City of Nedlands

MINUTES

Ordinary Council Meeting

Wednesday, 15 October 2025

These Minutes are Subject to Confirmation

Prior to acting on any resolution of the Council contained in these minutes, a check should be made of the Ordinary Meeting of Council following this meeting to ensure that there has not been a correction made to any resolution.

Information

Council Meeting Agenda is 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 governance@nedlands.wa.gov.au

Public Question Time

Public question time at an Ordinary Council Meeting is available for members of the public to ask a question about items on the agenda. Questions asked by members of the public are not to be accompanied by any statement reflecting adversely upon any Council Member, Committee Member or Employee.

Questions should be submitted via the online form available on the City's website: Public question time | City of Nedlands

Questions may be taken on notice to allow adequate time to prepare a response, and all answers will be published in the minutes of the meeting.

Addresses by Members of the Public

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

The Presiding Member will determine the order of speakers to address the Council, and the number of speakers is to be limited to 2 in support and 2 against any item on an Ordinary Council Meeting Agenda. The Public address session will be restricted to 15 minutes unless the Council, by resolution decides otherwise.

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

I am now pleased to declare this Ordinary Meeting of the Council of the City of Nedlands open at 5.05pm.

Good evening to everyone in the gallery tonight and those online and welcome to the ninth Council Meeting following the appointment of Commissioners ahead of the special election for the City of Nedlands in March 2026.

In opening the meeting, I acknowledge that we meet today on the traditional land of the peoples of the Noongar nation and I pay our respects to elders past and present and extend solidarity and hope for a just and dignified future for us all.

I wish to advise that City of Nedlands CEO Keri Shannon is currently on leave. Accordingly, the Council has appointed an acting CEO to ensure business continuity for the City. Mr Arthur Kyron is the City's Acting CEO present here this evening. I wish to welcome Mr Kyron to the City in his acting capacity, Mr Kyron has 28 years of local government CEO experience. Notably he has been the CEO of Claremont, Victoria Park and Canning.

This meeting is being live streamed and recorded, and I refer you to the disclaimer on page 2 of the agenda.

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

Commissioners

Mr D Caddy	(Presiding Member)
Ms B Sandri	(Deputy)

Staff

Ms A Kyron	Acting Chief Executive Officer
Mr S Amasi	Director Technical Services
Mr J Vojkovich	Acting Director Corporate Services
Mr B Thompson	Director Planning and Development
Mr S Famiano	Manager Urban Planning and Development
Ms O Lope	Manager Engineer and Maintenance (online)
Mr A Van Rooyen	Chief Information Officer
Mr J Allen	Coordinator Governance, Legal and Risk
Ms T Douglas	Executive Officer to CEO (minutes)
Ms A Walsh	Principal Consultant (DLGIRS)

Apologies

Ms C Hart	(Commissioner)

Leave of Absence
0

Public
9

Media
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3. PUBLIC QUESTION TIME

Rebecca Coghlan, BULIMBA ROAD NEDLANDS

Question 1:
Since July 2024, what and how many consultations has the State government had with the City of Nedlands regarding the JoJo's site, near the existing jetty, one of five possible locations for the UWA Ferry terminal, identified by the Public Transport Authority in the May 2025 stakeholder workshop, in terms of:

a) Providing background for a business case and cost benefit analysis for a terminal in the area
b) Feasibility of bus route reconfigurations establishing a traffic corridor along Broadway/Hampden Road linking the terminal with the QEII Medical Centre
c) Identification, measurement and frequency of recreational activity in the waters nearby and associated risk management regarding the impact of ferry wake and likelihood of collisions
d) Analysis of a ferry route direct to Applecross, in terms of management of ferry speeds and negotiating maritime navigational makers, the Swan Estuary Marine Park and traffic channel
e) Consideration of past redevelopment plans of the Sevens group at the Jojo's jetty leading to increased tourism and activation in the area.

Response: Director of Planning and Development
As of October 2025, there is no public record indicating that the City of Nedlands was formally consulted by the State Government or the Public Transport Authority (PTA) regarding the JoJo's jetty site as part of the stakeholder workshop held in May 2025. The preferred location for the ferry terminal was ultimately selected as central Matilda Bay, within the City of Perth and under the UWA QEII Improvement Plan area, which may explain the lack of direct engagement with Nedlands.

However, community groups such as Safety on Swan did conduct their own risk assessments and advocated for the JoJo's site due to safety and connectivity benefits, including better access to QEII and UWA's southern entrance.

Question 2:
With the State government requesting comment from the public on the project:

a) On Monday 13 October, the seven-day period closed for comments on the referral of the entire project to the Environmental Protection Authority, which it

has stated as having a combined disturbance footprint of 1.65 hectares to the Matilda Bay, Applecross and redeveloped Elizabeth Quay locations within a 8.66-hectare development envelope. What was the City's response, did the administration put in a submission, would it be possible to make this publicly available?

b) On Thursday 23 October, the three-week period will close for comments on the development application for a new ferry terminal at Matilda Bay which the Department of Planning, Lands and Heritage will assess prior to making a recommendation to the Western Australian Planning Commission. As proposed it will be a 'reference design' development application that will progress to a 'design and construct' contract requiring further Plans and assessments with a final footprint unknown. What is the City's response, will the administration be putting in a submission, would it be possible to make this publicly available?

Response: Director of Planning and Development

a) The EPA referral for the ferry expansion project was open for public comment from 6 to 13 October 2025, covering a 1.65 ha disturbance footprint across Matilda Bay, Applecross, and Elizabeth Quay within an 8.66 ha development envelope. There is no publicly available evidence that the City of Nedlands submitted a response to the EPA referral. The referral was managed under Section 38 of the Environmental Protection Act 1986, and feedback was collected via the EPA website.

b) The development application for the Matilda Bay terminal was lodged under the Metropolitan Region Scheme (MRS) and is being assessed by the Department of Planning, Lands and Heritage (DPLH). Consultation via a survey and inviting public comment, was conducted on the DPLH website. The application includes:

- Fixed jetty, pontoons, gangways, and covered waiting area
- Demolition and replacement of toilet block
- Bus stop facilities and road modifications
- Electrical infrastructure including a Western Power substation

The City of Perth is the relevant local government authority for the site. The City of Nedlands is not listed as a formal consultee, although the DPLH may consider broader stakeholder input. There is no indication that Nedlands has submitted or will submit a formal response, and no submission has been made publicly available as of now. If a revised location of JoJo's was considered, although generally considered to be a part of Nedlands, this location also falls within the City of Perth and the UWA QE11 Improvement Plan area. Although this location is closer to the Nedlands LPS boundary, it is possibly more likely in this case, if the Jojo site was being considered, the state may have consulted the City of Nedlands.

4. ADDRESSES BY MEMBERS OF THE PUBLIC

Nil

5. REQUESTS FOR LEAVE OF ABSENCE

Nil

6. PETITIONS

Nil

7. DISCLOSURES OF FINANCIAL INTEREST

Commissioner Sandri declared a financial interest for item 15.1; Consideration of a Western Australian Planning Commission Referral – Amendment to Development Approval for Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands

Reason:
I am a Commissioner (Board Member) of the Western Australian Planning Commission, and I have been part of and will continue to be part of the decision-making process for the UWA QEII Improvement Scheme in my capacity on the board of the WAPC. Accordingly, I have a financial interest in item 15.1 and will be leaving the room.

8. DISCLOSURES OF INTERESTS AFFECTING IMPARTIALITY

Nil

9. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

- **Item 23.1: Western Metropolitan Regional Council (WMRC) Community Recycling Funding**
- **Item 23.2: Request for Reimbursement of Legal Expenses**

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

Nil

11. CONFIRMATION OF MINUTES

Officer Recommendation and Council Decision

The Minutes of the Ordinary Council Meeting held Wednesday 01 October 2025 are to be CONFIRMED.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

12. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

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

Commissioner Caddy proposed a Procedural Motion

Procedural Motion and Council Decision

That sections; 3.9(2), 9.5 and 10.1a of the Standing Orders Local Law 2016 be SUSPENDED for the duration of the meeting.

Reason:
To allow a Notice of Motion to be tabled, Alternative Motions from the floor and to allow Commissioners to speak twice and Notice of Motions to be tabled.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

13. MEMBERS ANNOUNCEMENTS WITHOUT DISCUSSION

Nil

14. MINUTES OF COUNCIL COMMITTEES AND ADMINISTRATIVE LIAISON WORKING GROUPS

14.1 Audit Risk and Improvement Committee Meeting

Officer Recommendation and Council Decision

The Minutes of the Audit Risk and Improvement Committee Meeting held Wednesday 03 September 2025 are to be RECEIVED.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Commissioner Sandri left chambers at 5.18pm

15. DIVISIONAL REPORTS - PLANNING & DEVELOPMENT

Council did not achieve quorum due to apologies and declaration of interest.
Item 15.1 will be adjourned to the next Ordinary Council Meeting on 05 November 2025.

15.1 Consideration of a Western Australian Planning Commission Referral – Amendment to Development Approval for Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands

Report Number	**PD41.10.25**
Applicant	The APP Group
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Quasi -Judicial
Responsible Author	Sergio Famiano – Manager Urban Planning & Development
Contributing Author	Chantel Weerasekera – Senior Urban Planner
Director	Bruce Thompson – Director Planning and Development
Attachments	Attachment 1 – Location Plan Attachment 2 – Development Application

Purpose

The purpose of this report is for Council to make a recommendation on a development application to amend an existing development approval for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands. The proposal is located within the City of Perth, and the Western Australian Planning Commission is seeking comments from the City of Nedlands on the proposal. The decision maker for the application is the Western Australian Planning Commission. The City is a referral body only.

Officer Recommendation

That Council:

1. **ADVISES the Western Australian Planning Commission that it does not endorse the approved development for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands for the reasons resolved at the Special Council meeting on 29 of January 2025.**
2. **ACKNOWLEDGES that the subject application is not an application for review or reconsideration of the original decision and thereby ADVISES the Western Australian Planning Commission that it supports the development application to amend the existing approval for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands.**

Background

Land Details

Metropolitan Region Scheme Zone	Public Purposes – University Primary Regional Roads
Local Planning Scheme Zone	No zone
R-Code	No R-Code
Land area	35.4ha
Land Use	Student Accommodation
Use Class	N/A

The site is located at 22 Gordon Street, Nedlands, which is within the City of Perth local government area (**Figure 1** and **Attachment 1**). The site is bound by Hampden Road to the east, Clifton Street to the west, Stirling Highway to the south and Gordon Street to the north.

The site is occupied by the University of Western Australia (UWA), containing the Architecture, Landscape and Visual Arts (ALVA) building, Early Learning Centre, Hew Roberts Lecture Theatre, cafeteria and associated administrative buildings.

The surrounding area is characterised by predominantly low scale single residential development to the north and west, reflective of the previous R25 zoning. These lots were rezoned between R40 – R160 by City of Nedlands Local Planning Scheme No. 3 in 2019, however little redevelopment has occurred. The lots abutting Stirling Highway to the west and south are zoned R-AC1 and lots abutting Hampden Road to the north are zoned R-AC3. The predominant existing development of these areas is that of low to medium scale commercial development.



Figure 1: Aerial image

Application History
The original development application was considered by the Western Australian Planning Commission, Statutory Planning Committee on 26 February 2025, with the final approval date being 17 March 2025. The application approved a Student Accommodation Building located toward the north-east of the greater site. The approved building consists of:

- 14 storeys.
- 847 beds within:
  - 583 single bedroom studio apartments
  - 44 two bedroom apartments
  - 44 four bedroom apartments
- 707m2 net lettable area of ground floor commercial and café space
- 20 car parking bays located within the new building.
- Alteration to existing onsite at grade parking for a provision of 89 bays.
- 133 bicycle parking bays

Council considered the original application at its meeting of 29 January 2025 (PD05.01.25) where it resolved:

That Council ADVISES the Western Australian Planning Commission that it does not support the development application for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands in its current form, and that the proposal should be amended prior to determination, for the following reasons:

1. The proposed height of the development is not compatible with the existing or envisioned future scale of development within the surrounding area. It is recommended that the height be reduced to no greater than 12 storeys.
2. The development proposes an overreliance of micro-studio apartments which results in a lack housing diversity and compromised residential amenity. It is recommended that the dwelling mix be diversified, to improve access to natural light and ventilation, and ensure that micro-studios are not the predominant product.
3. The provided Transport Impact Statement does not adequately justify the proposed car parking provision nor use an appropriate methodology to predict the impact on the existing road network. It is recommended that a revised TIS and SIDRA analysis be provided.
4. The bicycle parking provision is insufficient for the number of beds and the specialised nature of the land use. It is recommended that this be increased to a minimum of 223 bicycle bays.
5. The proposal to be assessed by the State Design Review Panel (SDRP) and the comments are available to the City of Nedlands.

Application Details
The development application to amend the existing approval was referred to the City on 22 August 2025 (**Attachment 2**). The City has until 16 October 2025 to provide any recommendations or comments to the WAPC. The subject development seeks to amend the approval development as follows:

- Modifications to ground floor arrangement, resulting in a reduction of commercial space from 707m2 approved to 639m2 net lettable area.
- Reduction in student amenity space of from 2,902m2 approved to 2,419m2.
- Reduction in car bays from 20 to 19 within the new building.
- Increase in at grade parking from 89 to 96 car bays.
- Revisions to bicycle and scooter parking to increase bicycle/scooter parking to a total of 193 bays
  - New external 'micro-mobility' storeroom
  - Additional external bike racks integrated within landscaping.
- Modifications to approved landscaping plan.
- Modifications to approved façade design and materials.
- Modifications to Waste Management Strategy.

Discussion

Assessment of Statutory Provisions
A development application to amend an existing approval is not an application for review or reconsideration of the original decision. The assessment is based on the extent of the amendments sought only.

The development site is reserved by the Metropolitan Region Scheme (MRS) for 'Public Purpose – University'. There are no local scheme zonings which apply to the site. On 28 June 2024 the Improvement Plan 63 UWA QEII Specialised Activity Centre was gazetted which includes the subject site. It is anticipated that future development controls will be incorporated as part of an Improvement Scheme over the area. The timing of the Improvement Scheme is unknown, and at present there are limited statutory provisions which must be considered in the assessment of the proposal.

Planning and Development (Local Planning Schemes) Regulations 2015
In lieu of any other statutory provisions, this report has considered the Planning and Development (Local Planning Schemes) Regulations 2015 Clause 67 Matters for Consideration as a guide.

Land Use
(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;

The land is reserved by the MRS for 'Public Purpose – University'. The proposed building is for Student Accommodation and ancillary land uses which is consistent with the purpose of the reserve. There is no proposed change to land use as part of this application.

Build Height and Scale
(m) the compatibility of the development with its setting, including —
(i) the compatibility of the development with the desired future character of its setting; and

(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;

The development is approved at 14 storeys. As per the 29 January 2025 Council resolution, the height and scale of the development is not considered compatible with the existing or future scale of development within the surrounding area. Notwithstanding, it is acknowledged that there is no change to building height proposed by the subject application to amend the existing approval.

Resident Amenity

(n) the amenity of the locality including the following —

(i) environmental impacts of the development;

(ii) the character of the locality;

(iii) social impacts of the development;

During assessment of the original application concerns were raised regarding the overreliance on micro-studios within the development which results in a lack of housing diversity and compromised residential amenity. There is no change to the apartment design or dwelling mix as part of the application to amend the existing approval.

Landscaping

(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

A revised landscaping plan has been provided as part of the amended application. The revised plan is predominantly concerned with providing greater detail and materiality. There is no proposed change to the overall concept of the approved landscaping, or retention of existing trees.

Car Parking

(s) the adequacy of —

(i) the proposed means of access to and egress from the site; and

(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

The proposed building is located in a portion of the site currently occupied by a 214bay carpark. The WAPC approval included a total of 109 car bays contained both within the building and within the upgrades to existing at grade parking surrounding the building on site. Given that the campus includes other buildings and uses within the site, it was highlighted that this net reduction is parking is likely to cause significant disruption unless there is a clear plan of how this parking reduction will be accommodated, as there needs to be sufficient parking to accommodate the requirements of both the proposed development and the existing buildings. No additional information has been provided to justify the net reduction in parking.

The proposed amendment to the approved plans results in an increase to 115 car bays. Further it is noted the amended application proposes a decrease in the

commercial net lettable area by 68m2 which would consequently reduce the parking calculation requirement. In this regard the increase from the approved development from 109 to 115 bays is supported. However, this still does not alleviate City concerns with the overall parking provision as per the 29 January 2025 Council resolution.

Traffic Management
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.

The City previously raised concerns with the traffic impact statement (TIS) provided regarding the provision of parking, overall traffic generation, and the adequacy of the TIS report. Despite the subject application seeking to alter the parking provision no amended TIS has been provided.

Alternative Transport Methods
(u) the availability and adequacy for the development of the following —
(i) public transport services;
(ii) public utility services;
(iii) storage, management and collection of waste;
(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
(v) access by older people and people with disability;

During assessment of the original application the City raised concerns with the provision of bicycle parking. As a guide only, the TIS referenced the City of Perth's Planning Scheme No. 2 Planning Policy Manual – Part 1, Section 5.3 (Bike Parking and End of Journey Facilities) to assess the provision of bicycle parking. This policy suggested a bicycle parking rate of one space per three units, which would result in a requirement for 223 bicycle bays. The original application proposed 133 on site bicycle bays. The City of Nedlands recommended that the bicycle parking strategy be reconsidered and that at a minimum the City of Perth requirement of 223 bicycle bays be met.

The final WAPC approval included Condition 19, which required the plans be amended to provide a minimum 192 bicycle parking bays servicing the development, which may include up to 25 bays for micromobility devices (scooters) and 25 bays for e-bikes. The amended development application has addressed Condition 19 via increasing the overall bicycle and scooter parking to a total of 193 bays within a new external 'micro-mobility' storeroom and additional bike racks integrated within landscaping around the site.

Whilst the efforts to increase bicycle parking is supported in principle, the City maintains its original position that parking should be increased to a minimum of 223 bays as per the 29 January 2025 Council resolution.

Consultation

Public consultation and consideration of submissions received will be undertaken by the WAPC as part of its deliberations.

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 invited to make a recommendation or comments on the proposed application as an adjoining municipality in accordance with Clause 30 of the Metropolitan Region Scheme Text. There is no statutory requirement for the City to make comment

Decision Implications

Council is invited to make comment to the Western Australian Planning Commission. As the WAPC is the decision-maker for this application, there are no statutory implications in Council making a recommendation to either support or not support the application. The City has until 16 October 2025 provide any recommendations to the WAPC. The WAPC may elect to determine the application after this date irrespective of if the City's comments have been provided.

Conclusion

The application for an amendment to the existing approval for a Student Accommodation Building at 22 Gordon Street, Nedlands has been presented to Council to make a recommendation to the WAPC. The City maintains that the development does not appropriately respond to the existing character and scale of the local area and may have an adverse impact on local amenity, in terms of traffic, parking

and tree canopy. However, it is acknowledged that a development application to amend an existing approval is not an application for review or reconsideration of the original decision. Based only on the extent of the amendments sought, the proposal is generally an improvement on the existing development approval and thereby it is recommended that the City supports the application.

