE.
 - 3.5 PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
 - 3.6 IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
 - 3.7 PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.
- IRRIGATION
 - 4.1 PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
 - 4.2 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300KPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
 - 4.3 PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TIMER (INDIVIDUAL CONNECTION POINTS TO BE PROVIDED).
 - 4.4 CONTROLLER TO BE LOCATED IN GARAGES (OR AS DIRECTED BY CLIENT).
 - 4.5 SLEEVES BENEATH PAVED SURFACES AND TO RASSED PLANTING AREAS TO BE PROVIDED BY OTHERS.
 - 4.6 IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHNIQUE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS; MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
 - 4.7 ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.

PLANTING PALETTE

Symbol	Species	Common Name	Spacing	Size
Trees:				
BAUbla	Bauhinia blakeana	Hong Kong Orchid Tree	As Shown	100L
CIlim	Citrus limon	Dwarf Eureka Lemon	As Shown	100L
CUPana	Cupaniopsis anacardioides	Tuckeroo	As Shown	100L
HYMfla	Hymenoporus flavum	Native Frangipani	As Shown	100L
LAGind	Lagerstroemia indica	White Crepe Myrtle	As Shown	100L
PRUdol	Prunus dolcis	Flowering Almond	As Shown	100L
SAPseb	Sapium sebiferum	Chinese Tallow	As Shown	100L
Shrubs and Groundcovers:				
ALTlit	Alternanthera 'Little Ruby'	Little Ruby	3/m2	140mm
DIABla	Dianella tasmanica 'Blaze'	Blaze	2/m2	140mm
DIAEme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	2/m2	140mm
DIAYwe	Dianella tasmanica 'Wyeena'	Wyeena	2/m2	140mm
LIRisa	Liriope 'Isabella'	Isabella	3/m2	140mm
LIRjus	Liriope muscari 'Just Right'	Just Right	3/m2	140mm
NANblu	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	2/lin m	200mm
MURpan	Murraya paniculata	Orange Jasmine	2/lin m	200mm
PHIXan	Philodendron xanadu	Xanadu	2/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	2/m2	200mm
SANiri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m2	200mm
SCAFan	Scaevola humilis 'Purple Fusion'	Fan Flower	3/m2	140mm
RHAori	Rhapiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	2/lin m	200mm
TRAasi	Trachelospermum asiaticum	Flat Mat Star Jasmine	3/m2	140mm
Feature Plants:				
AGAatt	Agave attenuata	Foxtail	As Shown	12L
STRreg	Strelitzia reginae	Bird of Paradise	As Shown	12L

LANDSCAPE CONCEPT PLAN

69 WARATAH AVENUE, DALKEITH



16. DIVISIONAL REPORTS – CORPORATE SERVICES

16.1 Monthly Financial Report and Investment Report - July 2025

Report Number	CPS48.09.25
Meeting & Date	Council Meeting – 03 September 2025
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	John Vojkovich – A/Director Corporate Services
Director	John Vojkovich – A/Director Corporate Services
Attachments	Nil

Purpose

Administration is required to provide Council with a monthly financial report in accordance with regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*. The monthly financial variance from the budget of each business unit is reviewed with the respective manager and the Executive to identify the need for any remedial action. Material variances are highlighted to Council in the attached Monthly Financial Report.

Administration Recommendation

That Council NOTES the July 2025 Financial report and Investment Report will be provided at the next Ordinary Council Meeting to be held on 17 September 2025.

Voting Requirement

Simple majority

Background

Due to resourcing constraints and remediation activities following the Authority outage, the July 2025 report was not able to be prepared in time for the publishing deadline. The July 2025 report will be provided at the next Ordinary Council Meeting to be held on 17 September 2025. It is expected that future financial reporting will be delivered in the month following the end of the period.



Discussion

Nil

Consultation

Nil

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Performance
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

At the Special Council Meeting on 27 August 2025, item CPS47.08.25, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

- a) Operating items – Greater than 10% and a value greater than \$20,000;
- b) Capital items – Greater than 10% and a value greater than \$50,000; and
- c) Notwithstanding that the Administration may choose to provide comment on items below those thresholds if deemed appropriate.

Legislative and Policy Implications

Local Government Act 1995, Local Government (Financial Management) Regulations 1996, and Australian Accounting Standards.

Decision Implications

Nil

Conclusion

The discussion points will be noted.



Further Information

Nil



17. DIVISIONAL REPORTS – CHIEF EXECUTIVE OFFICER

17.1 Unravel Group Pty Ltd | Revised Fee

Report Number	CEO40.09.25
Meeting & Date	Council Meeting – 03 September 2025
Applicant	Unravel Group
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Thalia Douglas – Executive Assistant to CEO
CEO	Keri Shannon – Chief Executive Officer
Attachments	Attachment 1 – CONFIDENTIAL

Purpose

To provide the CEO Performance Review Committee with an update on the progress, activities, and issues associated with the CEO performance review process being undertaken and to consider the revised fee arrangements proposed by Unravel Group Pty Ltd.