Further Information

Nil

Commissioner Sandri returned to chambers at 5.19pm



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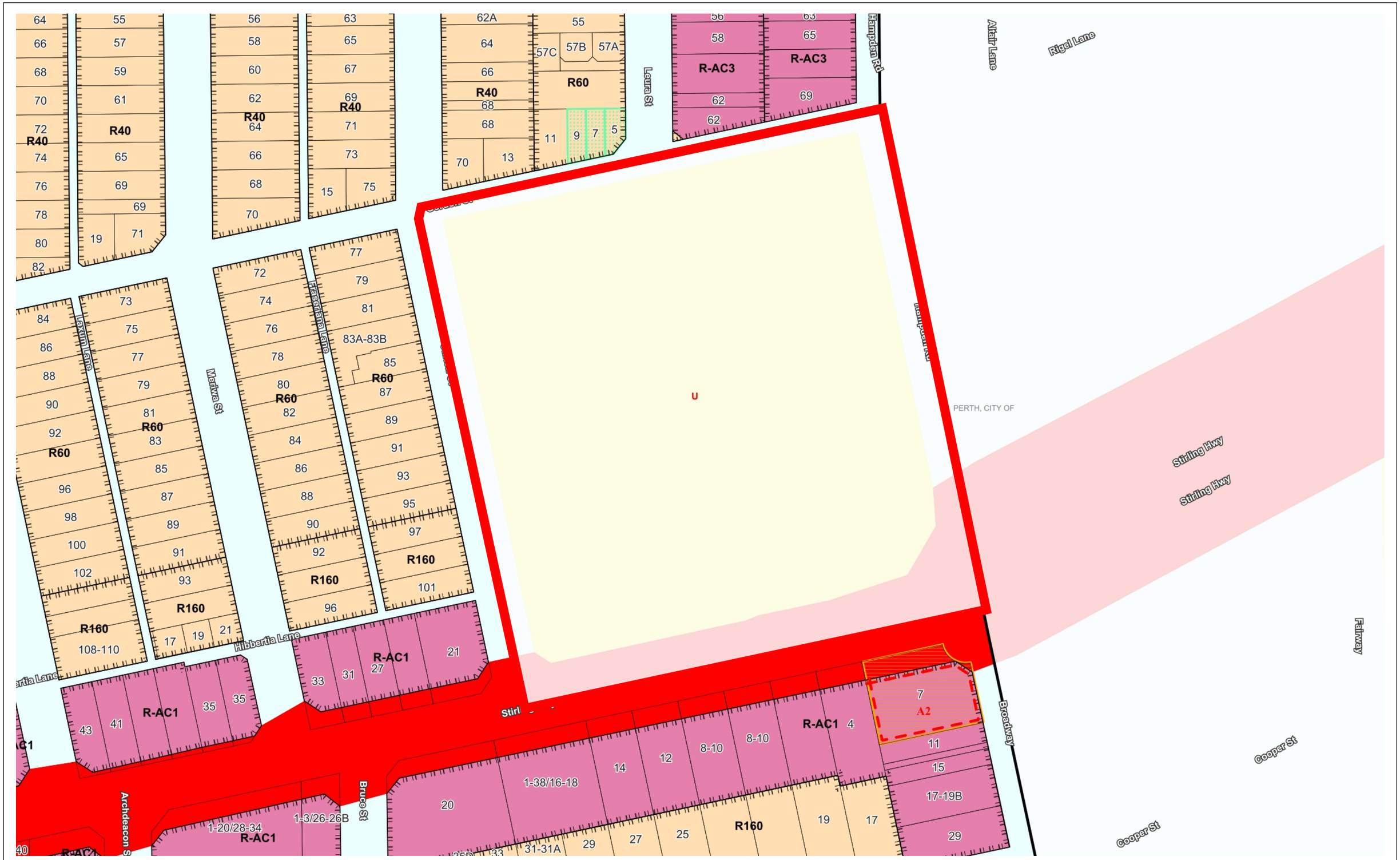

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UWA Nedlands Student Accommodation Project

DA Amendment – Planning Report

Prepared for the Department of Planning, Lands and Heritage

August 2025

The APP Group
A Bureau Veritas Company
THE UNIVERSITY OF WESTERN AUSTRALIA
plus

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4. CONCLUSION

1. Introduction

1.1 Background

1. INTRODUCTION

- This report has been produced by The APP Group (APP) on behalf of the University of Western Australia (UWA/the University) to explain and support a proposed amendment to the development approval of the UWA Nedlands Student Accommodation Project (previously referred to as the UWA Student Accommodation Project) granted on 26 February 2025 by the Statutory Planning Committee of the Western Australian Planning Commission (WAPC Reference 08-50065-3).
- This application proposes the following:
  - Improvements and adjustments to landscape outcomes – incorporating swales to accommodate increased drainage requirements in a manner that reflects the intended cultural narrative of the project.
  - A range of modifications to the ground floor to reflect changing needs of the project and the University with impact to the distribution of commercial uses, the development footprint, and various internal spaces.
  - Various minor changes to the building's façade to reflect final design decisions relating to materiality and treatments.
  - Modifications to the level 13 student amenity space, and associated revisions to the adjacent roof design.
- This report outlines, and provides context for, proposed amendments, in addition to background information regarding pre-lodgement activities. This report, together with the following forms the UWA Nedlands Student Accommodation Project development application amendment package:
  - Completed MRS Form 2 – Application to Amend or Cancel Development Approval.
  - Revised Drawing Pack and Architectural Plans, prepared by Plus Architecture.
  - Revised Landscape Concept Plan, prepared by Plan E.
  - Revised Waste Management Plan, prepared by Encycle.
- Pursuant to the Planning and Development Act 2005 and the Metropolitan Region Town Planning Scheme Act 1959, an amended planning approval is sought from the Western Australian Planning Commission (WAPC) for the aforementioned amendments to UWA Nedlands Student Accommodation Project.
- As this is an amendment to an approval on land reserved under the Metropolitan Region Scheme, with no local scheme zoning or reserve – assessment and determination by only the Western Australian Planning Commission is required. Consistent with regular practice for applications of this nature, it is understood that there is no applicable application fee.
- The proposed amendments are minor in nature and align with the design intent of the approved development. Fundamental aspects of siting, scale, land use, character and intensity are unaffected. The change are primarily the result of design refinement, detailed design and advanced planning for construction. As such, the proposal is capable and worthy of planning approval.
- As expressed through the pre-lodgement process, it is requested that this amendment be determined via delegated authority, informed by design advice by the City of Perth.

1.2 Project Status and Delivery

1. INTRODUCTION

- The UWA Nedlands Student Accommodation Project is proceeding at pace, with significant progress made since the granting of development approval. The University is progressing with design and contractor procurement, with ongoing project development informing the amendments being proposed.
- The University is targeting availability of beds for the commencement of Semester 1 2028. This requires works to start later this year, as outlined proposed building permit schedule in **Table 1.** Note that the components listed are indicative inclusions only.
- The project team will work closely with the Department, and other relevant authorities to ensure that conditions are cleared in a thorough and timely manner. It is intended that BP01 contains elements that sufficiently align with the existing approval, to avoid any potential conflict with this proposed amendment. It is critical that works allow for alignment with the intended semester opening date, and the project team looks forward to a collaborative delivery process.

Table 1: Proposed Building Permit Schedule

Permit/Phase	Proposed Timing of Permit Clearance	Components
Site Establishment/Mobilisation	September 2025	▪ Establishment of site compound and fencing. ▪ Enabling works will involve stripping the car park of existing gravel/asphalt surface, hard and soft landscape removal in line with demolition plans and general clearance within proposed building footprint, in addition to scanning in-grounds and enabling in-ground services.
BP01: Enabling Works, Substructure and Cores	October 2025	▪ Civil works (excavation) & inground infrastructure/services i.e. pit, pipe, tanks, conduits, footings, etc. ▪ Substructure: Raft slabs footings incl. crane and hoist. ▪ Superstructure: Cores (jump form). ▪ Subgrade prep to external areas.
BP02: Ground Slab and Superstructure	February 2026	▪ Structural post-tensioned slabs and structural columns. ▪ Structural walls including blockwork and precast blades. ▪ Slab on ground.
BP03: Façade	March 2026	▪ Façade panels & steel supports. ▪ Roof cladding & steel supports. ▪ Façade blockwork. ▪ Steel structure.
BP04: Services, Fitout and Landscape	Mid 2026	▪ Internal finishes fit out including walls and ceilings. ▪ Services plant and equipment. ▪ Finalisation of landscape design including soft and hard landscaping, planter boxes, external lighting, and final species selection.
Occupancy Permit	Late 2027	▪ N/A

1.3 Pre-Lodgement Activities

1. INTRODUCTION

- Given the importance of the external design commentary during the project's initial approval process, feedback from the City and the Department was sought as part of the pre-lodgement process – allowing for briefing, collaborative issue resolution, and ultimately guided various final design decisions. The project team engaged twice with the City, including the City Architect, with DPLH officers present at each meeting. The key takeaways from these meetings are detailed in **Table 2.**

Table 2: Pre-Lodgement Engagement Summary

Meeting	Key Takeaways	Impact
City of Perth, City Architect - Design Progression Discussion #1 Tuesday 6th May 2025	▪ A range of design revisions were presented, including modifications to level 13 (resulting in the removal of the 'halo' design feature), changes to the building's façade and articulation, a redesign of the north-west ground floor area, and updated landscape plans. ▪ The project team communicated that with the redesign of level 13, and changes to level 1, there has been a minor reduction in amenity space. The project team communicated that the revised level of amenity space was more appropriate to the scale of development proposed, with the City stating that it did not have concerns with this reduction. ▪ The City Architect stated that with the removal of the original proposed roof treatment, the revised level 13 design, as then presented, did not read correctly, and suggested alternate roof treatments be explored – ideally with greater distinction of the roof element from other parts of the façade. ▪ City officers and the City Architect were comfortable with other proposed façade and articulation revisions, which were deemed to be minor. ▪ The City raised concerns with the proposed treatment of parts of the northern ground floor interface, which were proposed to, in part, shift from active commercial uses to plant rooms to align with engineering and Western Power requirements. Attendees welcomed the proposed public art treatment but encouraged exploration of alternatives and further detail. ▪ The City Architect expressed a desire to see a more detailed landscape plan to better understand how the proposed swales interface with other features.	▪ Pre-lodgement engagement facilitated a collaborative design process that informed many key aspects of the building. ▪ Through both engagement meetings, the façade design evolved, culminating in the decision to align the colouring of the vertical and horizontal expression, resulting in a more consistent and visually appealing façade element. ▪ Engagement facilitated the refinement of the roof treatment in a manner that both appropriately responded to the evolution of level 13 whilst maintaining the roof treatment's status as important design feature. ▪ Feedback from the City and City Architect was key in the evolution of the northern ground floor interface, with a City officer initially suggesting the integration of a colonnade as a potential treatment to this frontage. ▪ The engagement also informed the inclusion of street furniture to the northern ground floor interface as a means of placemaking and encouraging greater activation.
City of Perth, City Architect - Design Progression Discussion #2 Thursday 5th June 2025	▪ Taking into consideration the feedback received, a range of updated designs were presented to the City and Department. City officers and the City Architect stated that the designs were iterative and positively built upon the material presented prior. ▪ A range of roof treatment options were presented, with the City not expressing a preference for any option. City officers offered further design options to potentially explore, and the project team expressed a desire to re-assess options for the roof treatment. ▪ The City reaffirmed that it did not have concerns with minor changes to the extent of amenity space, however the Department expressed a desire to see relevant benchmarking figures to help determine the appropriateness of the proposed provision. ▪ The City Architect expressed strong opposition to the proposed location of the high-voltage (HV) plant, stating that it would compromise the long-term usefulness of that part of the building. ▪ A City officer suggested in lieu of the relocation of the HV plant, that the design should aim to achieve activation and activity to the building edge. This was discussed and a range of potential solutions, including an expressed colonnade via inset of the walls and/or integration of street furniture to encourage activation was raised. ▪ The City acknowledged that as the building is in landscape with no side boundaries that 100% activation could not be achieved and acknowledged that the frontage is not a typical city/urban street. ▪ The Department stated that it shared some of the concerns of the City, particularly regarding the potential activation impacts of the HV plant. The Department advised that it would take design advice from the City in terms of how to consider the matter. ▪ The City and the project team discussed updated landscape plans. Whilst some details were still be to resolved, the City stated that the landscape plan resulted in a good and unique response to place, despite some aspects of the landscaping being driven as a response to stormwater runoff – subject to further details being provided.	

2. Design Drivers

2. Design Drivers

2. DESIGN DRIVERS

- Since development approval was granted in February 2025, a range of factors have influenced, and in some cases, resulted in evolution to the design of the building.
- **Table 3** provides a summary of these factors that have been the primary drivers of the key amendments being sought.

Table 3: Design Drivers Summary

Design Driver	Contractor Advice and Review	Internal and External Technical Advice and Review	Internal Need and Operational Requirements
Parties Involved	▪ Proposed main contractor.	▪ UWA. ▪ Project engineers. ▪ Western Power. ▪ Leasing agent.	▪ UWA.
Elements Influenced	▪ Façade and articulation.	▪ Drainage requirements/landscape. ▪ Plant location and accessibility. ▪ Commercial depths and floorspace quantum.	▪ Administration office floorspace quantum. ▪ Student amenity space.
Impacts	▪ Façade articulation as originally proposed was not an efficient design and presented a range of potential challenges including water ingress and maintenance efficiency. ▪ As an alternate design progressed, it became evident that the original design intent could be achieved in a more efficient and less obstructive manner. ▪ This has resulted in the proposed use of extruded aluminium cladding, in lieu of expressed slab edges. Slab edges are now proposed to sit flush with the building line.	▪ A re-assessment of the site's drainage requirements, utilising a wider catchment area, found that the site needed to account for a greater volume of stormwater runoff in a one-in-one-hundred-year flood event than previously planned for. As such, a range of new stormwater mitigation measures, including swales and additional in-ground tanks have been considered/included in revised landscape plans. ▪ Through engagement, Western Power communicated that the initial location of the HV would not be supported, due to its distance from the street edge. As such, the HV plant would have to be relocated. Further details of the engagement between the consultant team and Western Power is detailed in **Table 6.** ▪ A leasing agent was engaged to assess the proposed location and volume of the commercial space. The feedback received was that the initially proposed northern portion of commercial space would be problematic due to the shallowness of the space, and the lack of activation on Gordon Street. ▪ This has informed the proposed removal of the initially planned shallow northern portion of commercial space, and the general proposed reconfiguration of the ground floor commercial space.	▪ The University has continued to review internal need and operational requirements, particularly in relation to the quantum of office and student amenity space. ▪ Some University office space not directly related to the function of the building was originally planned for the south-eastern portion of the ground floor fronting Hampden Road. This space is no longer required and is proposed to be removed. Space originally proposed for these offices is now proposed to be commercial space – enabling concentration of commercial space along Hampden Road, aligning with advice from the leasing agent. ▪ The University has re-assessed the degree of student amenity space proposed throughout the building, with a view to right size the amount of space and avoid underutilisation of spaces (an issue present in some other student accommodation projects). ▪ This has informed the redesign of level 13, which, as it resulted in a retreat of amenity space from the building edge which rendered the 'halo' design feature as originally proposed obsolete. This has led to a redesign of roof expression at level 13. Proposed changes are detailed further in **Table 8**.

3. Proposed Amendments

3.1 Amendment Overview

3. PROPOSED AMENDMENTS

- **Table 4** provides an overview of modifications proposed by this amendment. There are no major changes proposed to the form, capacity or scale of the proposed development. A range of minor amendments are proposed, which in totality, affect various elements of the proposed building and landscape.

Table 4: Amendment Development Overview

Item	Description	Note
Demolition	▪ Demolition of the totality of the existing surface car park now proposed – current approved plans showed some proposed surfaces being retained and restored.	▪ This does not impact tree retention and allows for construction efficiency.
Capacity and Typology Mix	▪ No change, with the development containing 847 student beds comprising: ▪ 583 studios (including 42 accessible/premium studios), comprising 583 beds. ▪ 44 two-bed shared studios, comprising 88 beds. ▪ 44 four-bed clusters, comprising 176 beds.	▪ The accessible/premium studios may accommodate up to two residents, as such the theoretical capacity of the building remains at 891 persons as approved.
Amenities	▪ There is an overall reduction in student amenity space of 483sq.m from a total of 2,902sq.m approved to a total of 2,419sq.m proposed, resulting from: ▪ A slight increase to the ground floor amenity space by 29sq.m, enabled by the wider evolution of the ground floor. ▪ Reduction of the level 1 amenity spaces by 389sq.m, as a result of a portion of the level 1 façade being further inset into the building (detailed further within this table) leading to a reduction to the quiet study area space, in addition to minor revisions to the level 1 outdoor amenity space resulting in the loss of 93sq.m. ▪ Loss of 123sq.m as part of the wider re-design of level 13. ▪ These changes result in an of average of 2.8sq.m of amenity space (inclusive of internal and external space) per bed.	▪ The overall level of amenity provision remains sufficient and fit for purpose, refer to **Table 8.** ▪ The reconfiguration of level 13 has also influenced a decision to consolidate all internal amenity spaces to the ground floor and level 1. As such, no internal amenity space is proposed for level 13.
Management	▪ No change, with the University still planning to own, manage and operate the development.	▪ N/A.
Operational Model	▪ No change, with the development still to function in a manner similar to an off-campus student accommodation with units largely self-contained and some sharing of services and general amenity areas.	▪ N/A.
Users and Occupants	▪ No change, with the development to primarily accommodate students, staff and visitors of the University, with beds potentially accessible to students, staff and visitors from similar or associated organisations and groups.	▪ N/A.
Commercial Floorspace and Location	▪ The design of the ground floor commercial space has evolved, extending 15m further to the south, and receding 11m to the east on the northern interface. ▪ In totality these changes have resulted in a minor net reduction to the commercial component of 68sq.m NLA from 707sq.m NLA total to 639sq.m NLA total.	▪ The evolution of commercial space has been informed by advice from a commercial leasing advisor, engagement with Western Power and the University re-assessing its spatial requirements. These factors are detailed in **Table 3**. ▪ The revised design allows for commercial activity to be concentrated on Hampden Road, which is appropriate given the commercial character of this road. This, and additional benefits associated with the revised space are detailed in **Table 6**.

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note
Commercial Land Uses	▪ Condition 5 of the approval specifies that the commercial tenancies are only to be utilised for the following land uses: ▪ *Generally shop with a maximum net lettable area (NLA) of 300sq.m, or office only, in addition to Café/restaurant, where identified as such on the approved development plans.*	▪ The tenant/s of the commercial space are still to be determined. Should uses not consistent with those established be proposed, it is highly likely that the project team will seek an additional limited DA amendment to address this. ▪ The tenancy at the northern edge of the building is intended to be a café/restaurant or similar, however as the division/allocation of spaces within the overall commercial uses is not yet clear, the intention is for this to be resolved at a later date.
Height	▪ No change, the proposed development remains 14 levels with an overall height of 47.4m.	▪ N/A.
Pedestrian access	▪ No change.	▪ N/A.
Vehicle Access and Waste Collection	▪ No change to the proposed vehicle access location, with the sole crossover remaining on Gordon Street. ▪ To accommodate a greater degree of access and egress into the external and internal carparking, widening of the existing crossover by 4.75m is proposed, which would result in a 11.75m wide crossover with a 19.2m wide splay. ▪ The entry to the internal carpark has evolved in-line with general changes to the massing of the podium. The vehicle entry point to the building is now proposed to align east-west to follow the revised building line, rather than the former north-south alignment. Waste collection is now proposed to occur separate to the internal car park, via an enclosed collection area near the internal vehicle entry point.	▪ As with the approved plans, the modified waste collection solution will result in brief obstruction to other vehicles as waste vehicles manoeuvre into place and are being loaded. ▪ Waste vehicle maneuvering is expected to take approximately a minute for the truck to enter the site, stop in the circulatory roadway in the external car park and then reverse into the waste collection bay. ▪ During this time access to/from the internal car park and the entry to the external car park will be temporarily obstructed. ▪ There is sufficient queuing space on-site for the small number of cars entering/exiting the internal car park and entering the external car park to wait clear of the reversing truck. ▪ Once the truck has fully reversed into the loading bay area, access to the external car park will be fully restored whist access to the internal car park will be reduced to one direction at a time – similar in practice to the outcome in the approved plans, where the waste truck was planned to impede part of the vehicle entry point. ▪ To manage the one direction at a time for the internal car park, a give way line and sign is to be placed at the exit of the internal car park to give priority to cars entering the internal car park.
Vehicle Parking	▪ 19 internal car parking bays are now proposed, one less than the 20 approved. ▪ An increase of 6 external bays is proposed, increasing the total to 96 bays. 6 bays are also now designated as EV charging bays. ▪ The overall total car parking bays in the proposed development is now 115, an increase of five from the approved.	▪ In totality this change represents an overall increase in proposed parking bays of 5%. ▪ Whilst there is no statutory parking requirement applying to the development, the WA Planning Manual has been utilised as a reference point by the WAPC, which provides a general baseline for non-residential parking requirements within a strategic centre, being: ▪ A minimum car parking rate of one parking space per 100sq.m of commercial floor area (CFA). ▪ A maximum car parking rate of one parking space per 25sq.m of CFA. ▪ Based off these requirements, accounting for 639sq.m CFA the development should provide between 6 and 26 parking bays for the commercial component – so the 19 proposed internal bays is consistent with this reference standard. ▪ Design of external car park has been refined, with a revised pedestrian crossing point proposed in the middle point of the car park (refer to **Figure 2**)

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note

Bicycle Parking	▪ Changes are proposed to both the internal bicycle storage and the external bicycle and micromobility store, with revised quantums proposed:
	  ▪ Internal storage: 127 bays, a decrease of decrease of 6 bays from the approved 133 bays.
	  ▪ External store: 51 bays (25 for e-bikes and 26 for micromobility devices), an increase of 1 bay (designated as an additional micromobility device bay) from the proposed 50 bays as previously communicated with the Department.
	  ▪ An additional 15 bike racks around the building at locations to be integrated with the landscape design.
	▪ A total of 142 bicycle bays are proposed, and 51 e-bike/micromobility bays, for a total of 193 bicycle/micromobility bays.
		▪ The proposed provision is 1 bay greater than the 192 bays required in Condition 19.
		▪ The location of external bicycle and micromobility storage facility has been finalised, with it being proposed in the southwest corner of the site, adjacent to the proposed surface carparking.
		▪ This location allows for appropriate separation of the external storage from buildings (both existing and proposed) given the potential fire risk posed by micromobility devices.

Signage	▪ The signage strategy for the development is still undergoing finalisation, however, the intent is still to provide a variety of on-building signage on upper levels, in addition to local and way finding signage at the ground floor and surrounds – including for commercial tenants.	▪ Submission of a signage strategy and provision of final details will be addressed via the clearance of Condition 11 with the Department.
Hours of Operation	▪ No change to the proposed hours of operation for the residential component of the development. ▪ The hours of operation for the non-residential component is still subject to final space allocation/leasing of the relevant areas.	▪ N/A.
Public Access	▪ No change.	▪ N/A.
Landscaping and External Works	▪ A range of minor changes are proposed to verge enhancements and paving. These changes have been progressed as part of a wider refinement to the landscape plan. ▪ Rationalisation of landscape plans has occurred, including reduction in the extent of decking/hardscaping, rationalisation of geometry, realignment of some pedestrian paths, and the inclusion of swales. ▪ As part of wider revisions to the landscape plan, the landscaped terrace is proposed to be removed and replaced with a grassed area/swale. ▪ The intent of external works, particularly those works to enable access to Hampden Road and Gordon Street have not changed.	▪ The inclusion of swales was informed by the site natural heritage as a wetland and as a practical stormwater run-off intervention. See **Table 5** for more details. ▪ Final details of the landscape plan will be communicated to the Department as part of the condition clearance process.
Land Management	▪ In line with the original approval, no changes are proposed to current land arrangements.	▪ N/A.
Renewable Energy	▪ No changes are proposed to general location or layout of the proposed PV system, with exact location and array details still subject to detailed design.	▪ N/A.

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note
Ground Floor Activation	▪ Changes are proposed to the layout of the ground floor commercial tenancy (detailed prior). ▪ Additionally, there has been a reduction to the northern east-west extent of the commercial space by 11m due to relocation of HV infrastructure. ▪ These changes have informed a proposed revised colonnade design for the northern ground floor interface, which has been designed to improve activation around that interface.	▪ Further context surrounding the relocation of HV infrastructure, and details of the revised colonnade design for the northern ground floor interface is provided in **Table 6.** ▪ Refer to **Figure 3** and **Figure 4** for an overview of the proposed revised colonnade.
Building Footprint – Podium	▪ The east-west extent of the northern portion of the podium (comprising the ground floor and Level 1) is proposed to be reduced by 11m (for a total reduction of 244sq.m, which comprised a range of areas within the original approval including portions of the internal car park and the commercial space.). ▪ This change has led to a likewise reduction of 244sq.m of non-usable rooftop space above, on level 1. ▪ The middle portion of the southern level 1 façade is proposed to be inset further into the building (by 7.5m, resulting in the loss of 127sq.m) when compared to submitted plans.	▪ These changes should be considered in the wider context of changes to the ground floor northern interface, which is outlined in detail in **Table 6, Figure 3** and **Figure 4.** ▪ The further insetting of the middle portion of the southern level 1 façade would not result in any change to the buildings aesthetics, or the perceived height, bulk or scale of the building.
Building Footprint – Tower	▪ Minor change to the footprint of the northern tower portion. This has resulted in some minor reduction to room and corridor widths (in the order of 500mm) – but results in no changes to number of rooms, number of beds or proposed mix of rooms.	▪ This has resulted in an extremely minor slimming of the northern tower portion. ▪ This change will not impact the perceived size, scale or bulk of this portion of the building.
Façade and Articulation	▪ A range of minor changes to the building's façade are proposed, with proposed changes not representing any significant deviation from the building's aesthetic, or perceived size, bulk or scale as originally proposed.	▪ Updates to the buildings façade and manner of articulation are detailed further in **Table 7, Figure 5** and **Figure 6.**
Roof Treatment	▪ Level 13 parapet wall proposed to be raised as alternate roof feature, in lieu of the original ‘halo’.	▪ The evolution of level 13, including to the roof treatment, has arisen from the rightsizing of amenity space. ▪ Further context surrounding the background of this change, and the evolution of the roof treatment is provided in **Table 8.**
Rooftop Plant Screening	▪ Whilst the final design of plant screening is still subject to detailed design, the intent remains to align the design with the requirements of the condition clearance process, ensuring that plant will generally be screened from view when viewed from locations external to the development.	▪ N/A.

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note
Various Internal Changes	▪ As part of design revisions, a range of various internal elements have been updated, including: ▪ Proposed revision of the eastern fire escape to align with the new boundary between the commercial space and lobby. ▪ Reallocation of student accommodation office to Level 1.	▪ Internal changes progressed have responded to updated internal need and operational requirements (as detailed in **Table 3**) and have enabled a more sensible utilisation of internal spaces.
Materiality	▪ Aluminium cladding is proposed instead of rendered finish on both expressed and flush slab edges.	▪ Aluminium cladding will present nearly identically to rendered finish, and as such the impacts of proposed materiality changes is minimal.
Waste Management	▪ Various changes are proposed to the waste management strategy, including revised waste vehicle swept paths to account for changes to proposed access changes to the internal waste collection bay.	▪ For further details, refer to the **Revised Waste Management Plan** prepared by Encycle.

3.2 Landscape

3. PROPOSED AMENDMENTS

- **Table 5** details key amendments and changes to the landscape plan. A comparison between the proposed and approved landscape concept plans is provided in **Figure 1** and **Figure 2.**
- For further details, refer to the Revised Landscape Plan prepared by Plan E.

Table 5: Landscape Amendments Overview

Amendment	Planning Comment	Figure Ref.
Adjusted Stormwater Strategy and Swales	▪ The development was approved with underground storage tanks being the primary means of flood control, with the project team noting at the time that final stormwater design was ongoing. ▪ Following approval, a Flood Risk Assessment (FRA) was undertaken early 2025. The FRA was supported by flood modelling that was based off site drainage and topographical surveys completed in January 2025. ▪ This modelling showed that in a one-in-one-hundred-year flood event the site would flood, with significant amounts flood water infiltrating on site and impacting surrounding properties. ▪ The large degree of water inflow is a result of the site status as a localised low-point, which results in the site being the nexus of two water inflows routes (one from the south-west and one from the north-west) and therefore having a large flood catchment area. ▪ The modelling revealed that underground storage tanks alone would not be adequate to account for stormwater runoff. As such, alternate and additional solutions were explored, with the inclusion of swales found to be an effective solution in tandem with expanded underground tank capacity and reduced impermeable surfacing. ▪ Through further engagement with the City of Nedlands in May 2025, it was found that Nedlands had a bespoke flood risk model. Use of this model enabled the settings of the existing flood modelling to be calibrated, which has informed the final stormwater design. ▪ Swales assist in facilitating stormwater to navigate and exit the site, in addition to adding stormwater capture capacity. ▪ Swales were also considered as a culturally and aesthetically appropriate response to the issue, as engagement with the University's cultural advisor Richard Walley revealed that prior to development the site was a riparian wetland environment. ▪ Finally, the inclusion of swales allowed for points of visual interest to be created via level changes and planting interventions.	**1**
Landscaped Terrace Redundancy and Ongoing Public Art Provision	▪ The inclusion of the raised landscaped terrace in the initial plans was driven by a lack of level changes and activation to the building's western façade. ▪ Since then, the inclusion of swales and the evolution of the landscape plan more generally has resulted in a more varied and visually interesting landscape, minimising the need for this terrace ▪ The inclusion of artwork (which may be tactile, kinetic or otherwise interactive) is still planned at the ground level at the western façade, which will ensure that the exposed building interface remains activated, noting that internal and external amenity areas on level 1 directly overlook with this area. ▪ During prior engagement with the City and the City Architect (in late 2024), the design of the landscaped terrace was questioned, and some doubts existed as to the effectiveness of the terrace to promote activity and activation. The new, proposed approached the building's western façade is considered to be a more appropriate, responsive intervention.	**2**
Improved Northern Interface	▪ Alongside the built-form improvements to the northern interface (see **Table 6**), the landscape invention to this interface has also evolved. Plans now include integrated benches and raised planters to soften building façade. ▪ Further, tenants of this commercial space will be able to further activate this space via movable furniture (such as tables and chairs) for alfresco opportunities.	**3**

3.2 Landscape, Cont.

3. PROPOSED AMENDMENTS

Figure 1: Landscape – As Approved



Figure 2: Landscape – As Proposed



3.3 Ground Floor Interface

3. PROPOSED AMENDMENTS

- **Table 6** details key amendments and changes to the ground floor interface. A comparison between the approved and proposed ground floor layout is provided in **Figure 3** and **Figure 4.**

Table 6: Ground Floor Interface Amendments Overview

Amendment	Planning Comment	Figure Ref.
Necessary HV Plant Adjustments	▪ The development was approved with HV infrastructure located in the west of the building, with the proposed connection point being via existing infrastructure on Clifton Street. This enabled HV infrastructure to be located in the western portion of the building – being the closest point to that road. ▪ Post-lodgement, Western Power advised that connection via the existing infrastructure on Clifton Street was not feasible as this infrastructure was not planned to be supported in the future. ▪ The project team and Western Power engaged several times over the course of early 2025. Western Power advised that HV connection must be sourced from Gordon Street, and that a minimum connection distance must be applied. ▪ This informed a redesign process that ultimately resulted in the HV infrastructure being relocated to the north of building, with the proposed connection point being via Gordon Street, as required by Western Power. ▪ The relocation of HV infrastructure, alongside the evolution of the northern extent of the commercial space resulted in a substantial redesign being required to the northern interface. The redesign of this interface was informed by two design review sessions (detailed in **Table 2**). ▪ Whilst somewhat opposed to the location of the HV plant, the City and City Architect acknowledged Western Power as an external driver, and the challenges of avoiding any inactive ground floor frontages for a building exposed on all sides in landscape.	**1**
Commercial Space Concentration on Hampden Road	▪ Commercial space is now proposed to be concentrated exclusively on Hampden Road (in addition to the proposed café/restaurant internal to the site). ▪ This has been enabled by a reduction in space previously allocated to administration/office at the southern Hampden Road frontage, and the removal of space on Gordon Street – in part to accommodate re-located plant. ▪ The expanded focus on Hampden Road aligns with existing commercial space further north on Hampden Road and reinforces the road as a key urban corridor between UWA and QEII.	**N/A**
Northern Interface and Proposed Colonnade	▪ The project team considered a range of interventions to the northern ground floor interface to soften the impact of the relocated HV plant. ▪ Some City representatives suggested that the design should aim to achieve activation and activity to the building edge. ▪ Whilst activation could be achieved via a various interventions, the project team found that the addition of an expressed colonnade resulted in the best aesthetic and amenity outcomes. ▪ The expressed colonnade was accommodated by shifting the HV room and adjacent commercial space approximately 1.5m south, with the building line and existing proposed columns not modified. Concepts previously presented to the City showed the HV plant flush with the northern building edge. ▪ The inclusion of a colonnade was informed by the north facing aspect of this space, which renders it ideal for alfresco/semi-outdoor utilisation. ▪ The provision of fixed furniture was avoided, as it would likely limit the ability of future tenants to customise as appropriate. Instead, the project team wish to enable appropriate activation and utilisation of the colonnade, giving the space a dynamic and responsive character. ▪ In totality, this proposed solution is appropriate as it will result in increased visual interest to the northern interface, the facilitation of increased activation and commercial flexibility, without compromised critical technical elements of the development.	**2**

3.3 Ground Floor Interface, Cont.

3. PROPOSED AMENDMENTS

Figure 3: Ground Floor Interface – As Approved



Figure 4: Ground Floor Interface – As Proposed



3.4 Façade and Articulation

3. PROPOSED AMENDMENTS

- **Table 7** outlines the design evolution of the building's façade, and changes to the building's articulation.
- A comparison between the approved and proposed façade details is provided in **Figure 5** and **Figure 6.**

Table 7: Façade and Articulation Amendments Overview

Amendment	Planning Comment	Figure Ref.
Façade Details	▪ Approximately 50% of vertical pilasters (in most cases every second pilaster) are proposed to be flush with the window line, with the remainder expressed. In the approved scheme all pilasters are expressed. ▪ From most viewpoints (particularly from the streetscape) the inclusion of some flush pilasters will not be noticeable. ▪ Where and when visible, the use of alternating expressed and flush vertical elements also increase the visual interest of the building by creating a pattern of alternating elements. ▪ During design review, the City confirmed that it was comfortable with this change, nothing that the aesthetic and character impacts were minor.	**1**
Façade Materials	▪ Aluminium cladding is proposed on all horizontal façade spans (both expressed and flush slab edges), instead of rendered finish proposed in the approved scheme. ▪ The use of aluminium cladding addressees' issues relating to water ingress associated with rendered slab edges and will facilitate more efficient cleaning and maintenance. ▪ As with the pilasters, the City communicated during design review their comfort with this change, given the minor nature of this change.	**2**

3.4 Façade and Articulation, Cont.

3. PROPOSED AMENDMENTS

Figure 5: Façade and Articulation – As Approved

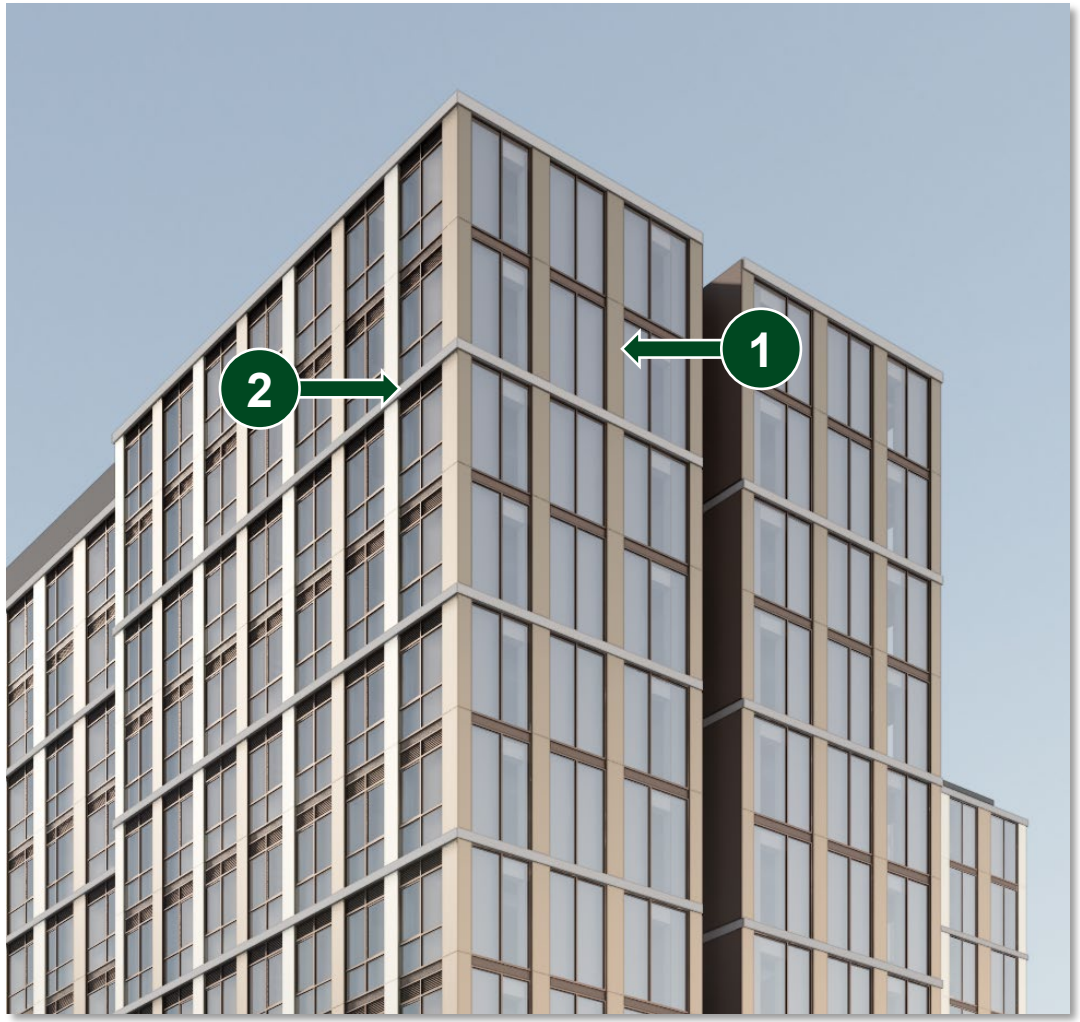

Figure 6: Façade and Articulation – As Proposed



3.5 Roof Treatment and Level 13 Modifications

3. PROPOSED AMENDMENTS

- **Table 8** outlines the design evolution of the level 13 student amenity space, and associated revisions to the roof treatment. A comparison between the approved and proposed roof treatment is provided in **Figure 7** and **Figure 8.**

Table 8: Roof Treatment and Level 13 Amendments Overview

Description	Planning Comment	Figure Ref.
Roof Treatment	▪ The revised roof treatment was developed in response to a broader evolution of level 13. With the amenity space on level 13 becoming smaller and further from the building edge, the roof treatment as originally designed became redundant because the amenity space was no longer visible from the streetscape and therefore no longer required any shielding. ▪ The final proposed design is a slightly raised parapet wall utilising consistent colouring with other vertical and horizontal façade elements. This design was developed to visually unify the vertical and horizontal articulation of the façade, presenting these elements as columns, capitals and a crowning architrave. ▪ The City and the Department confirmed expressed comfort with general evolution of the roof treatment when early design iterations were presented. ▪ The proposed roof treatment also results in the building reading as a lower structure, as the height of the parapet wall effectively blocks views to the level 13 amenity space from most viewpoints.	**1**
Amenity Space	▪ Whilst there are no controls governing the provision of amenity spaces in student accommodation developments, the provision of amenity spaces has been carefully considered in its scale, spread, allocation and nature. ▪ The standard industry benchmark for student amenity space is 1.5-2sq.m of total amenity space per bed. Proposed reductions to amenity space have resulted in an average amount of 2.8sq.m of amenity space per bed for this project, still well beyond the benchmarked range, and above some notable recently approved student accommodation developments, including 609 Wellington Street (approved in February 2024) which provides a total of 2.67sq.m of overall amenity space per bed. ▪ When considering just the internal amenity space, the amendments result in 1.8sq.m per bed. This provision is notably higher than the 1.2sq.m of internal space per bed at a comparable development at The University of Newcastle in New South Wales, and circa ~1.1sq.m* of internal space per bed at the recently approved Carillion City student accommodation tower. ▪ The proposed consolidation of amenity spaces also provides greater operational efficiencies, including flexibility of uses/future refits and greater ease of maintenance. ▪ Given the immediate proximity of the development to the UWA Crawley campus, it is important to also consider that residents will be able to access a range of nearby campus amenities – including study spaces, open space, and various community facilities. ▪ Therefore, the overall level of amenity provision is still appropriate for the scale of the development.	**2**
**In available public plans for the Carillion City student accommodation tower it appears that not all amenity areas have been measured. As such, this figure is a best estimate and is included as an appropriate reference given the projects status as a recently approved major student accommodation development.*		

3.5 Roof Treatment and Level 13 Modifications, Cont.

3. PROPOSED AMENDMENTS

Figure 7: Roof Treatment and Level 13 Modifications – As Approved



Figure 8: Roof Treatment and Level 13 Modifications – As Proposed



4. Conclusion

4. Conclusion

- The amendments detailed within this report are worthy of approval because:
  - They are minor in nature and are consistent with existing planning controls, and other agreed points of reference.
  - Changes have been driven by refined design, technical constraints, and external stakeholders, and will enable progression to construction and delivery of a substantial new housing.
  - Modifications do not alter the substance and many of the particulars of the original approval.
  - All key changes have been presented to the City and WAPC, and adjustments and enhancements made in response to feedback received.
- The proposed amendments do not conflict to the purpose of the Public Purposes – University MRS reservation in that the development will still provide accommodation for University students, staff, and visitors as its primary use, and that the ground floor commercial components remain ancillary.
- The proposed amendments also do not conflict with the intent or objectives of Improvement Plan No. 63 – UWA QEII (Specialised) Activity Centre. A range of proposed amendments result in further alignment with key objectives such as *a distinct and recognisable precinct identity* (via the refinement of the buildings design, and inclusion of swales) and *high quality, and sustainably designed built form* (via the continued and collaborative pre-lodgement processes undertaken).
- Alignment with other relevant policies and instruments, including State Planning Policy 7.0 – Design of the Built Environment, Perth and Peel @ 3.5 Million and Central Sub-Regional Planning Framework (2018), is maintained as the size, scale, height, location, internal layout, and proposed land uses of the development remain largely and materially consistent with the development as originally proposed.
- The project team is looking forward to working collaboratively with the Department, to progress this project with a view to timely approval, enabling full completion of the UWA Nedlands Student Accommodation Project in 2028.



This report, prepared by The APP Group for The University of Western Australia (UWA) (Client), is issued in connection with the relevant agreement with the Client. It aims to provide public information to support the planning assessment of the UWA Nedlands Student Accommodation Project (the Project).

The information in this report is based on data believed to be reliable and accurate at the time of preparation. However, APP does not warrant its accuracy, completeness, or timelines and accepts no liability for its use by third parties. The report is intended to inform government authorities, stakeholders, and the public in relation to the statutory application for the Project and should not be used or relied upon for any other purpose. APP has relied on its own assessments and information provided by the Client, architects, technical consultants, and initial discussions with various agencies and service providers. This report is not a substitute for professional advice, and APP recommends consulting a qualified professional for specific guidance. APP, its officers, employers, and agents expressly disclaim any liability and responsibility to any person for any actions taken based on this report. APP shall not be held liable for any loss or damage arising from reliance on the information contained in this report.