Committee Recommendation

The Committee:

1. **APPROVE** the proposed revised fee arrangement of \$13,000 + GST
2. **ACKNOWLEDGE** the additional scope of work required to complete the CEO Performance Review.

Voting Requirement

Simple Majority

Background

In February 2025, Unravel Group Pty Ltd submitted a proposal to coordinate the 12-month performance review of the Chief Executive Officer, Ms Keri Shannon. The appointment was confirmed in May 2025. The scope of work included drafting and finalising CEO KPIs and assessment questions, conducting interviews, completing the review, and presenting the findings to the CEO Performance Review Committee.

Discussion



The performance review is being conducted in accordance with the City's policy and the Local Government (Administration) Regulations 1996. The assessment framework includes evaluation against the KPIs in the CEO's employment contract, job description, and feedback from the CEO, councillors, and selected staff via surveys and interviews.

As a result of the additional work undertaken, a revised total fee proposal of \$13,000 plus GST has been submitted. The full reasons are detailed in **attachment 1 (confidential)**.

Consultation

At the time internal consultation occurred with the Chair of the CEO Performance Review Committee (Deputy Mayor Kerry Smyth, prior to the Commissioners being appointed) regarding the additional scope of work and need for additional hours as a result of the CEO Performance Review's decision to expand the scope of the consultation.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Performance
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The original proposal cost was \$7,500 plus GST. Due to additional unanticipated work, the revised total fee is \$13,000 plus GST. This includes an unpaid invoice of \$4,900 (June 2025), a July invoice of \$6,000, and a proposed August invoice of \$2,100.

Legislative and Policy Implications

Local Government (Administration) Regulations 1996

Decision Implications

Endorsing the revised total fee of \$13,000 plus GST.



Conclusion

The CEO Performance Review is progressing toward finalisation. Committee members are requested to note the revised fee proposal and the factors contributing to the increased scope of work.

Further Information

Nil



17.2 Additional Purpose Expenditure Incurred Since 1 July 2025

Report Number	CEO41.09.25
Meeting & Date	Council Meeting – 03 September 2025
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jonathan Allen – Coordinator Governance, Legal and Risk
Director	Keri Shannon – Chief Executive Officer
Attachments	Attachment 1 – Closed Tenders Within the 2025/26 Financial Year

Purpose

To provide an update to Council on 'additional purpose' expenditure incurred by the City between 1 July 2025 and the 27 August 2025.

Administration Recommendation

That Council:

1. NOTES:

- a. That all items of expenditure from the municipal account from 1 July 2025 to 27 August 2025 were included within the adopted annual budget for financial year 2025/2026; and
- b. That all such expenditure was permitted in accordance with the provisions of section 6.8(1)(a) of the Local Government 1995

2. NOTES the list of closed tenders for the current financial year

Voting Requirement

Simple Majority

Background

At its meeting held on 6 August 2025 the Council resolved as follows:

[...]

- 18. *NOTES that it is contrary to clause 6.8 of the Local Government Act 1995 insofar as a Local Government cannot incur expenditure from its municipal fund until the adoption of the annual budget, or by advance***



resolution by Council or as authorised by the Chair in the event of an emergency.

- 19. *The Chief Executive Officer is to present an item to the Ordinary Meeting of Council on 20 August 2025 outlining all ‘additional purpose’ expenditure that has incurred since 1 July 2025 in the absence of a 2025/26 annual budget, including a list of all current or closed tenders within this financial year.***

This report is produced to update Council in response to those resolutions.

Discussion

The annual budget was adopted on the 27 August 2025. This report therefore considers expenditure from the municipal account between 1 July 2025 and the 27 August 2025.

During this period, the only expenditure incurred from the municipal account were in relation to the following categories:

- *Business as usual*: Items that can be considered business as usual, in the operation of the City’s functions;
- *Contractual payments*: Items that relate to continuing contracts, entered into in prior financial years; and
- *Carry Forward Capital Works*: Capital expenditure progress which was commenced in financial year 2024/25 and has been included in the carry forward capital works schedule in FY2025/26.

Section 6.8(1) of the Local Government Act 1995 (the Act) places a general restriction on ‘additional purpose’ expenditure, unless one of the specified exceptions within that section applies.

‘Additional purpose’ expenditure as defined in section 6.8(1a) is expenditure for a purpose ‘*for which no expenditure estimate is included in the local governments annual budget*’.

As local governments are not required to adopt a budget until 31 August, to ensure operational continuity during the period prior to adoption of a budget, section 6.8(1)(a) of the Act provides an exception from the general restriction on additional purpose expenditure. Section 6.8 does not prevent a local government from incurring expenditure from its municipal fund until the adoption of the budget - it is an accounting provision to ensure expenditures are accounted for correctly. The administration has ensured that expenditure during this period was limited to the categories set out above.

The Act requires (at section 6.8(2)(a)) that any such expenditure incurred in that period prior to adoption, is to be included in the adopted annual budget for that financial year. This has been complied with, within the budget as presented to Council on the 27 August.



Tenders

As requested by Council, Attachment 1 to this report sets out the list of tenders for the current financial year.

- There are no current open tenders; and
- No awards have been made in relation to the closed tenders, which are were all paused, awaiting finalisation of the annual budget.

Consultation

Nil

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar **Performance**
Outcome 11. Effective leadership and governance.

Budget/Financial Implications

Nil

Legislative and Policy Implications

The relevant legislation is set out in section 6.8 of the Local Government Act 1995 (WA), which provides as follows:

6.8. Expenditure from municipal fund not included in annual budget

(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —

(a) is incurred in a financial year before the adoption of the annual budget by the local government; or

(b) is authorised in advance by resolution; or*

(c) is authorised in advance by the mayor or president in an emergency.

** Absolute majority required.*

(1a) In subsection (1) — additional purpose means a purpose for which no expenditure estimate is included in the local government's annual budget.

(2) Where expenditure has been incurred by a local government —



- (a) pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and*
- (b) pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council.*

Decision Implications

Nil

Conclusion

It is recommended that Council notes all expenditure incurred between 1 July 2025 and 27 August was permitted in accordance with section 6.8(1)(a) of the Act, and that this expenditure has been included within the adopted annual budget.

Further Information

Nil

Closed Tenders Pending Budget Approval 2025/26

RFT No. / EOI No.	Title/Description	Advertisement	Close Date	Tenders Received (Legal Entity Name)	Successful Tenderer Name (Legal Entity Name)	Total Contract Value (GST exc)
RFT2025-26.01	Concrete Footpath Construction	23/07/2025	19/08/2025	TBC	TBC	TBC
EOI 2024-25.12	Artist Studio Lease at Tresillian Arts Centre	N/A	16/07/2025	TBC	TBC	N/A
RFT 2024-25.06	The Avenue Roadway Rehabilitation	25/06/2025	15/07/2025	TBC	TBC	TBC



18. DIVISIONAL REPORTS – TECHNICAL SERVICES

18.1 RFT 2024-25.06 The Avenue Roadway Rehabilitation

Report Number	TS15.09.25
Meeting & Date	Council Meeting – 03 September 2025
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Adina Lieblich - Project Manager, Engineering and Maintenance, Technical Services
Director	Chris Keary - Acting Director Technical Services
Attachments	Attachment 1 – The Avenue Nedlands Proposed Road Safety Works Attachment 2 – CONFIDENTIAL Attachment 3 – The Avenue Project Status Risk and Mitigation Strategies Briefing Note

Purpose

The purpose of this report is to obtain council endorsement of the tender evaluation report recommending contractor WCP Civil Pty Ltd as the preferred Tenderer for RFT 2024-25.06 The Avenue Roadway Rehabilitation.

Administration Recommendation

That Council:

1. **ENDORSES**, in accordance with section 3.57 of the *Local Government Act 1995* and the City's Procurement Policy, the tender evaluation and recommendation of WCP Civil Pty Ltd as the preferred tenderer for RFT 2024-25.06 The Avenue Roadway Rehabilitation,
2. **AUTHORISES** the CEO, as the Principal's Representative, to negotiate and enter into a contract pursuant to the City's Request for Tender RFT 2024-25.06. The contract shall comprise the Request for Tender, the City's Conditions of Contract, the preferred tenderer's submission (including the Schedule of Rates), and all post-tender clarifications and negotiated terms,
3. **REQUESTS** the CEO to arrange for all other tender respondents to be advised of the tender outcome.

Voting Requirement

Simple Majority



Background

The Avenue, located in Dalkeith, runs between Bruce Street and Broadway Road. It functions as a local distributor road with a posted speed limit of 50 km/h.

The Avenue has been the location of seventeen major crashes in five years including three that required medical treatment. Of the crashes reported seven involved collisions with cyclists who are classified as vulnerable road users.

The project has been in development for some time and is urgently required to be completed.

Of the crashes reported to Main Roads:

- Six (6) x right angle failing to give way at intersection, five (5) involving bicycles, two (2) major severity crash and 1 hospital severity crash.
- Three (3) x rear end crashes at intersection, Two (2) minor and one (1) major severity crash, one (1) involving a bicycle.
- One (1) x right turn through intersection resulting in medical severity.
- One (1) x head on collision on road in dark.
- One (1) x right angle turns out of driveway.
- One (1) x sideswipe same direction, major severity.
- One (1) x rear end with bicycle resulting in hospital severity.
- One (1) x collision while parking.
- One (1) x lost control on vehicle on wet surface, no collision.
- One (1) x sideswipe same direction with bicycle at intersection.