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Sheet List - DA

DRAWING NO.	DRAWING NAME	REVISION	REVISION DATE
DA000	COVER SHEET	C	15/08/25
DA010	LOCATION PLAN	B	15/08/25
DA020	SURVEY PLAN - SHEET 1	B	15/08/25
DA021	SURVEY PLAN - SHEET 2	B	15/08/25
DA025	TREE RETENTION PLAN	B	15/08/25
DA030	DEMOLITION PLAN	B	15/08/25
DA060	SITE PLAN - PROPOSED	C	15/08/25
DA080	SHADOW STUDY - 21 JUNE	B	15/08/25
DA081	SHADOW STUDY - 22 AUGUST	B	15/08/25
DA082	SHADOW STUDY - 22 SEPTEMBER	B	15/08/25
DA083	SHADOW STUDY - 22 OCTOBER	B	15/08/25
DA100	GROUND FLOOR PLAN	D	15/08/25
DA101	LEVEL 01 PLAN	C	15/08/25
DA102	LEVEL 02 PLAN	B	15/08/25
DA103	LEVEL 03-12 - TYPICAL PLAN	C	15/08/25
DA113	LEVEL 13 PLAN	B	15/08/25
DA114	ROOF PLAN	B	15/08/25
DA150	EXTERNAL MICRO-MOBILITY STORE - FLOOR PLAN	A	15/08/25
DA151	EXTERNAL MICRO-MOBILITY STORE - ELEVATIONS	A	15/08/25
DA152	EXTERNAL MICRO-MOBILITY STORE - SECTIONS	A	15/08/25
DA200	BUILDING ELEVATION - SOUTH	C	15/08/25
DA201	BUILDING ELEVATION - EAST	C	15/08/25
DA202	BUILDING ELEVATION - NORTH	C	15/08/25
DA203	BUILDING ELEVATION - WEST	C	15/08/25
DA220	SECTION AA	B	15/08/25
DA221	SECTION BB	B	15/08/25
DA222	SECTION CC	B	15/08/25
DA223	SECTION DD	B	15/08/25
DA224	SECTION EE	B	15/08/25
DA350	MATERIAL PALLETE	C	15/08/25
DA351	MATERIAL PALLETE	C	15/08/25
DA352	MATERIAL PALLETE	C	15/08/25
DA700	UNIT TYPES	C	15/08/25
DA900	DEVELOPMENT SCHEDULE	C	15/08/25

UWA NEDLANDS STUDENT ACCOMMODATION PROJECT

22 GORDON STREET, NEDLANDS

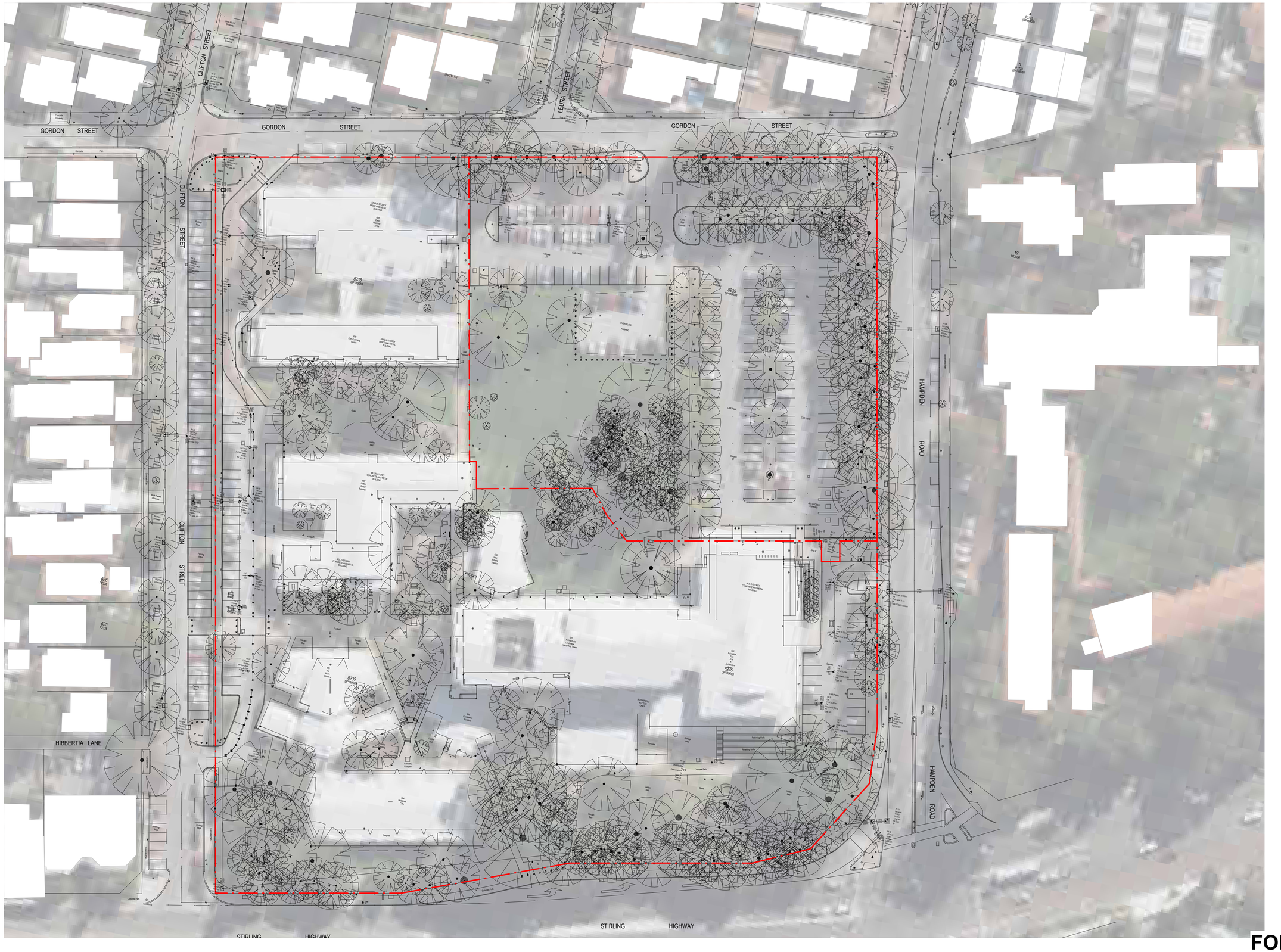
ARCHITECTURAL DRAWINGS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 21-Aug-2025

FILE 08-50065-3

FOR DA AMENDMENT - AUGUST 2025



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA010	B	15/08/25	**LOCATION PLAN**

NORTH

SCALE: **1 : 500 @ A1**

plus architecture



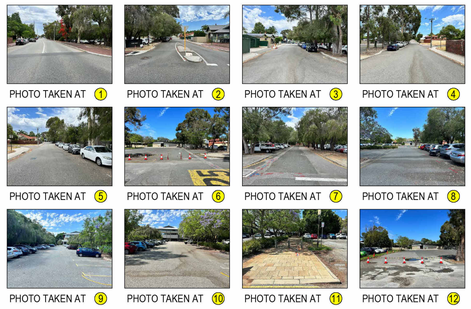
LOCATION PLAN
NOT TO SCALE
APPROXIMATE EXTENTS OF SUBJECT SURVEY
AERIAL PHOTOGRAPHY FEBRUARY 2023
COURTESY OF LANDGATE

Regulation 25A Resurvey Certificate

Licensed Surveyors Act 1909
SURVEYORS CERTIFICATE

I, John Demiris, Licensed Surveyor, certify that on the 24th day of November 2023, I re-established portion of the boundaries of Lot 8325 on DP189683 as shown on this sketch and that the survey was performed in accordance with the provisions of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961

30/11/2023 — Date
John Demiris — Licensed Surveyor



SYMBOL LEGEND

- NATURAL SURFACE LEVEL
- BITUMEN LEVEL
- TOP OF WALL
- EARTH PIT
- STORM WATER GRATE
- RETIC CONTROL VALVE
- FIRE WATER PIT
- STOP VALVE
- GAS VALVE
- POST/ POLE
- SIGN
- SEWER INSPECTION OPENING
- BOLLARD
- TREE AT SCALE

LINETYPE LEGEND

- BOUNDARY
- CONTOUR (INTERVALS OF 0.25m)
- BUILDING/ STRUCTURE
- ROOF/ EAVE LINE
- TRACK
- WALL
- FENCE
- FOOTPATH
- KERB
- ROAD CENTRELINE
- PARKING BAY
- ROAD LINE MARKING
- SEWER PIPE (WATER CORPORATION)
- WATER PIPE (WATER CORPORATION)

WATER & SEWER DATA SHOWN ON THIS PLAN IS DERIVED FROM SUPPLIED WATER CORPORATION INFORMATION SHEETS AND IS COMPILED AS BEST-FIT MODEL. BROWN MCALLISTER SURVEYORS CANNOT GUARANTEE THE ACCURACY OF THIS DATA.

N



SHEET 1 OF 2

JOINS SHEET 2

No.	DETAILS	DATE	DRAWN	CHECKED
0	APPROVED & ISSUED TO CLIENT	30/11/2023	J.HUMPHREYS	T.PIZZI

REVISIONS

FEATURE & BOUNDARY RE-ESTABLISHMENT SURVEY OF PORTION OF № 22 GORDON STREET, NEDLANDS
PORTION OF LOT 8235 ON DEPOSITED PLAN 189683

Client: C/- PLUS ARCHITECTURE

DATUM
HORIZONTAL - PCG 94
VERTICAL - AHD

SCALE 1 : 300
0 3 6 9 12 15
All distances in metres unless stated otherwise

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FIELD INSPECTION IS RECOMMENDED FOR LOCATION OF SERVICES PRIOR TO ANY EXCAVATION

Brown McAllister Surveyors
Licensed Surveyors | Land Development & Strata Consultants | Engineering Surveyors
Email : admin@brownmcallister.com.au Tel: (08) 9386 9688
Address: 44 Hardey Road, Belmont, Western Australia, 6104

SHEET	A2
SURVEYED	W.LARSEN - 27/11/2023
FIELD NOTES	
DRAWN	J.HUMPHREYS - 30/11/2023
CHECKED	
REFERENCE	21611-2F

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA020	B	15/08/25	SURVEY PLAN - SHEET 1

NORTH

SCALE: @ A1

plus architecture





LOCATION PLAN
NOT TO SCALE
APPROXIMATE EXTENTS OF SUBJECT SURVEY
AERIAL PHOTOGRAPHY FEBRUARY 2023
COURTESY OF LANDGATE

Regulation 25A Resurvey Certificate

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SURVEYORS CERTIFICATE

I, John Demiris, Licensed Surveyor, certify that on the 24th day of November 2023, I re-established portion of the boundaries of Lot 8325 on DP189683 as shown on this sketch and that the survey was performed in accordance with the provisions of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961

30/11/2023 — Date

Licensed Surveyor

SYMBOL LEGEND

- NATURAL SURFACE LEVEL
- FLOOR LEVEL
- SURVEY CONTROL MARK
- ELECTRIC CABLE BOX
- STORM WATER GRATE
- WATER METER
- STORM WATER GRATE
- FIRE WATER PIT
- SIGN
- ROAD REFLECTIVE MARKER
- BOLLARD
- TREE AT SCALE

LINETYPE LEGEND

- BOUNDARY
- CONTOUR (INTERVALS OF 0.25m)
- BUILDING/ STRUCTURE
- ROOF/ EAVE LINE
- WALL
- BRICK PAVING
- FOOTPATH
- KERB
- ROAD CENTRELINE
- PARKING BAY
- ROAD LINE MARKING
- EDGE OF GARDEN
- SEWER PIPE (WATER CORPORATION)
- WATER PIPE (WATER CORPORATION)

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PHOTO TAKEN AT 13

PHOTO TAKEN AT 14

PHOTO TAKEN AT 15

PHOTO TAKEN AT 16

PHOTO TAKEN AT 17

PHOTO TAKEN AT 18

REVISIONS

No.	DETAILS	DATE	DRAWN	CHECKED
0	APPROVED & ISSUED TO CLIENT	30/11/2023	J.HUMPHREYS	T.PIZZI

SHEET 2 OF 2

FEATURE & BOUNDARY RE-ESTABLISHMENT SURVEY OF PORTION OF
№ 22 GORDON STREET, NEDLANDS
PORTION OF LOT 8235 ON DEPOSITED PLAN 189683

Client: C/- PLUS ARCHITECTURE

DATUM
HORIZONTAL - PCG 94
VERTICAL - AHD

SCALE 1 : 300
0 3 6 9 12 15
All distances in metres unless stated otherwise

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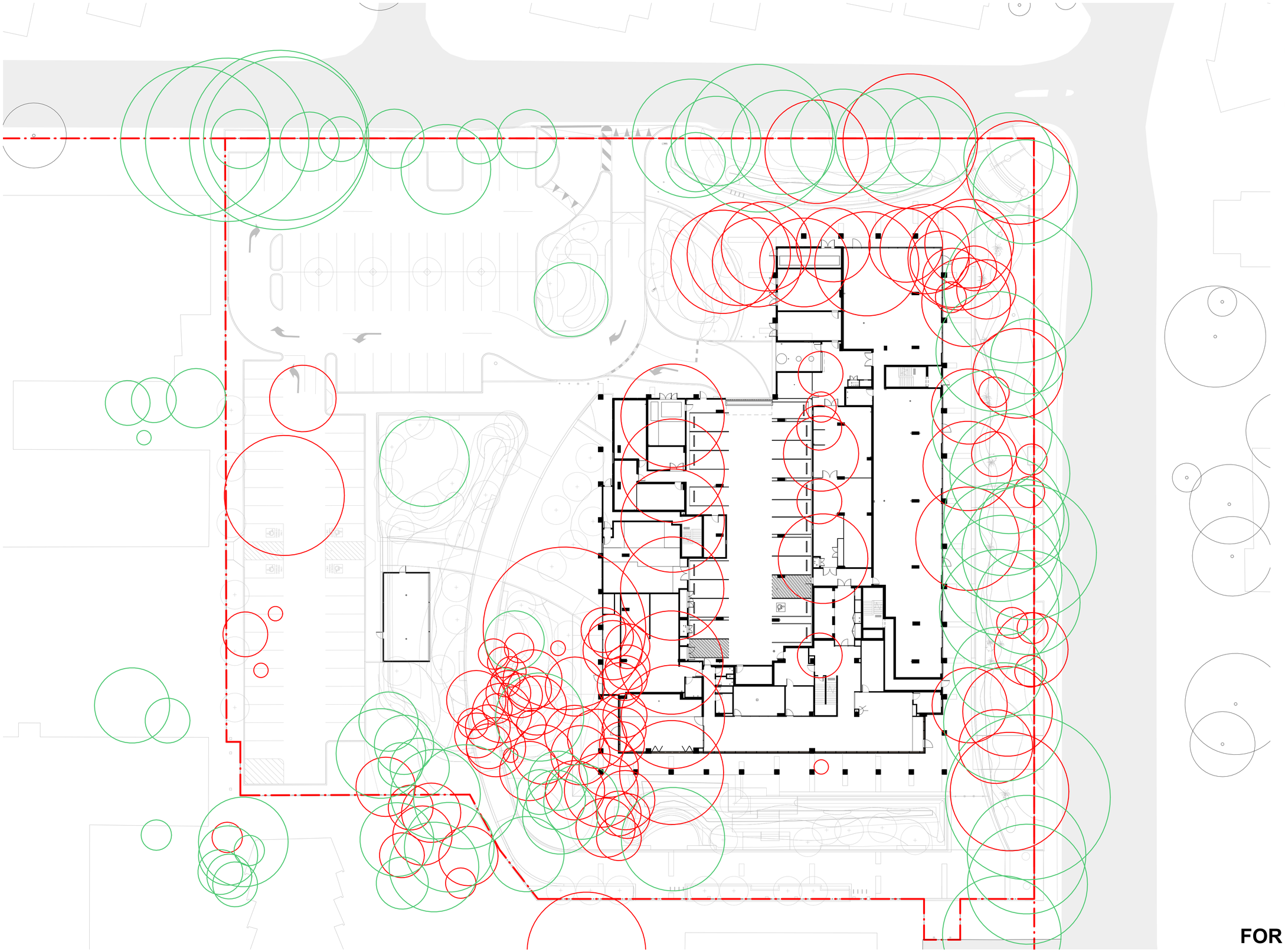
Address: 44 Hardey Road, Belmont, Western Australia, 6104

SHEET	A2
SURVEYED	W.LARSEN - 27/11/2023
FIELD NOTES	
DRAWN	J.HUMPHREYS - 30/11/2023
CHECKED	
REFERENCE	21611-2F

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA021	B	15/08/25	**SURVEY PLAN - SHEET 2**		@ A1

plus architecture



LEGEND - TREE RETENTION

EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

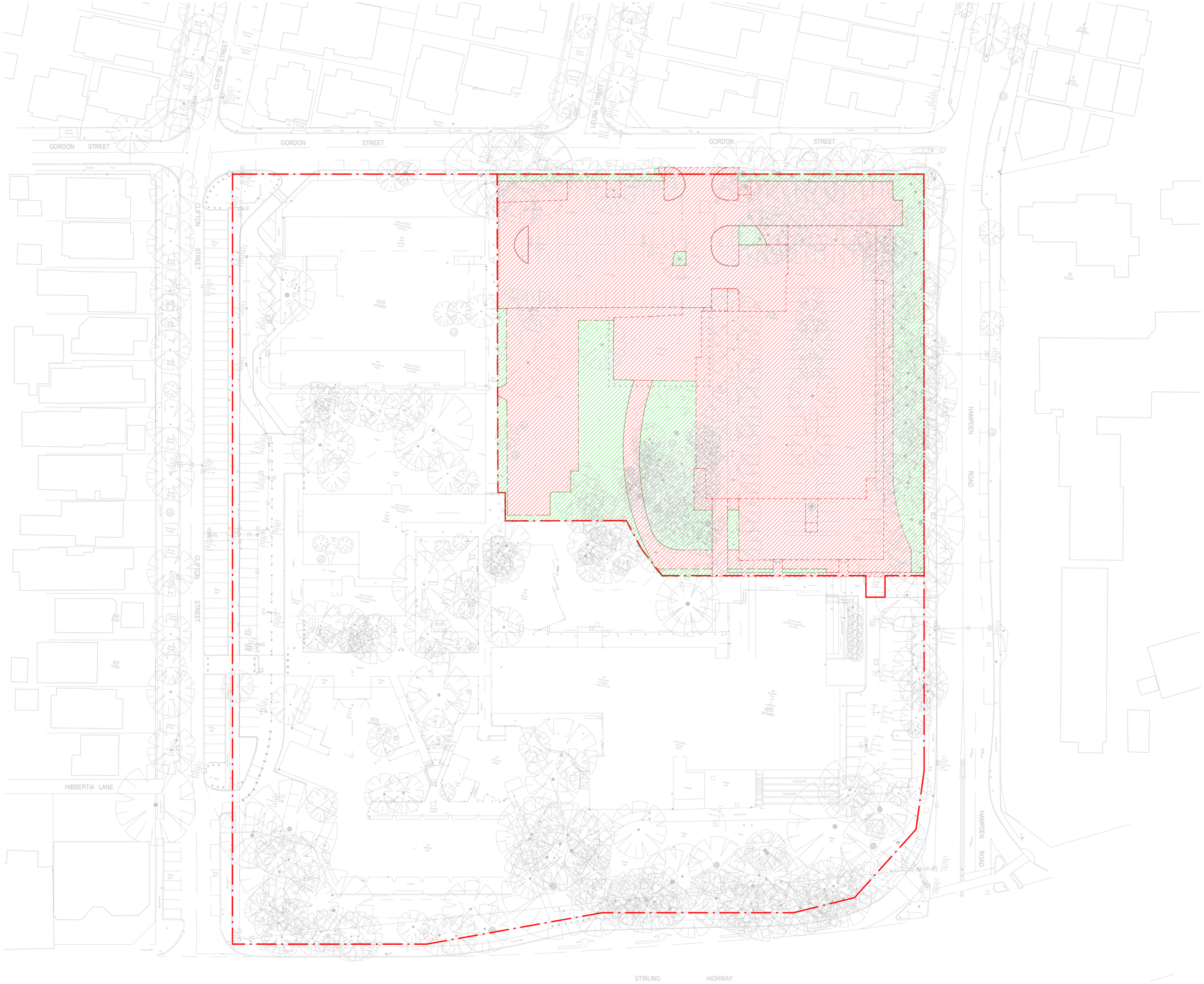
EXISTING TREES TO BE REMOVED

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA025	B	15/08/25	**TREE RETENTION PLAN**

NORTH	SCALE
	As indicated @ A1

plus architecture



DEMOLITION NOTES

- LICENSED SURVEY UNDERLAID ON DRAWING.
- REFER TO DA025 AND LANDSCAPE PLANS FOR TREE RETENTION STRATEGY.
- AREAS HIGHLIGHTED IN RED HATCH INDICATE SURFACES FOR DEMOLITION. SOME ITEMS WITHIN THIS AREA MAY BE FOR RELOCATION AND ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
- AREAS HIGHLIGHTED IN GREEN HATCH INDICATE WHERE SURFACES WHERE TREE(S) WILL BE RETAINED.
- GREEN HATCH HIGHLIGHTS AN INDICATIVE LOCATION OF TREE PROTECTION ZONE (TPZ). EXACT EXTENT OF TPZ ON SITE TO BE DETERMINED WITH A QUALIFIED ARBORIST PRIOR TO COMMENCEMENT OF ANY WORKS.
- SURVEY AND PROTECT ALL NEIGHBOURING BUILDINGS.