Due to the dangerous nature of the crashes, being mostly right angle, and crashes involved vulnerable users (cyclists), a submission for Blackspot Funding through Main Roads was made. This successful process saw the City receive \$1.5 million in funding to design and construct a treatment to mitigate the considerable risk The Avenue poses to road users.

The City undertook a review of contributing factors to crashes with vehicle speeds found to be a major contributor. Traffic counts taken in 2023 correlate with this indicating that from an average of 2,150 vehicle per day the 85th percentile speed was 54.18km/hr. This is 4km/hr above the posted limit.

The City reviewed potential options to address this and proposed three road safety treatments that mitigate speeding behaviour. These designs provided vertical deflections (humps and raised platforms), horizontal realignments (chicanes) or a combination of both. These treatment types have a recorded positive impact on reducing vehicle speeds.

The final design includes a new roundabout at the intersection of Bruce Street, Birdwood Parade, and The Avenue, along with a series of raised plateaus along The Avenue between Birdwood Parade and Broadway. The intersection at Bessel Avenue



will also be fully raised. These traffic calming measures were selected based on strong evidence from Australian local area traffic management studies showing that roundabouts and raised platforms are effective at reducing vehicle speeds and lowering crash rates. Roundabouts slow traffic by requiring drivers to yield and navigate a curved path, while raised plateaus create a vertical deflection that physically reinforces the need to reduce speed. Used together, these treatments change the look and feel of the road in a way that prompts more cautious driving, resulting in a safer and more predictable environment for all road users. The proposed layout can be viewed in the attached Notice of Proposal drawing (attachment 1).

Discussion

The Request for Tender was advertised in the following publications:

Publication	Dates
The West Australian	25/06/2025
www.tenderlink.com/nedlands	25/06/2025

The closing time and date for lodgement of a response was 18/07/2025 at 2:00PM (AWST).

The City received a total of four (4) submissions. All four (4) submissions were found to be compliant with the specified requirements. The tenderers are outlined in Attachment 2.

The Tender meets s3.57 of the Local Government Act 1995 and r.14-16 of the Local Government (Functions and General) Regulations 1996.

After the Tender period ended, an evaluation panel was formed comprising of three (3) City Officers. Each panel member completed a conflict of interest and deed of confidentiality declaration form, and no conflict of interest was declared. The completed forms can be viewed upon request.

The evaluation panel assessed the submitted tenders against the following qualitative criteria:

- Relevant experience (30%),
- Key personnel skills and experience (30%),
- Tenderer's resources (20%)
- Demonstrated understanding (20%)

Each panel member individually assessed the Qualitative Criteria responses of all compliant tender submissions, and each criterion was given a score in accordance with the Rating Scale detailed in the Nedlands Evaluation Panel Guide. The assessment was carried out by the Evaluation Panel in July 2025.



As a result of the Evaluation Panel's assessment the tenders were ranked on their combined qualitative scores, and a value-for-money assessment was undertaken to select the preferred tenderer.

The following table details the final aggregated scores for each tender submitted against the qualitative criteria and tender prices:

RFT 2024-25.06 The Avenue Roadway Rehabilitation									
Qualitative Requirement	Weighting	Tenderer 1		Tenderer 2		Tenderer 3		Tenderer 4	
		Raw		Raw		Raw		Raw	
		/10	%	/10	%	/10	%	/10	%
Relevant Experience	30%	8	23.00%	7	22.00%	5	16.00%	9	26.00%
Key Personnel Skills and Experience	30%	7	22.00%	6	18.00%	5	16.00%	8	23.00%
Tenderer's Resources	20%	8	15.33%	7	13.33%	4	8.00%	8	15.33%
Demonstrated Understanding	20%	8	16.67%	4	8.67%	6	12.00%	8	16.67%
Total Weighted Score (%)	100%	77.00%		62.00%		52.00%		81.00%	
Ranking against weighted qualitative criteria		2		3		4		1	
Submitted Lump Sum		\$XXX		\$XXX		\$XXX		\$XXX	
Ranking against price		4		1		3		2	
Overall Ranking		3		2		4		1	

Based on their submitted methodology, program, and schedule of rates, the evaluation panel recommended Tenderer 4, **WCP Civil Pty Ltd**, to be nominated as the preferred Tenderer.

WCP Civil Pty Ltd have demonstrated sufficient capability to handle the project and understanding of the requirements by providing a detailed construction methodology process, outlining how they will complete the work.

WCP Civil also demonstrated they have the relevant experience and personnel to complete the proposed works at The Avenue. **WCP Civil Pty Ltd** have completed similar works for other local Councils in the Perth Metropolitan region. They have provided key personnel resumes who all have suitable level of experience, and the panel is confident that the team can complete the works.

The panel reviewed the proposed methodology and programme to conduct construction activities during regular business hours only. This is in keeping with requirements of key stakeholders to minimise disruption surrounding the project site. Works are expected to start in September and be completed by mid-December. This includes the construction of the new roundabout and the raised plateaus being installed along The Avenue.

Following the due diligence process, the provided information is of a level that officers are confident that the project will be completed on schedule, safely and with minimal disruption



to road users, local community, and businesses and that **WCP Civil** Pty Ltd offer represents value for money to the City.

Consultation

General consultation with impacted stakeholders has occurred as part of the project planning process.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar Outcome	People 2. A healthy, active and safe community.
Pillar Outcome	Place 8. A city that is easy to get around safely and sustainably.
Pillar Outcome	Performance 11. Effective leadership and governance.

Budget/Financial Implications

The preferred tenderer's submission falls within the allocated budget for this project. The project's budget was included in the approved 2024/25 financial year Council's budget.

As works are funded through Main Roads Black Spot programme, the financial impact (direct costs) on the City's budget is **nil**.

	Project
Municipal contribution	Nil
Grant Funding (MRRG)	\$ 1, 549,200
Total Budget	\$ 1,549,200

Legislative and Policy Implications

[Procurement of Goods and Services Council Policy](#)



Local Government (Functions and General) Regulations 1996

Decision Implications

Approving the "The Avenue" tender is crucial for various reasons:

- **Benefit to Community:** Road users, pedestrians, and homeowners/businesses in the area will benefit from safer roads and reduced travel speeds, therefore reducing the possibility of serious incidents.
- **Preventing Future Issues:** Swift intervention is needed to prevent further crashes and incidents along this stretch of road and ensure the area is safe for all in the community who frequent it.
- **Avoiding Funding Loss:** This project is funded under the MRWA Blackspot program, any delay in approval would prevent us from being able to deliver this project before the end of the calendar year and result in a loss of \$1.55 million dollars of external funding.
- **Securing Future Funding:** Timely completion is crucial for future grant funding and prevents negative reputational risks with funding bodies. Not completing the works in this calendar year could jeopardize future funding opportunities and allocation value.
- **Reputational Risk:** This project is one that has been heavily requested and closely monitored by both the community and the wider public and failure to deliver would result in a loss of confidence in the City and its ability to deliver positive outcomes for residents.

Conclusion

The City advertised through Tenderlink; **The Avenue Roadway Rehabilitation** request for tenders. Of the four submissions received **WCP Civil Pty Ltd** demonstrated that they have the experience, key personnel and understanding to complete the required works. They have performed similar projects for the City, other local governments, and large-scale road construction projects.

As such the evaluation Panel recommends that **WCP Civil Pty Ltd** be nominated as the preferred tenderer.

Further Information

On 6 August 2025, the Administration submitted a report to Council for consideration at the Ordinary Council Meeting (OCM), recommending that WCP Civil be appointed as the preferred tenderer for RFT2024-25.06 – The Avenue Roadway Rehabilitation. This recommendation was made in accordance with section 3.57 of the *Local Government Act 1995* and the City's Procurement Policy, which requires Council approval for tenders exceeding \$250,000.

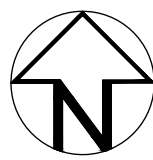


At the above-mentioned meeting, Council resolved to defer consideration of the tender until after the adoption of the 2025/26 Budget, citing concerns that proceeding prior to budget adoption may be inconsistent with section 6.8 of the *Local Government Act 1995*. This section restricts a local government from incurring expenditure from the municipal fund unless it is included in the annual budget, approved by advance resolution by Council, or authorised by the Chair in an emergency.

The Administration's recommendation was based on the fact that the proposed works under the contract RFT2024-25.06 are fully funded through the Metropolitan Regional Road Group (MRRG) Black Spot Program, with a total allocation of \$1,549,200. On 14 October 2024, the City claimed and received the first tranche of funding, \$619,680 (40%), which has been deposited into the City's account and is earmarked for these works.

The administration confirms the project does not require any expenditure from the City's municipal funds. The previous budget incorrectly contained an overhead allocation which stated the expenditure of municipal funds. The report does not seek municipal funding and the Administration believes that the use of external grant monies does not fall within the scope of section 6.8 of the Act.

As a result, the financial impact on the City's budget is nil, with all direct costs covered by external funding through the Main Roads Black Spot Program.



CITY of NEDLANDS ROAD SAFETY WORKS

Notice of Proposal - The Avenue Traffic & Stormwater Upgrades

The City of Nedlands is proposing to construct road safety devices along The Avenue, from Birdwood Avenue to Broadway to enhance safety for all roadway users. These safety measures, endorsed by the City of Nedlands, include a new roundabout, a number of strategically placed raised plateaus and new lighting.