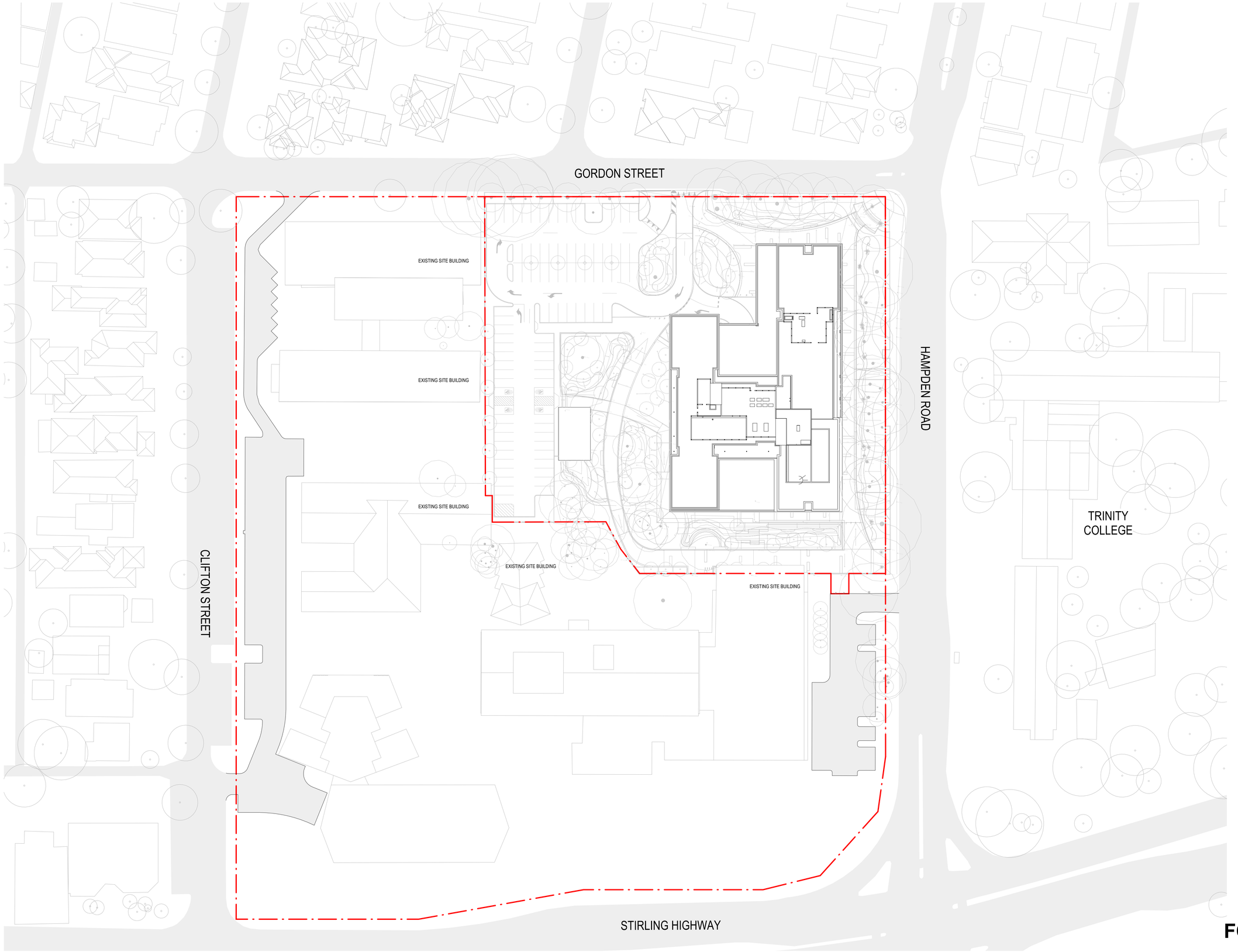
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA030	B	15/08/25	**DEMOLITION PLAN**

NORTH

SCALE: As indicated @ A1

plus architecture



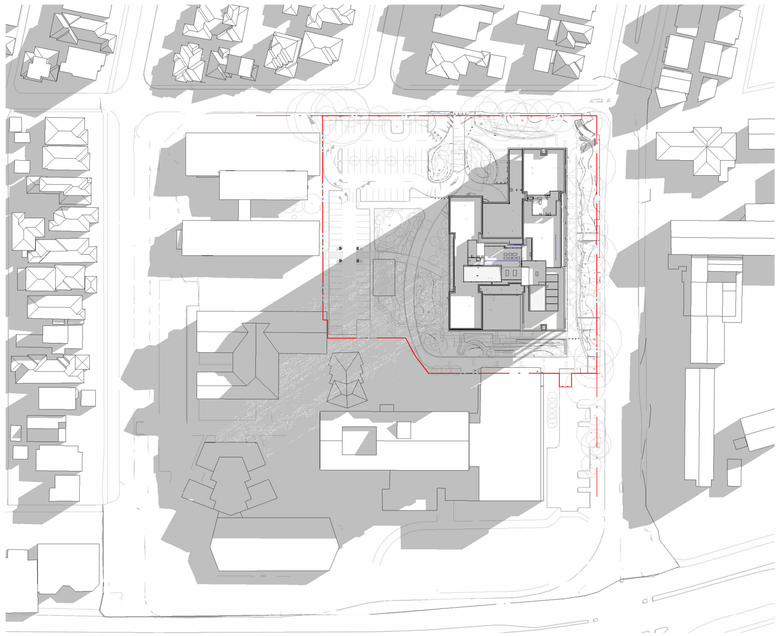
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA060	C	15/08/25	**SITE PLAN - PROPOSED**

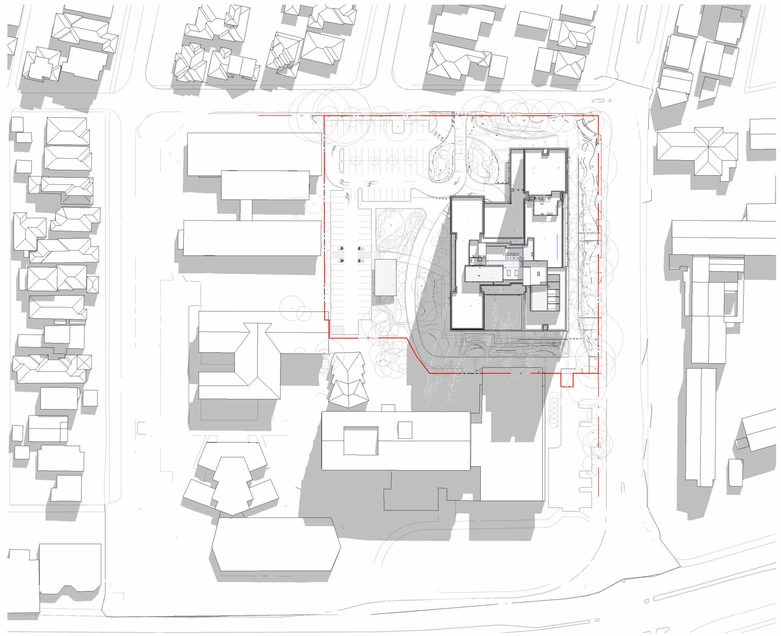
NORTH

SCALE: **1 : 500 @ A1**

plus architecture



1 A0200 SHADOW DIAGRAM - 21 JUNE - 9 AM
Scale: 1 : 1250



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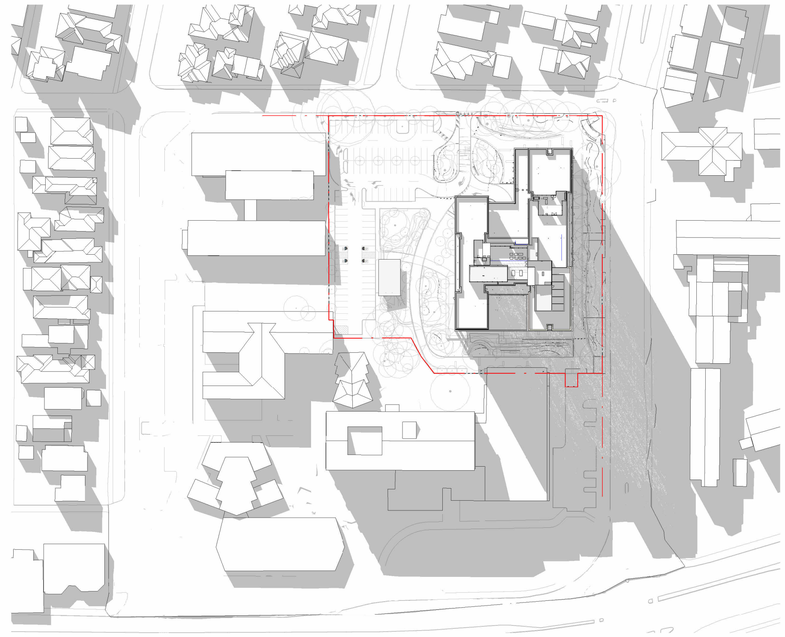
Scale: 1 : 1250



3 A0200 SHADOW DIAGRAM - 21 JUNE - 3PM
Scale: 1 : 1250

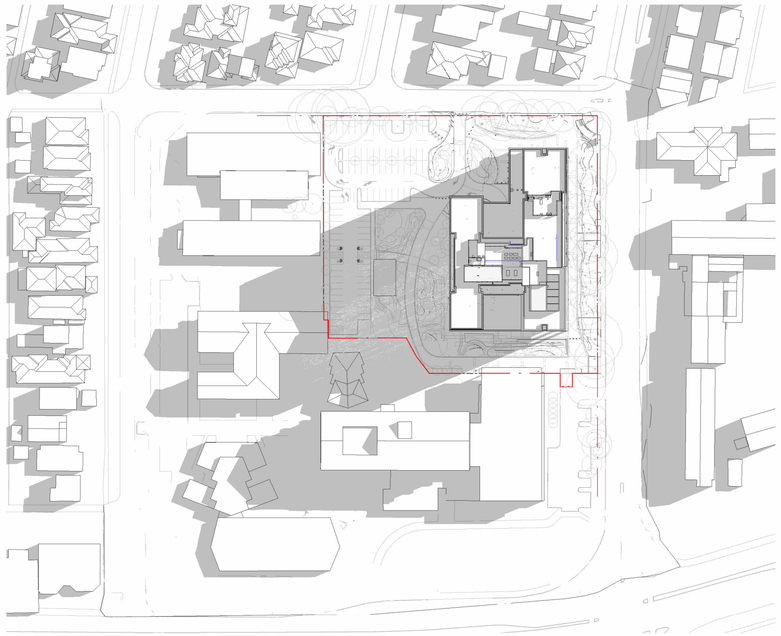
FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA080	B	15/08/25	**SHADOW STUDY - 21 JUNE**

NORTH

SCALE
1 : 1250 @ A1

plus architecture



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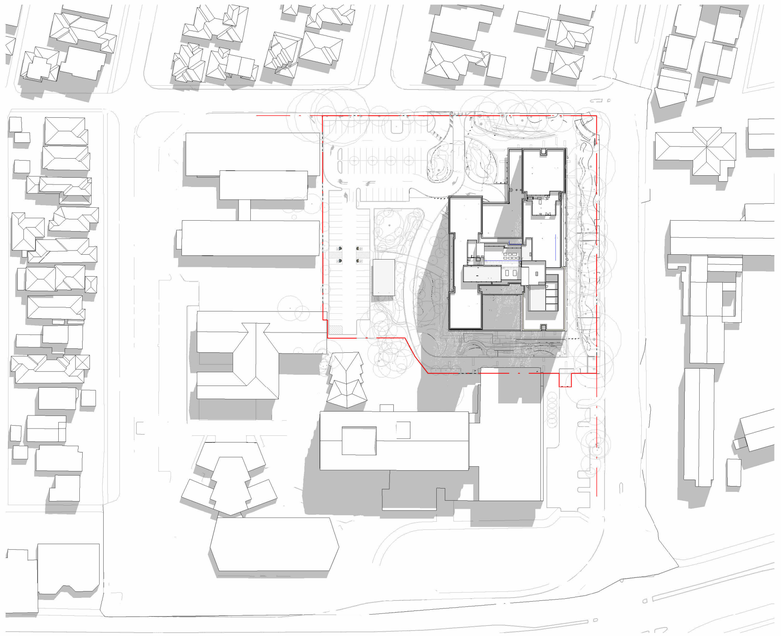

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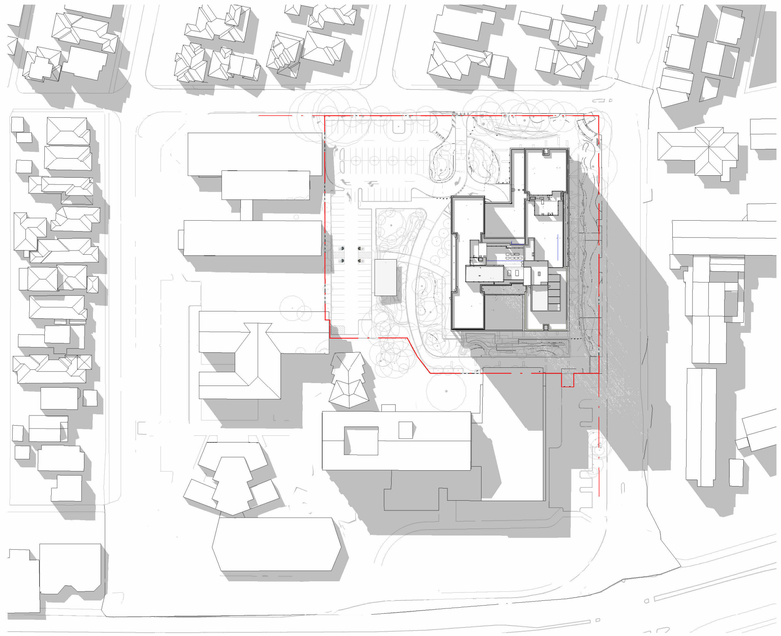

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Scale: 1 : 1250

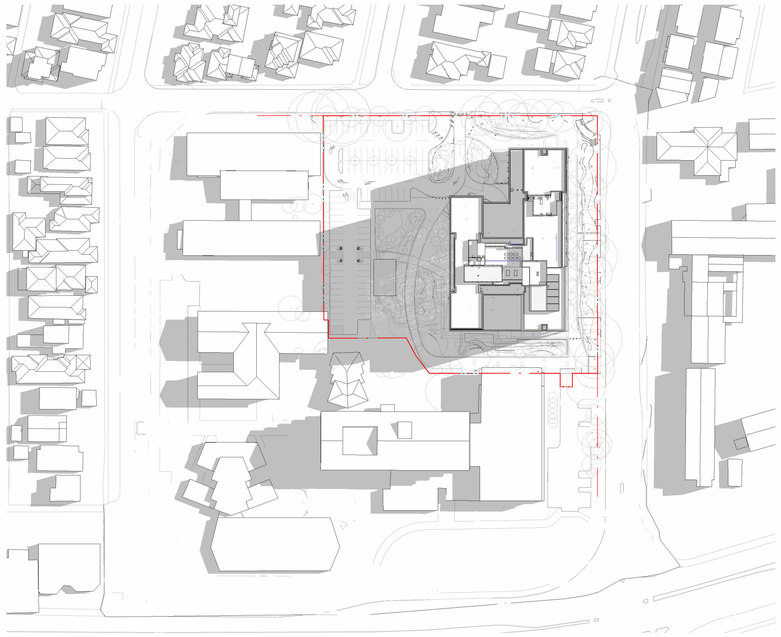
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA081	B	15/08/25	**SHADOW STUDY - 22 AUGUST**

NORTH

SCALE
1 : 1250 @ A1

plus architecture



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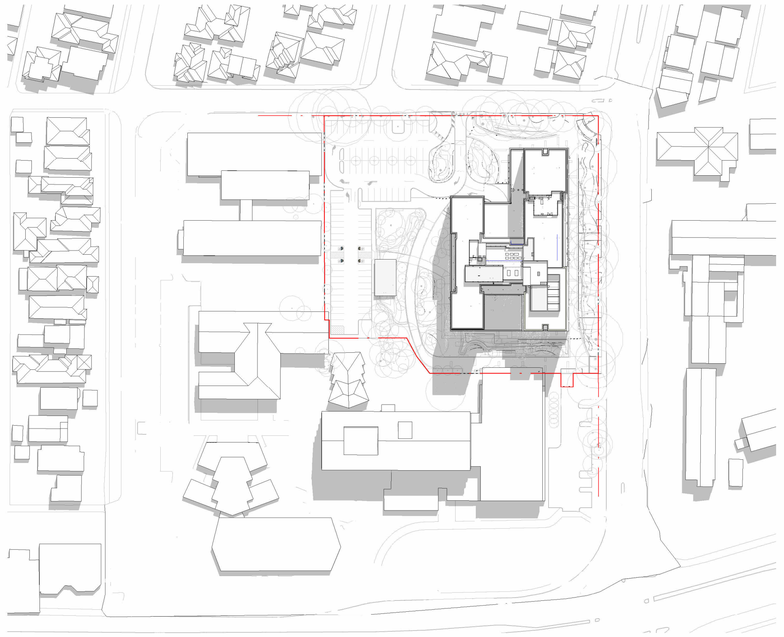

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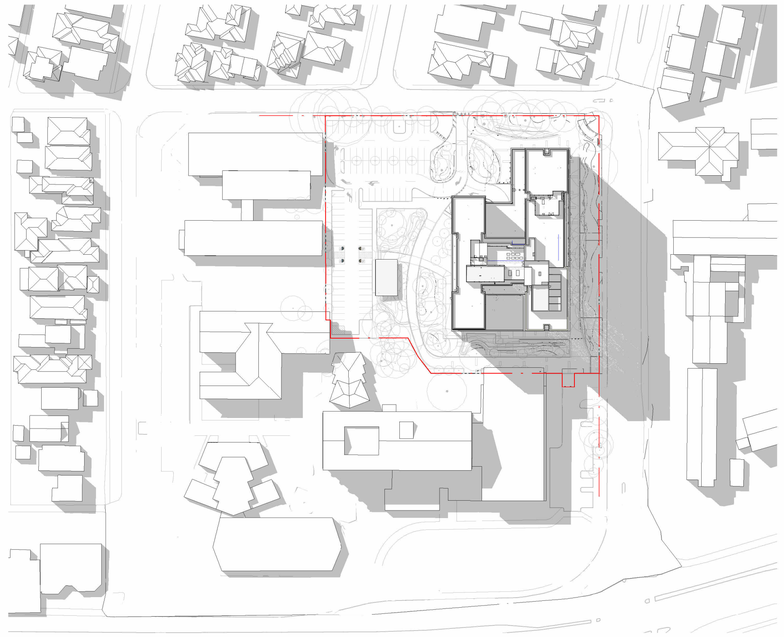

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Scale: 1 : 1250

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA082	B	15/08/25	**SHADOW STUDY - 22 SEPTEMBER**

NORTH

SCALE
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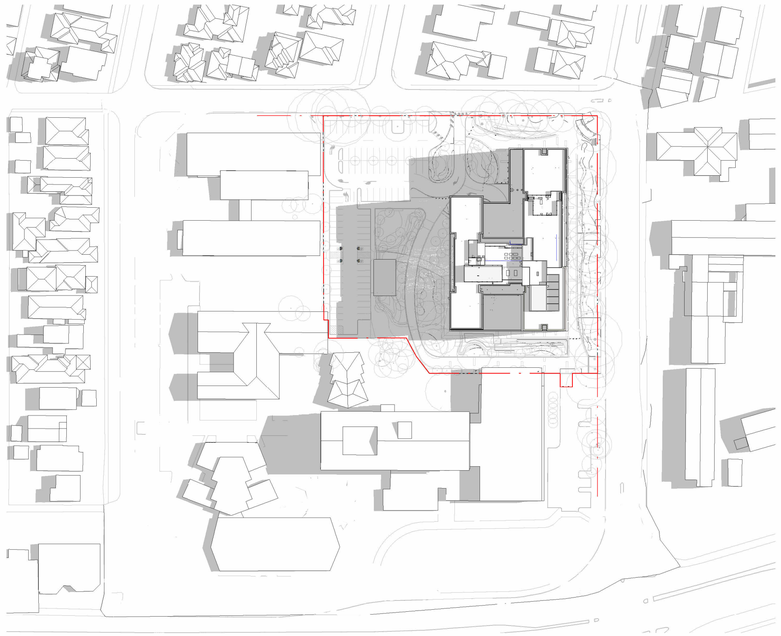
plus architecture



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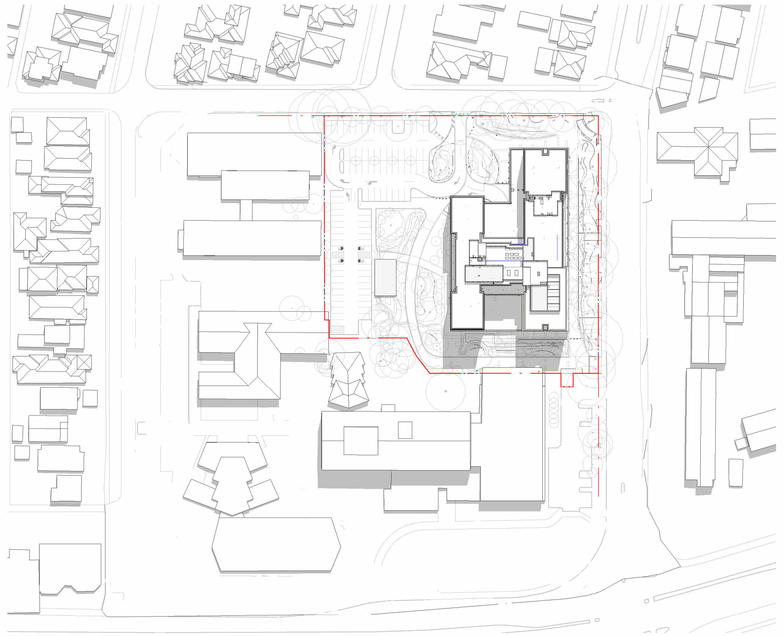

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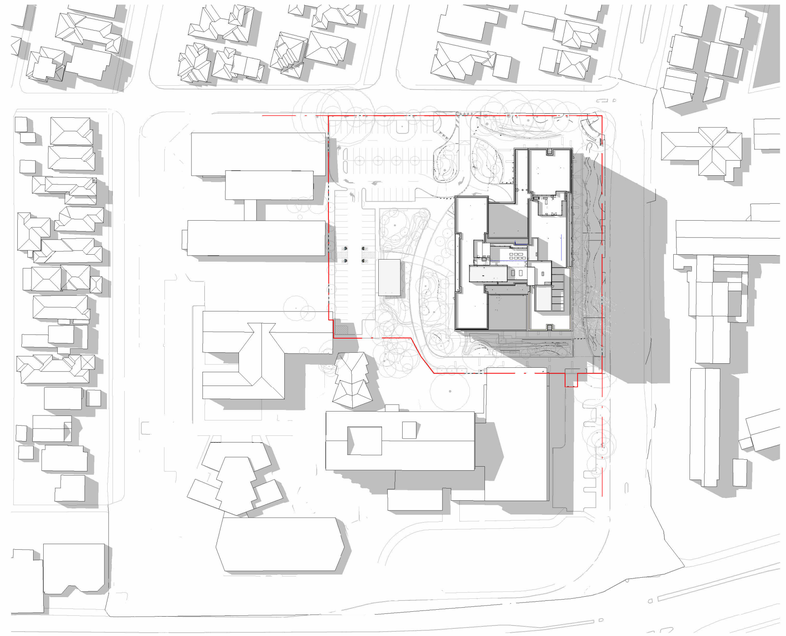
Scale: 1 : 1250



3 A0200 SHADOW DIAGRAM - 22 OCTOBER - 3 PM
Scale: 1 : 1250

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA083	B	15/08/25	**SHADOW STUDY - 22 OCTOBER**

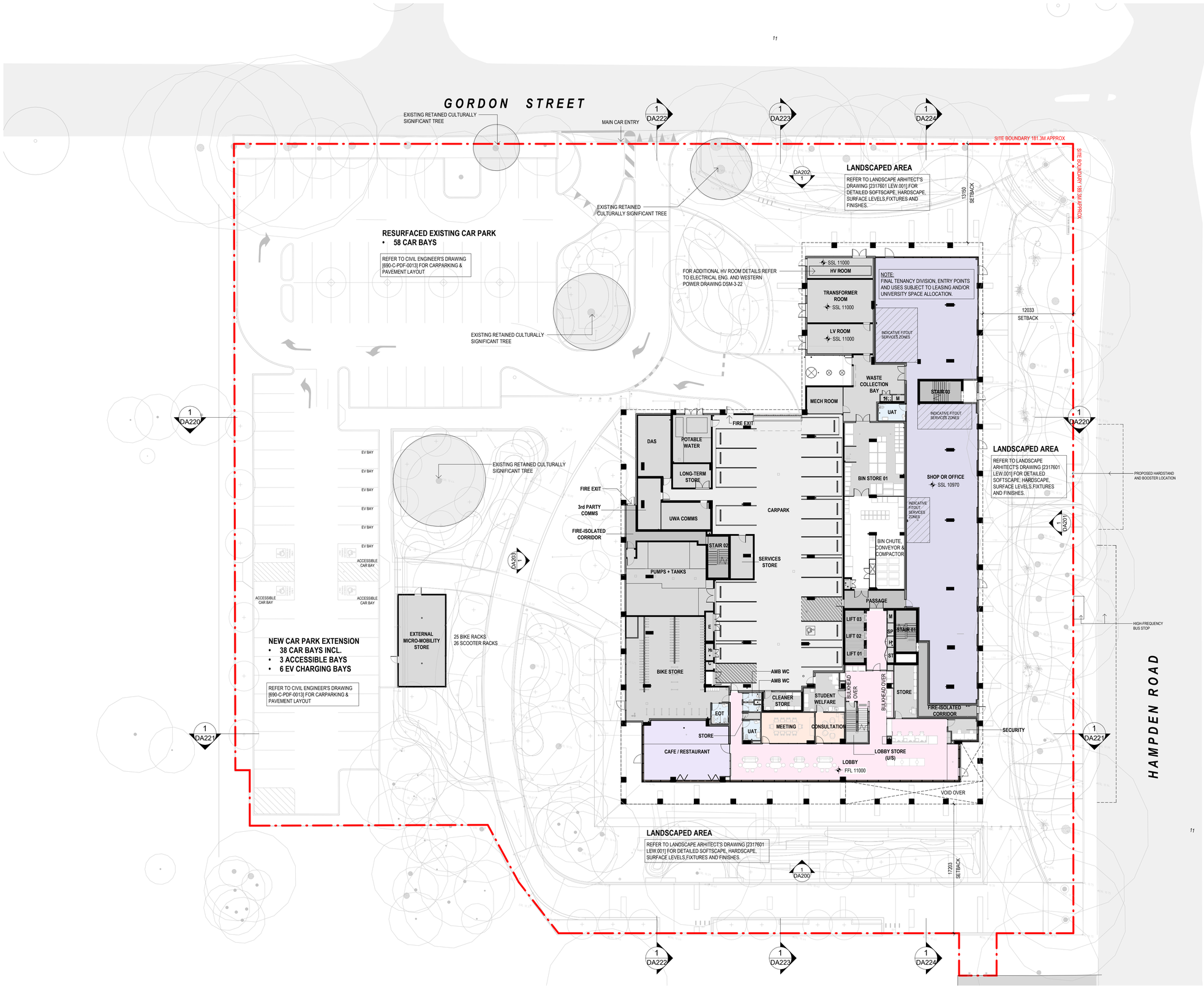
NORTH

SCALE
1 : 1250 @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA100	D	15/08/25	**GROUND FLOOR PLAN**

NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA101	C	15/08/25	**LEVEL 01 PLAN**

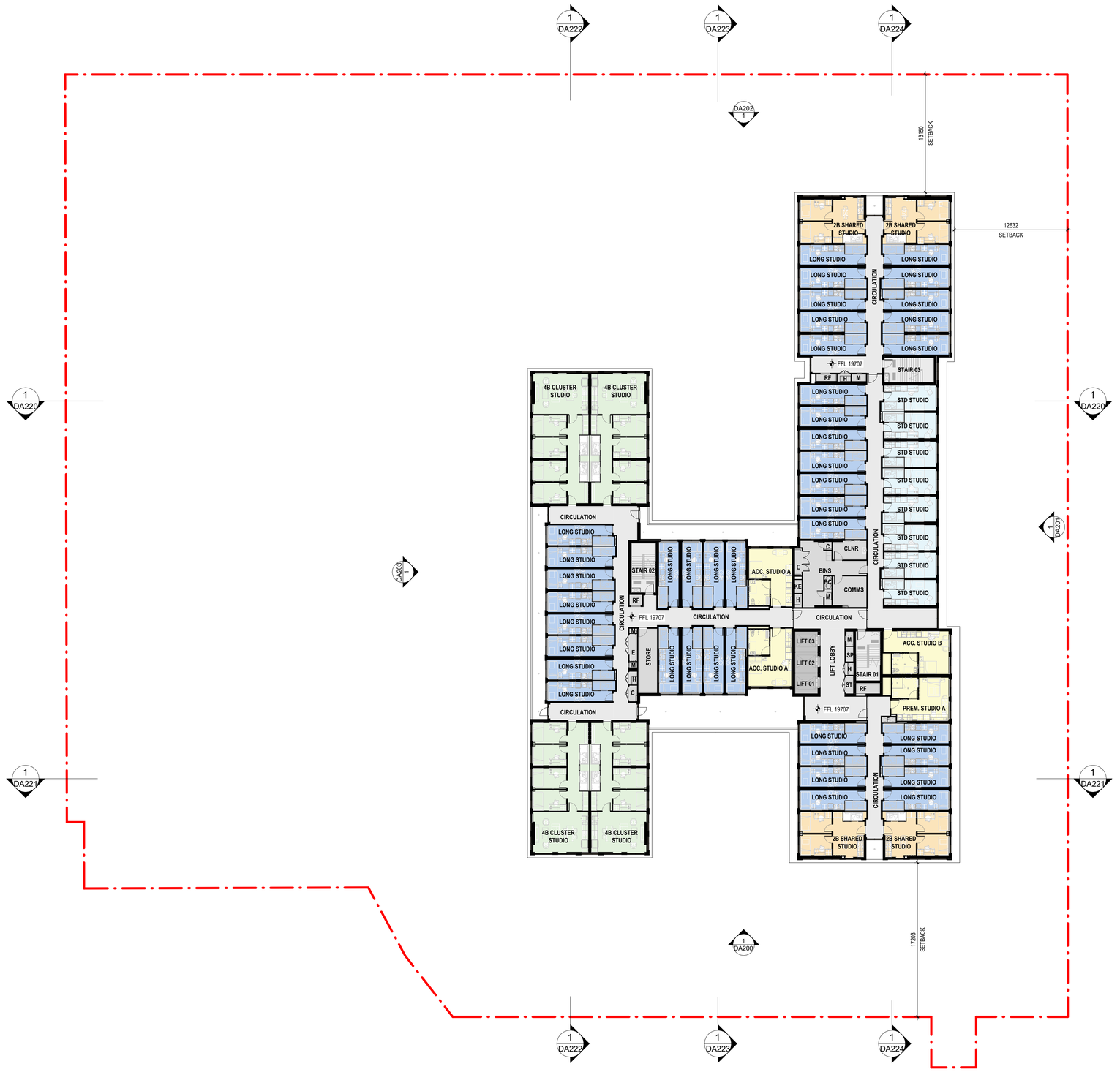
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA102	B	15/08/25	**LEVEL 02 PLAN**

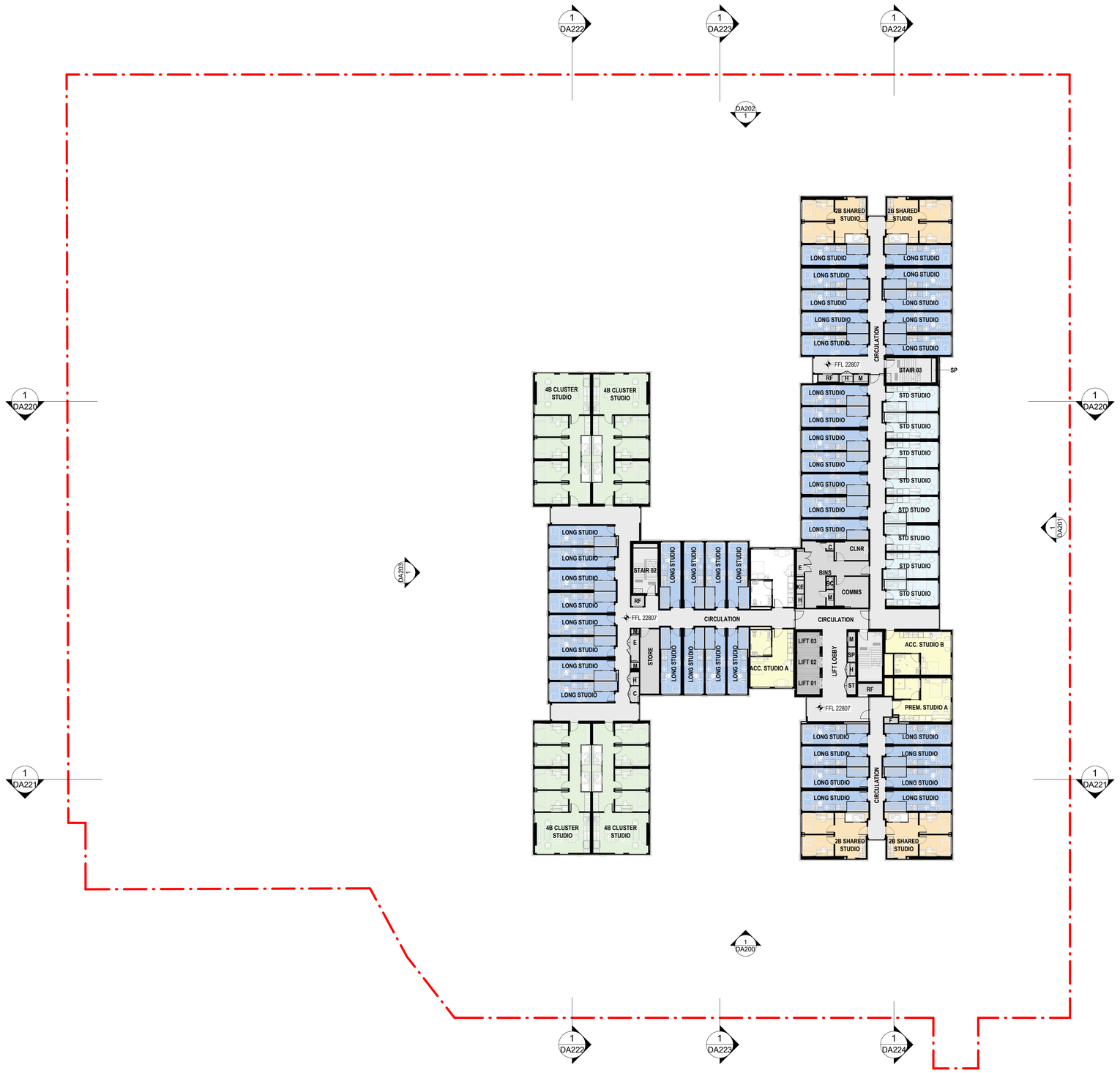
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA103	C	15/08/25	**LEVEL 03-12 - TYPICAL PLAN**

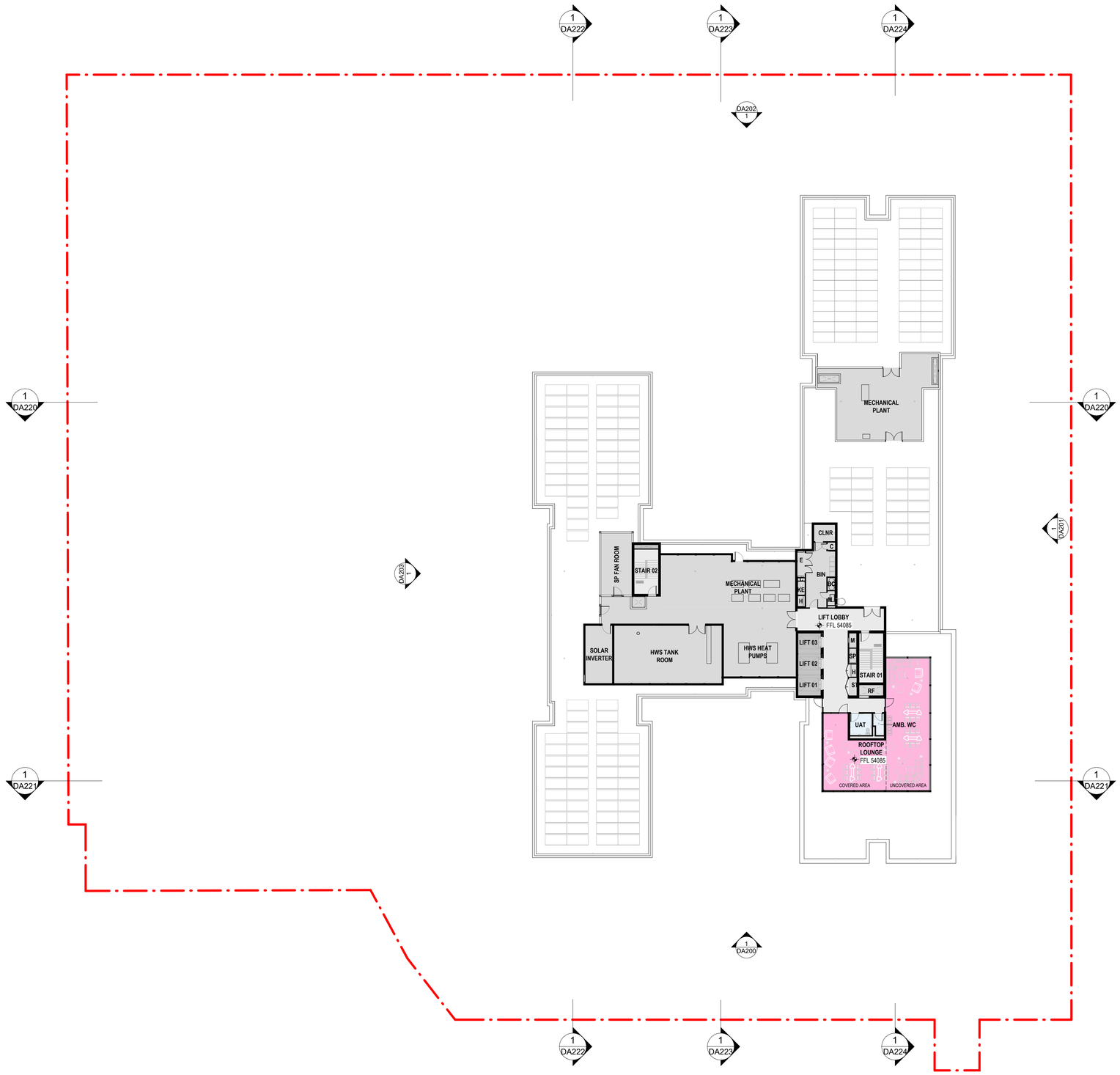
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA113	B	15/08/25	**LEVEL 13 PLAN**

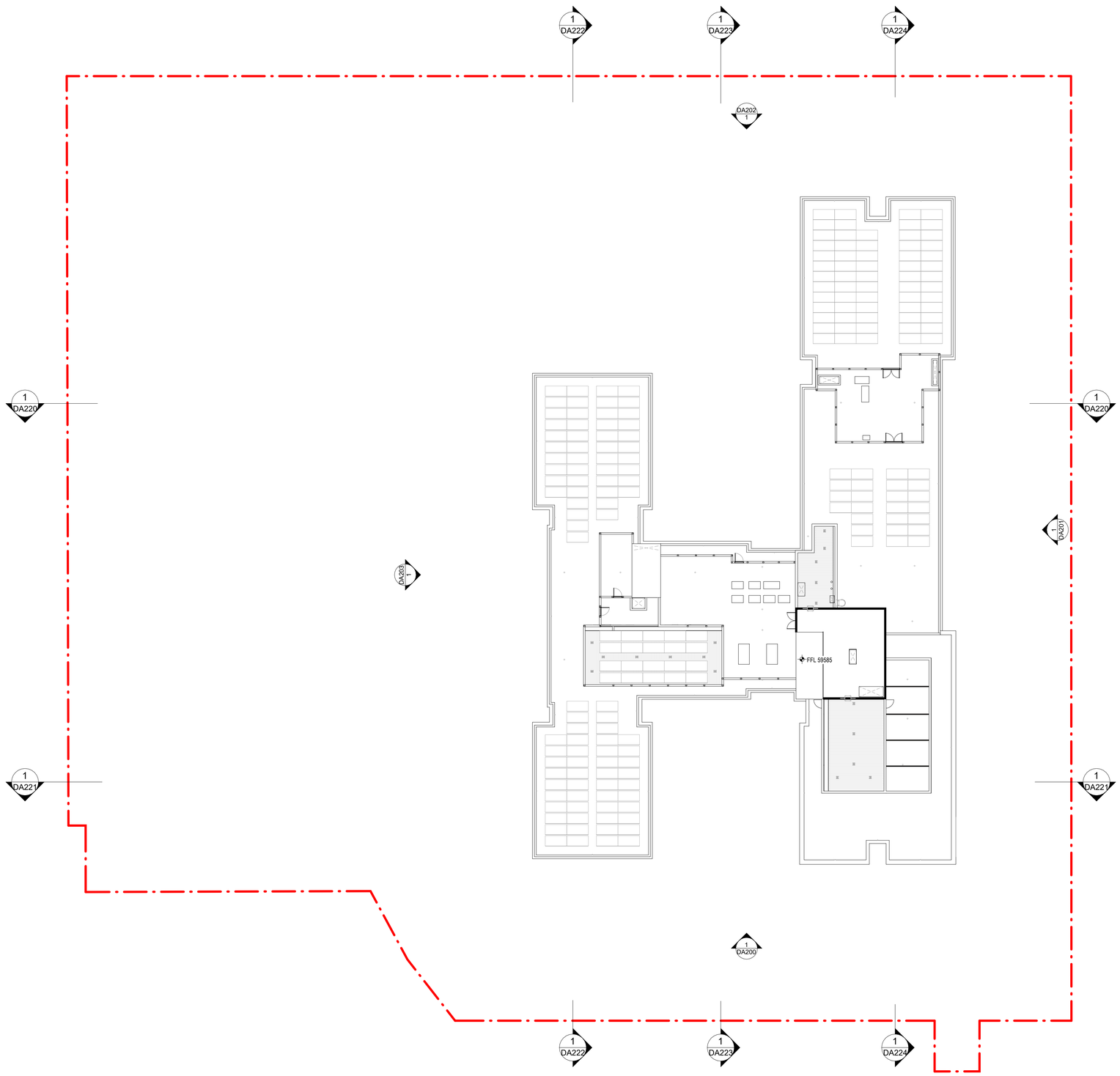
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