These measures are designed to reduce traffic incidents and encourage safer driving.

Construction is expected to commence on October 2025 be completed by December 2025.

The current design proposal is subject to minor adjustments based on public feedback and/or approvals.

Any objections must be submitted in writing and addressed to Ms. Adina Lieblich. Objections should be lodged within 21 days from the date of the accompanying letter.

Contact details for Ms. Adina Lieblich: Email: alieblich@nedlands.wa.gov.au, Phone: 08 92733500

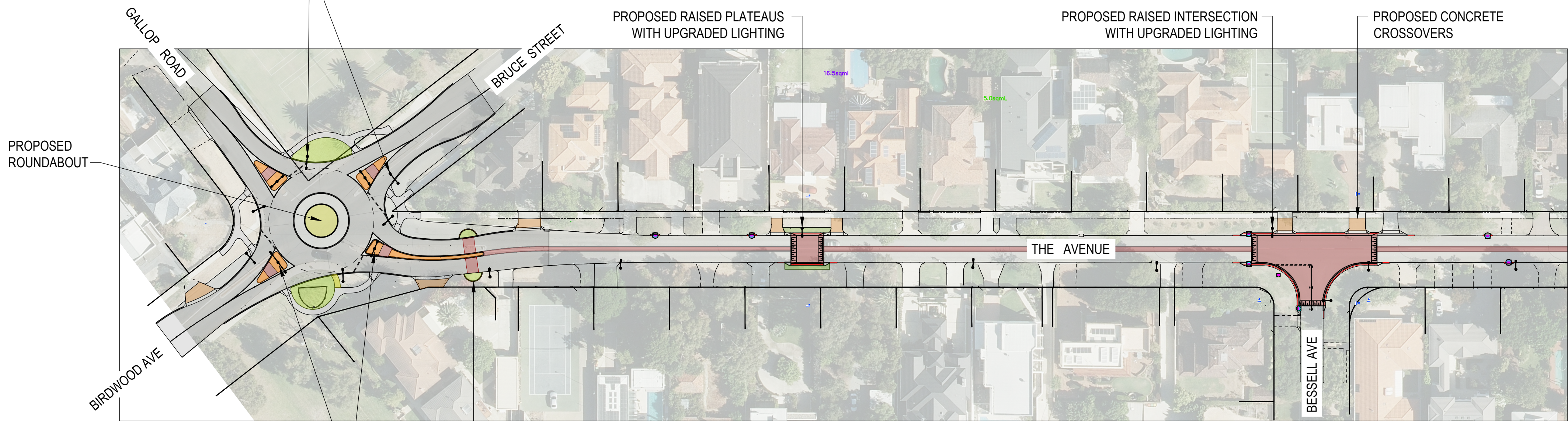


LOCATION PLAN

SITE OF ROUNDABOUT WORKS

- **PROPOSED RAISED PLATEAUS**
- **PROPOSED STORMWATER SOAKWELLS**
- **PROPOSED LANDSCAPING TREATMENT**

PROPOSED SOLAR LIGHTING - OPTION 1
LOCATED ON CORNERS OF ROUNDABOUT



PROPOSED LANDSCAPE TREATMENT

PROPOSED SOLAR LIGHTING - OPTION 2
LOCATED ON ROUNDABOUT SPLITTER ISLANDS

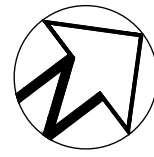


AMENDMENTS		APPROVED	
REVISION	DESCRIPTION	PK	DATE
1	CM 26/06/25 NOTICE_OF_PROPOSAL		26/06/25
No.	DRN	DATE	BY



SCALE 1:1000	
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HORIZ DATUM - MGA94	
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THE_AVENUE_NEDLANDS
BIRDWOOD_AVENUE_to_BROADWAY
PROPOSED_ROAD_SAFETY_WORKS



To: Commissioners

From: Project Manager (Reviewed by Manager Engineering & Maintenance)

Date: 26 August 2025

Subject: **The Avenue – Project Status, Risks and Mitigation Strategies**

Purpose

The purpose of this briefing note is to provide an update on the status of The Avenue Safety Improvement Project, including progress to date, current risks, mitigation strategies and financial considerations. It outlines the rationale for the project, key design elements, community consultation outcomes and the delivery strategy adopted to meet funding and construction timelines. This note is intended to inform decision-making and support Council endorsement of the next steps required to ensure successful project delivery within the approved timeframe and budget.

Background

The Avenue, located in Dalkeith, connects Bruce Street to Broadway Road and serves as a local distributor road with a posted speed limit of 50 km/h.

Over the five-year period ending December 2021, The Avenue was the site of 17 major crashes, three of which required medical attention. Seven of these incidents involved cyclists, vulnerable road users, highlighting significant safety concerns.