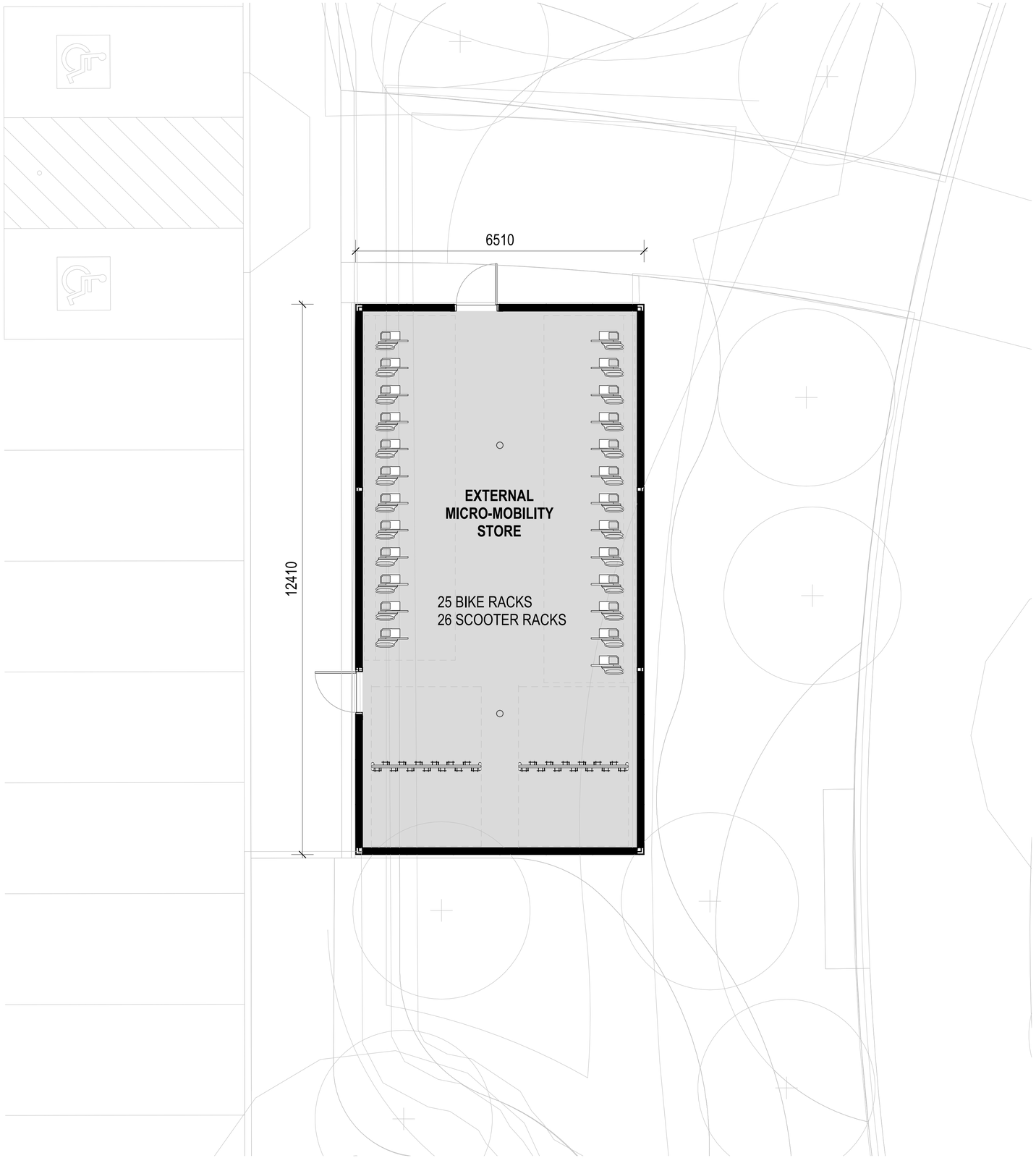
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA114	B	15/08/25	**ROOF PLAN**

NORTH

SCALE: As indicated @ A1

plus architecture



GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.

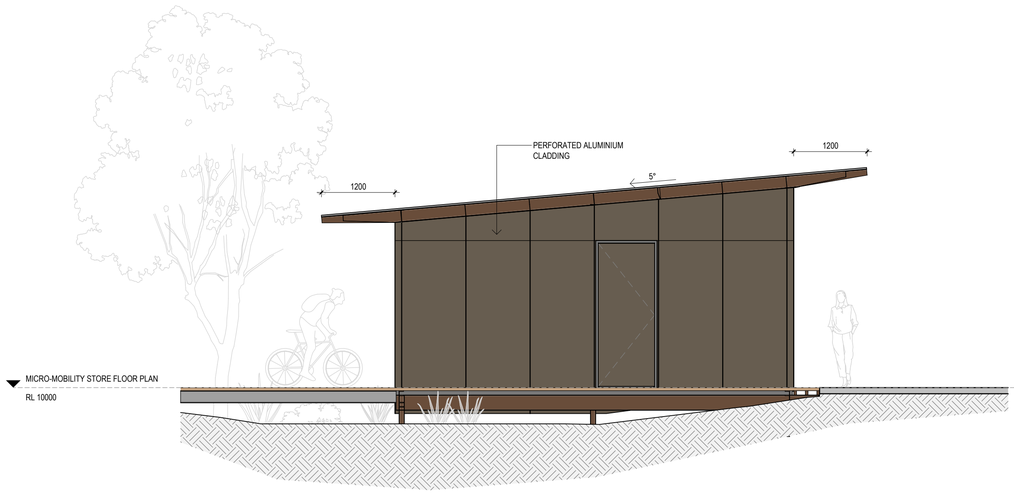
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA150	A	15/08/25	**EXTERNAL MICRO-MOBILITY STORE - FLOOR PLAN**

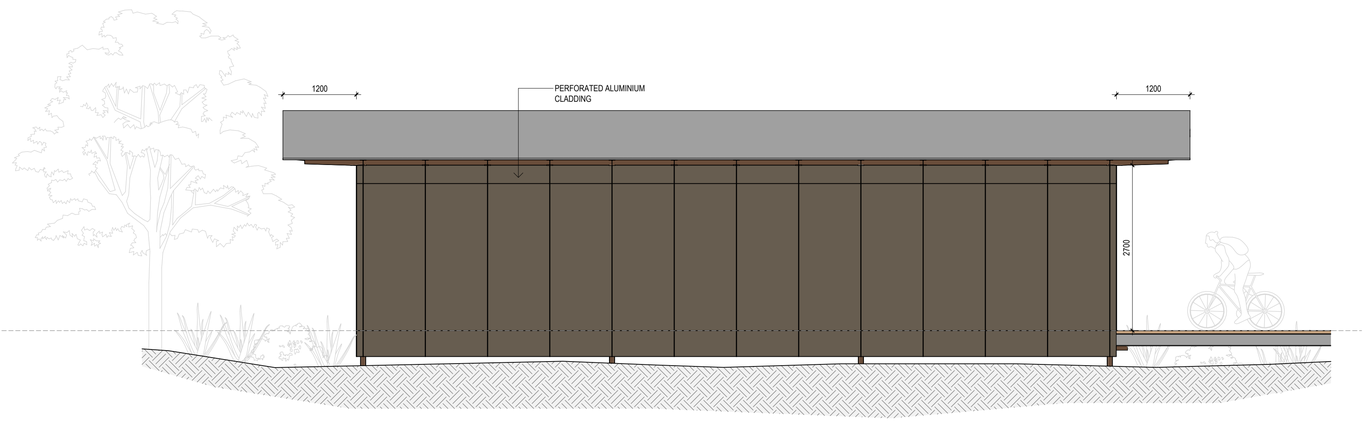
NORTH

SCALE: As indicated @ A1

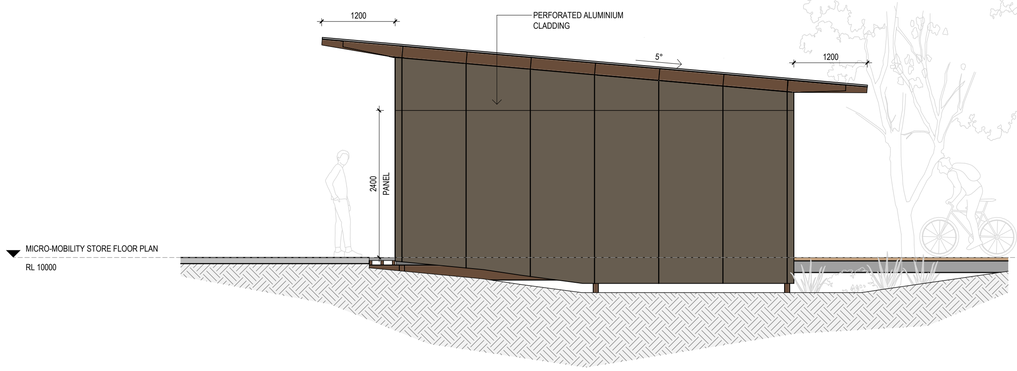
plus architecture



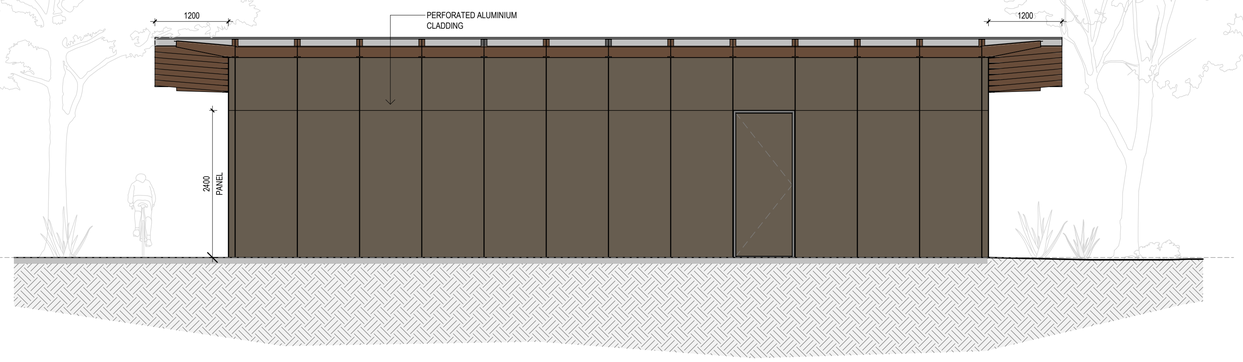
1 A2100 EXTERNAL MICRO-MOBILITY STORE - NORTH
Scale: 1 : 50



3 A2100 EXTERNAL MICRO-MOBILITY STORE - EAST
Scale: 1 : 50



4 A2100 EXTERNAL MICRO-MOBILITY STORE - SOUTH
Scale: 1 : 50



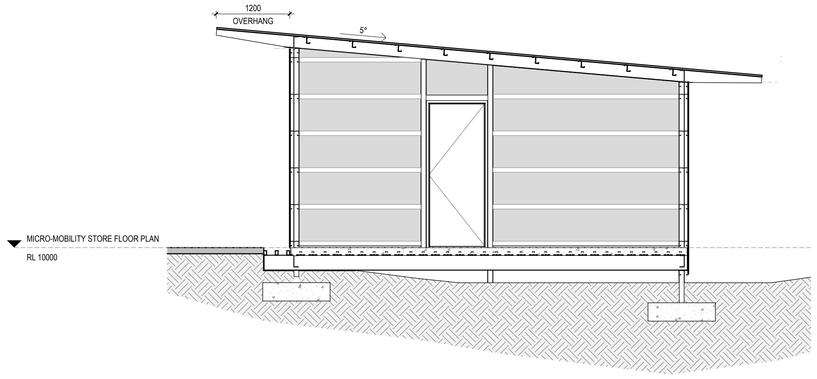
2 A2100 EXTERNAL MICRO-MOBILITY STORE - WEST
Scale: 1 : 50

FOR DA AMENDMENT - AUGUST 2025

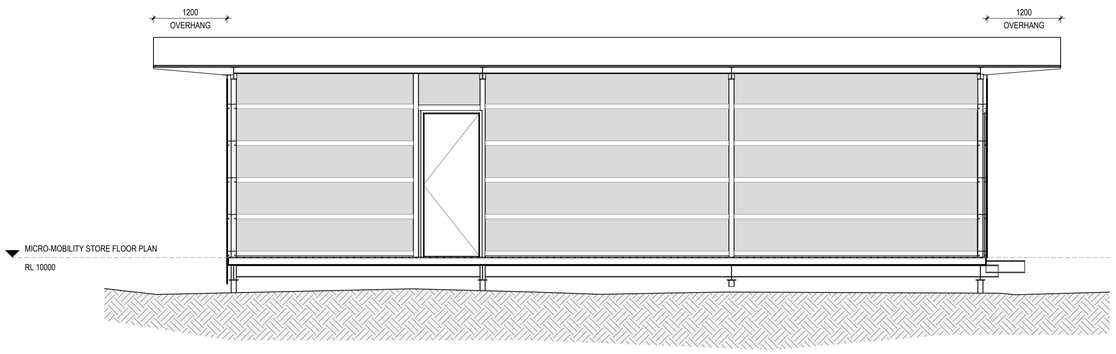
PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA151	A	15/08/25	**EXTERNAL MICRO-MOBILITY STORE - ELEVATIONS**

NORTH	SCALE
	1 : 50 @ A1

plus architecture



1 A2100 EXTERNAL MICRO-MOBILITY STORE - SECTION 1
Scale: 1 : 50



2 A2100 EXTERNAL MICRO-MOBILITY STORE - SECTION 2
Scale: 1 : 50

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA152	A	15/08/25	**EXTERNAL MICRO-MOBILITY STORE - SECTIONS**		1 : 50 @ A1

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA200	C	15/08/25	**BUILDING ELEVATION - SOUTH**		**1 : 250 @ A1**

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA201	C	15/08/25	**BUILDING ELEVATION - EAST**		1 : 250 @ A1

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA202	C	15/08/25	**BUILDING ELEVATION - NORTH**		**1 : 250 @ A1**

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA203	C	15/08/25	**BUILDING ELEVATION - WEST**		**1 : 250 @ A1**

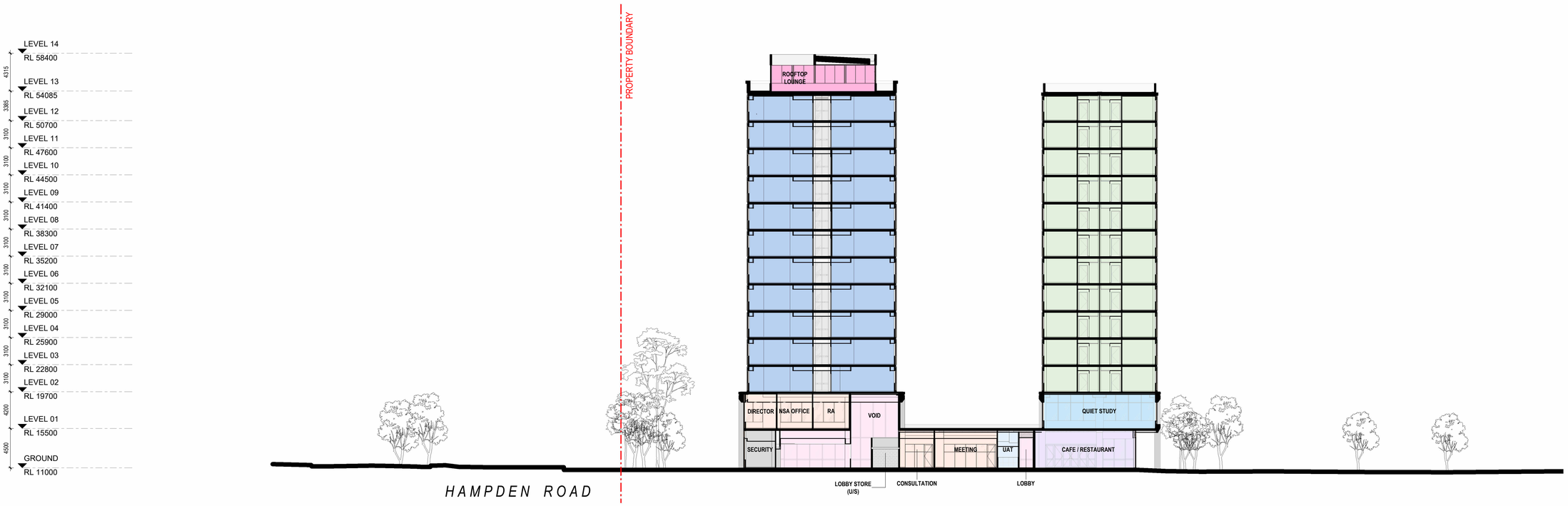
plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA220	B	15/08/25	**SECTION AA**		1 : 250 @ A1

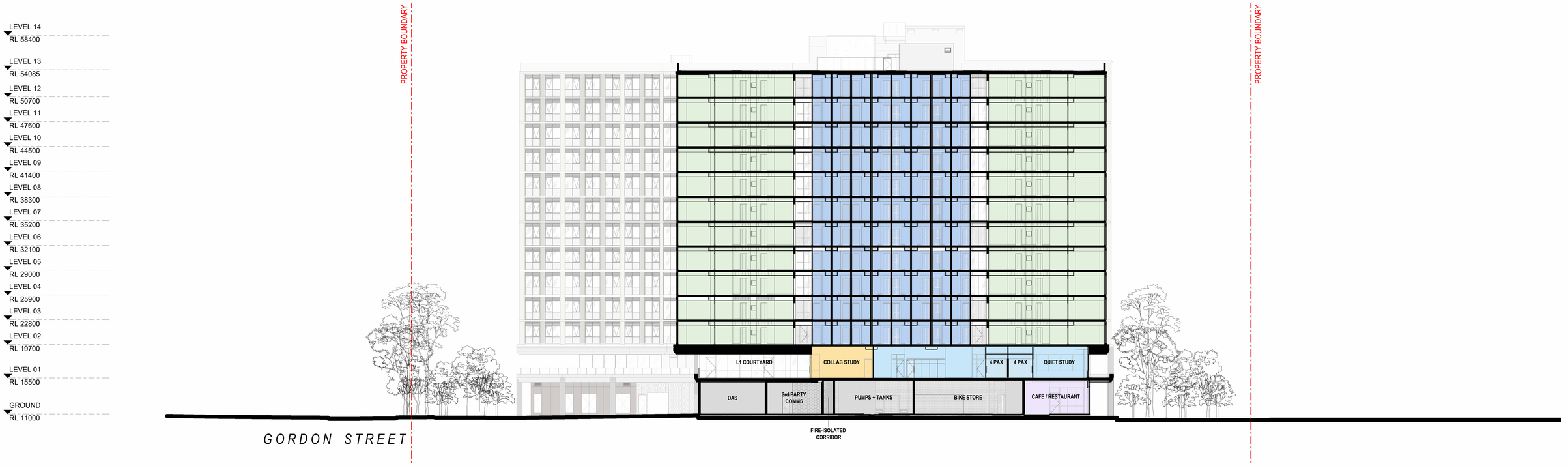
plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA221	B	15/08/25	**SECTION BB**		**1 : 250 @ A1**

plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA222	B	15/08/25	**SECTION CC**		1 : 250 @ A1

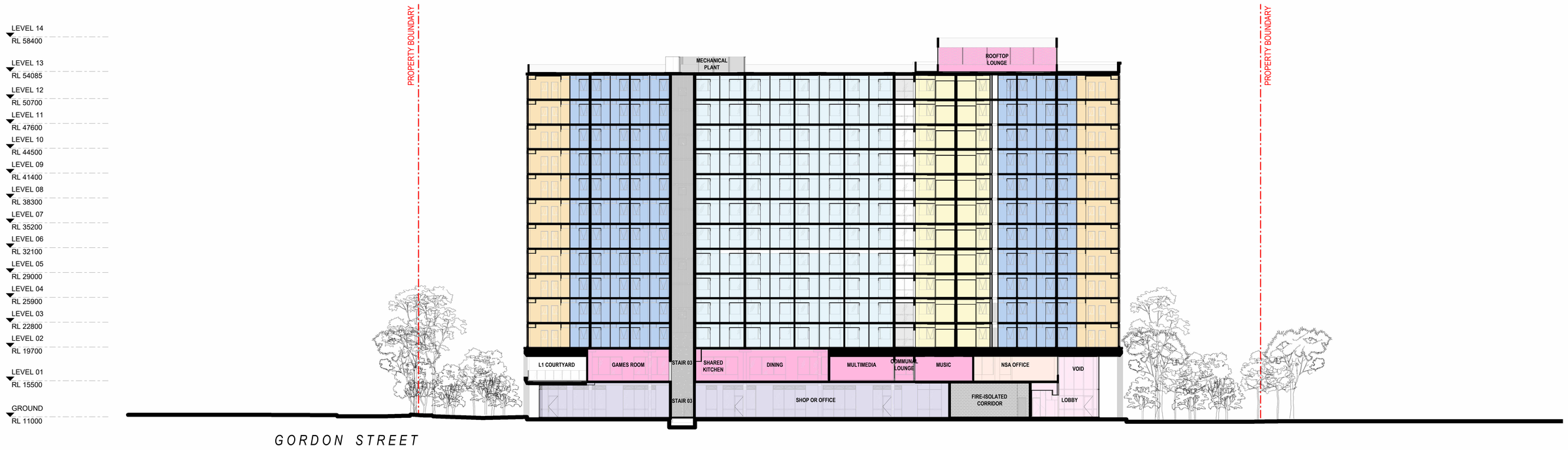
plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA223	B	15/08/25	**SECTION DD**		1 : 250 @ A1

plus architecture

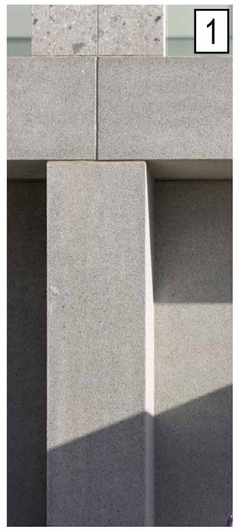


FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA224	B	15/08/25	**SECTION EE**		1 : 250 @ A1

plus architecture





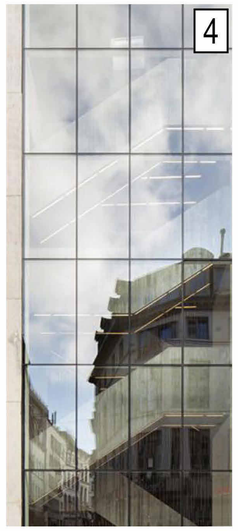
CONCRETE COLUMNS & COLONNADE ELEMENTS - OFF WHITE



TEXTURED CONCRETE WALLS (WEST ELEVATION ONLY)