In response to these incidents, the City conducted traffic counts in 2019, which revealed that the 85th percentile speed along The Avenue ranged from 53 to 61 km/h, exceeding the posted limit. The majority of crashes were right-angle collisions, further highlighting the risk to all road users, particularly cyclists.

Given the severity and frequency of these crashes, the City submitted an application for Black Spot Funding through Main Roads in the 2023/2024 financial year. The application was successful, securing \$1.5 million in funding to design and implement safety improvements along The Avenue.

Council approved The Avenue project to proceed as part of the 24/25 Capital Works Program.

Community consultation was undertaken between 15 July and 12 August 2024, involving direct mail to 500 residents, social media outreach and an in-person session. The City received 132 submissions via the YourVoice platform. While there was strong support for the roundabout, over half of respondents opposed mid-block traffic calming. Despite this, Council endorsed the design including raised plateaus combined with the roundabout, citing the severity of crashes and the need to protect the nearly 800,000 annual road users.

Detailed design work commenced in 2024, with construction initially scheduled for completion in the 2024/2025 financial year. However, due to high staff turnover and anticipated delays, the City requested and was granted an extension of time, allowing the project to be delivered by the end of 2025.

Scope of Works

The primary objective of the project design is to reduce vehicle speeds along The Avenue, improving safety for all road users. This has been addressed through two key interventions:

- Installation of a roundabout at the four-way intersection of The Avenue, Birdwood Parade, Bruce Street, and Gallop Road
- Implementation of raised plateaus at multiple mid-block locations between Broadway and Birdwood

In addition to these core treatments, the project includes the following infrastructure upgrades:

- Full replacement of street lighting, improving visibility at key intersections and incorporating solar lighting in alignment with the City's sustainability goals
- Drainage improvements, including the installation of 27 new soak wells to reduce the impact on the already over-capacity drainage network
- Removal of existing Western Power infrastructure associated with the current street lighting system
- Renewal of concrete kerbing and footpaths, primarily concentrated around roundabout locations to support the new road geometry

- Minor driveway modifications to ensure smooth transitions and compatibility with the redesigned road environment

Current Project Status – Risks and Mitigation Strategies

The project was originally scheduled for completion by June 2025, in line with timelines imposed by Main Roads WA under the Black Spot Program funding conditions. However, due to high staff turnover and anticipated unavoidable delays in project delivery, the City sought an extension of time to ensure the works could be completed to the required standard.

An extension was formally requested through the Black Spot Program and was granted, allowing the project timeline to be extended until the end of 2025.

While the extension to the end of 2025 provides additional time, the project remains at risk of further delays and complications due to several factors:

- Staffing constraints: Continued turnover or limited availability of experienced personnel may impact project coordination and delivery.
- Service authority approvals: Delays or conditions imposed by authorities such as PTA could affect construction sequencing.
- Land access approvals: The project requires permission from the Department of Planning, Lands and Heritage (DPLH) to proceed with construction on Crown land. This approval is pending while the Section 56 process is ongoing.
- Community objections: The upcoming Notice of Project Proposal consultation may result in objections to specific design elements (e.g., speed humps, lighting placement), potentially requiring redesign or Council intervention.
- Historical land matter: A homeowner has raised concerns regarding historical road and service infrastructure encroachment onto their property. Although the current design does not increase the extent of this encroachment, there is a risk that public complaints or media attention could escalate the issue. The City is actively seeking an agreed resolution with the resident to address the matter constructively and minimise reputational risk.
- Funding risk: If further delays occur, there is a risk that the City may fail to obtain an additional extension for the Black Spot funding, jeopardising project completion.

- Contractor availability: Although the public tender process has been completed and is pending Council endorsement, there remains a risk that delays in awarding the contract could impact the project timeline.

To address the above risks, the City has implemented the following measures:

- Flexible delivery model: To manage the tight timeframe remaining for project delivery, even with the approved extension of time, the City adopted a staged delivery strategy that allows for parallel progress across independent work packages. This approach improves mobilisation speed and responsiveness to design finalisation and site conditions, reducing dependency on a single timeline. The strategy involves:
 - Internal management of detailed design, with specialist packages contracted out
 - Sequencing of drainage works prior to road construction
 - Lighting installation following roadworks (design concurrent with in-house design)
 - Decommissioning of old lighting (by Western Power) after all other works are complete

This model avoids the limitations of a bundled contract, offering greater flexibility and cost control. It enables the City to:

- Optimise construction timeframes by commencing works as designs are finalised
- Tailor procurement to the scale and complexity of each package
- Engage contractors with specialised expertise suited to each work type (e.g. electrical contractors)
- Proactive engagement: Early and ongoing communication with service authorities and DPLH aims to expedite approvals and resolve land access issues.
- Clear consultation messaging: Communications will reference prior Council endorsement to reduce the likelihood of significant objections.
- Legal and planning support: The City is prepared to engage legal and planning resources to manage Crown land approvals and historical land matters.
- Funding compliance monitoring: The City is maintaining close communication with Main Roads WA to ensure compliance with funding conditions and to support any future extension requests if required.

Project Financial Status – Risks and Mitigation Strategies

The Avenue project is 100% funded through the Main Roads WA Black Spot Program, with a total grant of \$1.5 million allocated for the design and construction of safety improvements along The Avenue. This funding is contingent on project delivery within the approved timeframe and scope.

The funding covers:

- Design and documentation
- Civil construction works (including roundabout and raised plateaus)
- Lighting upgrades
- Drainage improvements
- Associated infrastructure works

Several financial risks have been identified that may impact the project budget or funding eligibility:

- Delay in contract award: The public tender process is complete and pending Council endorsement. Any delay in awarding the contract may affect the project timeline and risk non-compliance with funding conditions.
- Failure to meet funding deadlines: If the project is not completed within the extended timeframe (end of 2025), there is a risk that the City may lose access to remaining Black Spot funds.
- Scope changes due to consultation outcomes: Objections received during the Notice of Project Proposal phase may result in design changes that increase costs or require reallocation of budgeted funds.
- Unforeseen site conditions: Unexpected issues such as underground service conflicts or poor soil conditions may lead to cost overruns.

To manage the above mentioned financial risks, the City has:

- Structured the project into staged work packages to allow better cost control and procurement flexibility
- Maintained close communication with Main Roads WA to ensure compliance with funding conditions and support any future extension requests
- Included contingency allowances within the budget to accommodate minor scope changes or unforeseen conditions.
- Conditional major construction contract award: the award of the construction contract to be subject to conditions, including the successful resolution of land tenure issues.



Current Project Expenditure

The table below summarises all expenditure related to this project to date, inclusive of any contractual commitments that are currently incomplete.

	Provider	Item	Actual	Committed	Unspent
2023/2024	Brown Mcallister Surveyors	Underground Survey	\$ 21,914.20	\$ 21,914.20	\$ -
	Powerlyt Group Pty Ltd	Lighting Audit - The Avenue	\$ 4,125.33	\$ 4,125.33	\$ -
2024/2025	Western Power	Fee for the design and quote to decommission existing lightpoles in the Avenue	\$ 1,320.00	\$ 1,320.00	\$ -
	McLeod's Lawyers	Consultation regarding land boundary issue	\$ 2,505.36	\$ 2,700.00	\$ 194.64
	GHD PTY LTD	Drainage design and works for The Avenue	\$ 49,777.20	\$ 49,777.20	\$ -
	BG&E	Pavement Design The Avenue Roundabout	\$ 32,670.00	\$ 32,670.00	\$ -
	13 Consultants WA	3x Road Safety Audits	\$ 4,730.00	\$ 11,825.00	\$ 7,095.00
	BMH Electrics	Design, supply, installation and commissioning of solar lighting for The Avenue Dalkeith	\$ 9,405.00	\$ 200,143.01	\$ 190,738.01
	Bing Technologies Pty Ltd	Community Consultation letter drop	\$ 1,196.06	\$ 3,200.00	\$ 2,003.94
2025/2026	Comex Civil	Installation of 3 soakwells at the location of the future roundabout to reduce construction timelines		\$ 36,830.86	\$ 36,830.86
	Award Contracting	Cable Locating at the Proposed Roundabout location	\$ 4,950.00	\$ 4,950.00	\$ -
	GHD Pty Ltd	Variation to existing contract for drainage assessment	\$ 2,860.00	\$ 2,860.00	\$ -
	TOTAL		\$ 113,538.95	\$ 350,401.40	\$ 236,862.45



Conclusion

The Avenue Safety Improvement Project represents a critical investment in reducing crash risk and improving safety for all road users, particularly vulnerable groups such as cyclists. With funding secured through the Black Spot Program and Council endorsement in place, the project is well-positioned to proceed. However, successful delivery remains contingent on managing key risks, including land access approvals, community engagement and tight delivery timeframes.

The City has adopted a flexible and staged delivery strategy to mitigate these risks and maintain progress toward completion by the end of 2025. Continued support from Council will be essential to ensure timely contract endorsement, stakeholder coordination and funding compliance.



19. DIVISIONAL REPORTS – GOVERNANCE

Nil



20. DIVISIONAL REPORTS – COMMUNITY DEVELOPMENT

Nil



21. COUNCIL MEMBERS NOTICE OF MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

This item will be dealt with at this point.



22. URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY DECISION

This item will be dealt with at this point.



23. CONFIDENTIAL ITEMS

Nil



24. DECLARATION OF CLOSURE

There being no further business, the Presiding Member will declare the meeting closed.