ALUMINIUM MULLIONS - DARK GREY



GLAZING - CLEAR

FOR DA AMENDMENT - AUGUST 2025

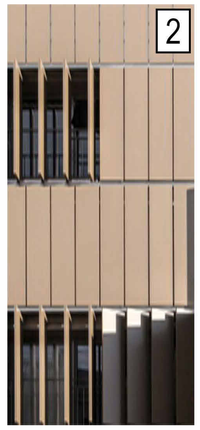
PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA350	C	15/08/25	**MATERIAL PALLETE**		@ A1

plus architecture

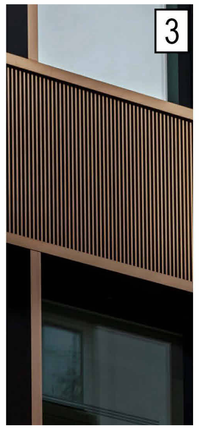




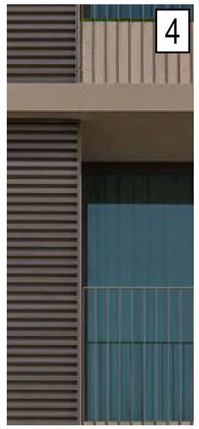
ALUMINIUM CLADDING - WHITE



ALUMINIUM CLADDING - BRONZE



ALUMINIUM MULLIONS & GRILLES - DARK BRONZE



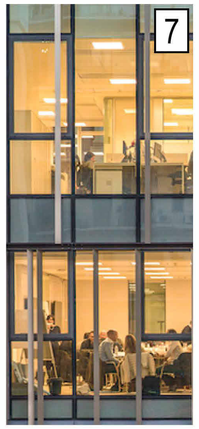
ALUMINIUM CLAD SLAB EDGES - BRONZE



ALUMINIUM CLAD SLAB EDGES - WHITE



RENDERED & PAINTED SLAB RECESSES - DARK GREY



SPANDREL GLAZING - DARK GREY



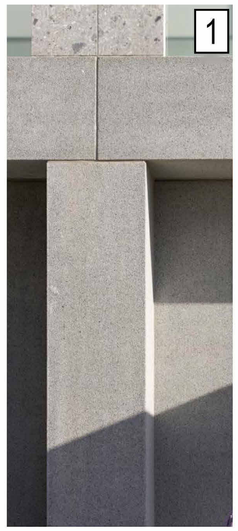
GLAZING - CLEAR

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA351	C	15/08/25	**MATERIAL PALLETE**		@ A1

plus architecture





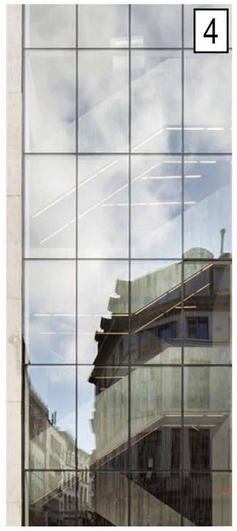
CONCRETE COLUMNS & COLONNADE ELEMENTS - OFF WHITE



PERFORATED ALUMINIUM PANEL



ALUMINIUM CLADDING - BRONZE

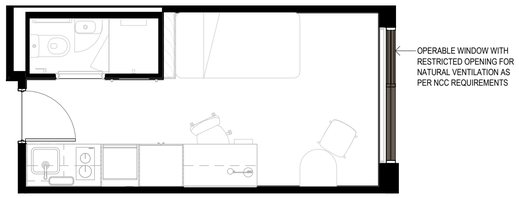


GLAZING - CLEAR

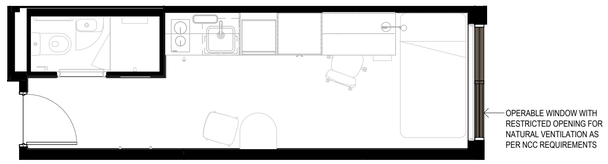
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA352	C	15/08/25	**MATERIAL PALLETE**		@ A1

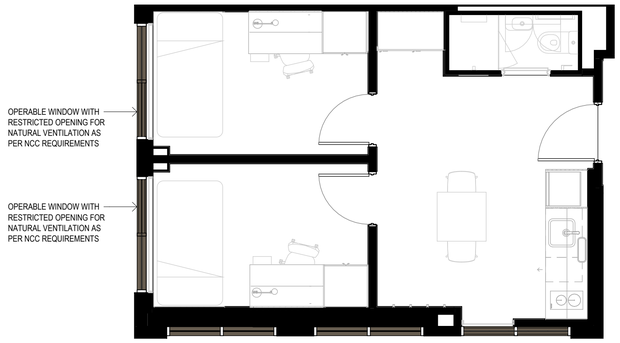
plus architecture



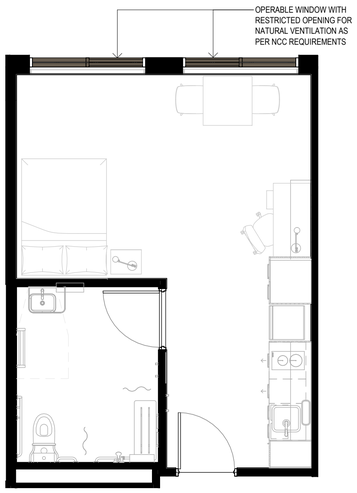
1 A0200 STANDARD STUDIO
Scale: 1 : 50



2 A0200 STUDIO LONG
Scale: 1 : 50



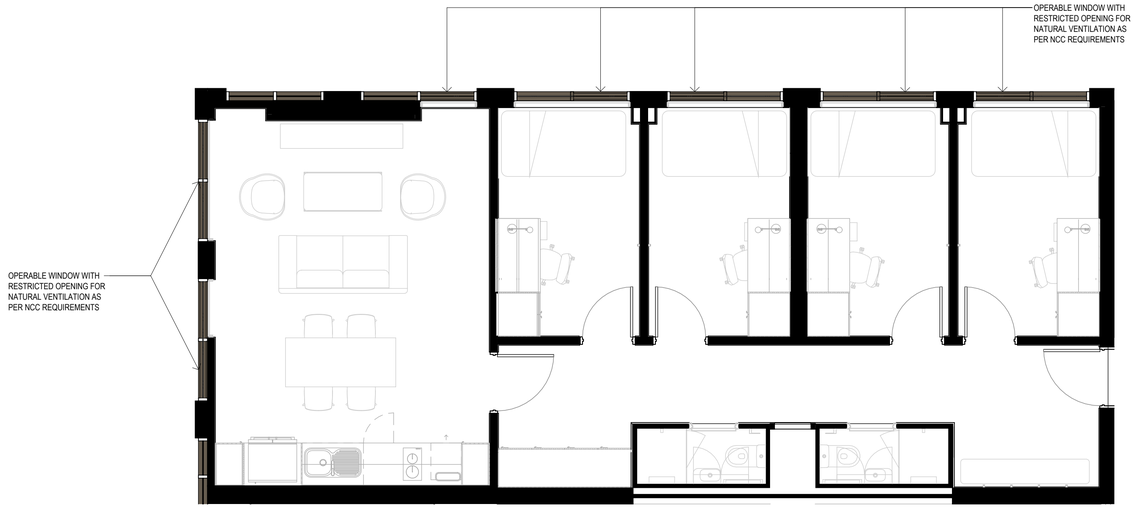
3 A0200 TWO BED SHARED STUDIO
Scale: 1 : 50



4 A0200 ACCESSIBLE STUDIO
Scale: 1 : 50



5 A0200 PREMIUM STUDIO
Scale: 1 : 50



6 A0200 FOUR BED CLUSTER
Scale: 1 : 50

FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA700	C	15/08/25	**UNIT TYPES**		**1 : 50 @ A1**

plus architecture

UWA NSA PROJECT
DEVELOPMENT SCHEDULE - DA
Job Number 80547
File 12.6
Date 15/08/2025

plus architecture

LEVEL	ROOM TYPES					*ROOMS ANALYSIS*			LOBBY	INTERNAL AMENITY	RETAIL		COMMERCIAL		NSA OFFICE		EXTERNAL AMENITY	ROOF/SLAB COVER	CARPARK/ BIKE	SERVICES	CIRCULATION	TOTAL NLA	TOTAL GFA
	Studio	Studio Long	Acc./Premium Studio	Two Bed Shared Studio	Four Bed Cluster	NLA / Floor	GFA / Floor	*Beds / Floor*	GFA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	GFA	GFA	GFA	GFA	GFA		
Ground									276	110	86	95	553	601					754	745	151	**639**	**2732**
Level 01									45	1410						127	775	375		91	73	**0**	**2896**
Level 02	8	41	4	4	4	1406	1610	77										232		194	375	**1406**	**2411**
Level 03	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 04	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 05	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 06	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 07	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 08	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 09	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 10	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 11	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 12	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 13																	124	1480		405	177	**0**	**2186**
Roof Level																						**0**	**0**
																						0	**0**
Total	**88**	**451**	**44**	**44**	**44**	**15466**	**17970**	***847***	**321**	**1520**	**86**	**95**	**553**	**601**	**0**	**127**	**899**	**2087**	**754**	**2595**	**4856**	**16105**	**31825**
Beds/Type	*88*	*451*	*44*	*88*	*176*																		

Notes
- NLA for non-commercial spaces measured as per PCA's Strata area
- On Ground floor, Meeting Room, Student Welfare, security room and communal toilets measured as Internal Amenity.
- On Ground floor, Retail area excludes al fresco space.
- On Ground floor, al fresco space is measured as Balcony/Terrace.
- On Level 1, External Amenity excludes inaccessible roof space.
- On Level 1, voids are excluded from any area measurements.
- Lobby stairs are measured only once and excludes voids.
- On Level 2, slab/roof extents past glazing lines are measured as roof/slab cover.
- On Level 13, areas for PV cells and circulation for services measured as roof/slab cover.

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA900	C	15/08/25	**DEVELOPMENT SCHEDULE**		@ A1

plus architecture



LEGEND - HARD WORKS

- PRECAST CONCRETE UNIT PAVEMENT
  MAKE: UBEANSTONE
  TYPE: ENGINEERED PAVERS
  SIZE: 400X400X60MM
  COLOUR: FLEECE
  FINISH: MILLED
  PATTERN: STRETCHER BOND
  REFER DETAIL 01/L7.101
- VEHICULAR PRECAST CONCRETE UNIT PAVEMENT
  MAKE: MIDLAND BRICK
  TYPE: EASI PAVE
  SIZE: 220X110X80MM
  COLOUR: SILVER
  FINISH: STONEWASH
  PATTERN: 90 DEGREE HERRINGBONE
  BASE: TO ENGINEERS' DETAILS
  REFER DETAIL 02/L7.101
- COMPOSITE TIMBER DECKING
  MAKE: 138x25mm NEWTECH COMMERCIAL RANGE SOLID COMPOSITE DECKING COLOUR: ANTIQUE
  FINISH UNDER DECK TO BE 'SWALE BED' UNLESS SHOWN AS PLANTED
  REFER DRAWINGS L7.102-L7.104
- SWALE BED:
  TYPE: GRADED LIMESTONE SPALLS & BOULDERS
  SIZE: REFER TO SPECIFICATIONS
  REFER DETAIL 11/L7.101
- LIMESTONE ROCK PITCHING:
  TYPE: 50-300ø LIMESTONE SPALLS
  FINISH: DRY LAID APPEARANCE
  REFER DETAILS L7.101/L7.104
- UNIT PAVING BANDING:
  MAKE: UBEANSTONE
  TYPE: COBBLETOP PAVER
  SIZE: 300X200X60MM
  COLOUR: GOLDEN GUNMETAL
  FINISH: MILLED
  PATTERN: STRETCHER BOND
  REFER TYPICAL DETAIL 06/L7.102
- TACTILE INDICATORS:
  TYPE: DTAC CLASSIC STAINLESS STEEL STUD
  REFER SPECIFICATION
- LIMESTONE BOULDERS:
  TYPE: MIN 500mm ø/MAX 1200mm ø LIMESTONE ROCK BOULDER.
  REFER DETAIL 08/L7.101
- HR — HANDRAIL:
  MATERIAL: STAINLESS
  REFER DETAIL 01-02/L7.102
- INSITU CONCRETE SEATING WALL
  TYPE: CLASS 2 SMOOTH OFF-FORM CONCRETE
  MIX: N32
  COLOUR: WHITE (5% OXIDE)
  FINISH: SMOOTH WITH ANTI-GRAFFITI COATING
  REFER DETAIL 05/L7.101
- BENCH SEAT:
  TYPE: ALUMINIUM FRAMEWORK WITH ALUMINIUM CLADDING & COMPOSITE TIMBER BATTENS
  REFER DETAIL 13/L7.101
- BL — BALUSTRADE:
  TYPE: LUMINIUM FB PERIMETER FRAME WITH FULLY WELDED ROD BALUSTERS
  REFER DETAIL 06/L7.103
- SE — ALUMINIUM PAVING EDGE:
  TYPE: BRUSHED ALUMINIUM
  REFER DETAIL 09/L7.101 AND 06/7.102
- SE2 — KICK RAIL:
  TYPE: BRUSHED ALUMINIUM
  REFER DETAIL 06/L7.102
- BE — RUBBISH BIN:
  MAKE: DRAFFIN
  TYPE: HUB SLOPED 240L
  COLOUR: STAINLESS
  PATTERN: CUSTOM
  INSTALLED TO MANUFACTURERS SPECIFICATION
- DF — DRINKING FOUNTAIN:
  MAKE: UBEAN +
  TYPE: APOLLO 280 DFA280D
  COLOUR: STAINLESS
  INSTALLED TO MANUFACTURERS SPECIFICATION
- BF — FIXED STAINLESS STEEL BOLLARD:
  MAKE: CSA
  TYPE: UNI SB2131 DROPPABLE
  COLOUR: STAINLESS STEEL
  INSTALLED TO MANUFACTURERS SPECIFICATION
- BR BR — DROPPABLE STAINLESS STEEL BOLLARD:
  MAKE: CSA
  TYPE: UNI SB2131 DROPPABLE
  COLOUR: STAINLESS STEEL
  INSTALLED TO MANUFACTURERS SPECIFICATION
- BP — BICYCLE PARKING:
  MAKE: CSA
  TYPE: UBEANIA
  INSTALLED TO MANUFACTURERS SPECIFICATION
- PL — SERVICES (VARIOUS) PIT LID WITH PAVER INSERT (WHEN IN PAVING). INFILL PIT LID TO BE INSTALLED BY CIVIL CONTRACTOR, PAVING BY LANDSCAPE CONTRACTOR. LID LOCATION ONLY, NOT TO SCALE.
- D — DRAINAGE PIT/BUBBLE UP/DRAIN. LID WITH PAVER INSERT (WHEN IN PAVING). INFILL PIT LID TO BE INSTALLED BY CIVIL CONTRACTOR, PAVING BY LANDSCAPE CONTRACTOR. LID LOCATION ONLY, NOT TO SCALE.
- LIGHT POLE. TO BE INSTALLED BY CIVIL CONTRACTOR, LIGHT LOCATION ONLY, NOT TO SCALE.

LEGEND - SOFT WORKS

- GARDEN BED:
  IRRIGATED
  REFER TO SPECIFICATION FOR DETAILS
- TURF GRASSING:
  SPECIES: KIKUYU
  IRRIGATED
  REFER TO SPECIFICATION FOR DETAILS
- EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION. TREES SUBJECT TO DETAILED ASSESSMENT BY ABEORIST AND PREPARATORY WORKS PRIOR TO CONSTRUCTION COMMENCING ON SITE.
- PROPOSED TREES
- PROPOSED TREE IN CAR PARK
  REFER DETAIL L.701 / 16

NOTE:

FOR GROUND FLOOR WORKS REFER TO CIVIL AND STRUCTURAL ENGINEER CONSTRUCTION DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR ALL FINISHED LEVELS, ROAD AND CAR PARK DETAILS, SIGNAGE, SERVICES, DRAINAGE AND ALL BELOW FINISHED SURFACE CONSTRUCTION DETAILS.

LANDSCAPE DRAWINGS INDICATE FORM AND FINISHES ONLY.

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV
15.08.25	FOR DA AMENDMENT	DW	RB	A

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV
15.08.25		DW		

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV

CLIENT

THE UNIVERSITY OF WESTERN AUSTRALIA

PROJECT MANAGER / CONTRACT ADMINISTRATOR

The APP Group

LANDSCAPE ARCHITECT

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PROJECT: UWA STUDENT ACCOMODATION PROJECT	CLIENT: UNIVERSITY OF WESTERN AUSTRALIA	NORTH
DRAWING TITLE: GENERAL ARRANGEMENT DRAWING	DATE: 15th August 2025	SCALE: 1:250@B1
PROJECT ADDRESS: 22 Gordon St, Nedlands, WA, 6009	DRAWN BY: AS	CHECKED BY: RB
	JOB NUMBER: 2317601	DRAWING NO.: DA.L.001
		REVISION: A

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File Path



LEGEND - SOFT WORKS

GARDEN BED:
IRRIGATED
REFER TO SPECIFICATION FOR DETAILS

TURF GRASSING:
SPECIES: KIKUYU
IRRIGATED
REFER TO SPECIFICATION FOR DETAILS

EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION. TREES SUBJECT TO DETAILED ASSESSMENT BY ABEORIST AND PREPARATORY WORKS PRIOR TO CONSTRUCTION COMMENCING ON SITE.

PROPOSED TREES

PROPOSED TREE IN CAR PARK
REFER DETAIL L.701 / 16

TREES

Key	Botanic Name
AGFL	AGONIS FLEXUOSA
ALFR	ALLOCASUARINA FRASERIANA
COCA	CORYMBIA CALOPPHYLLA
EUCA	EUCALYPTUS CAESIA 'SILVER PRINCESS'
EUER	EUCALYPTUS ERYTHROCORYS
EUGO	EUCALYPTUS GOMPHOCEPHALA
EUTO	EUCALYPTUS TODTIANA
HALA	HAKEA LAURINA
MEPR	MELALEUCA PREISSIANA
MERH	MELALEUCA RHAPHIOPHYLLA
XAPR	XANTHORRHOEA PREISSII

SHRUBS & GROUNDCOVERS

Key	Botanic Name
ACCY	ACACIA CYCLOPS
ACPU	ACACIA PULCHELLA
ACRO	ACACIA ROSTELLIFERA
ACSA	ACACIA SALIGNA 'PROSTRATE'
ACPR	ACANTHOCARPUS PREISSII
ADCU	ADENANTHOS CUNEATA
ADSE	ADENANTHOS SERICEUS 'COMPACT'
ANFL	ANIGOZANTHOS FLAVIDUS 'BIG RED'
ANYE	ANIGOZANTHOS 'YELLOW GEM'
BAAT	BANKSIA ATTENUATA DWARF
BADA	BANKSIA DALLANNEYI
BAGR	BANKSIA GRANDIS
BAME	BANKSIA MENZIESII
BOER	BOSSIAEA ERIOCARPA
CAPR	CALLITRIS PREISSII
CAQU	CALOTHAMNUS QUADRIFIDUS PROSTRATE
CHCO	CHORIZEMA CORDATUM
COCA	CONOSTYLIS CANDICANS
DIRE	DIANELLA REVOLUTA 'SEASCAPE'
ERGL	EREMOPHILA GLABRA
GRCH	GREVILLEA CHRITHMIFOLIA
GRPR	GREVILLEA PREISSII 'SEASPREY'
HAPR	HAKEA PROSTRATA
HEPU	HEMIANDRA PUNGENS
HYAN	HYPOCALYMMA ANGUSTIFOLIUM
JAFU	JACKSONIA FURCELLATA
KEPR	KENNEDIA PROSTRATA
LOKA	LOMANDRA 'KATRINUS DELUXE'
LOLI	LOMANDRA 'LIME TUFF'
MARI	MACROZAMIA RIEDLEI
MYPA	MYOPORUM PARVIFOLIUM 'YAREENA'
PAOC	PATERSONIA OCCIDENTALIS
PIWH	PIMELEA 'WHITE SOILTAIRE'
RHBA	RHAGODIA BACCATA
SPGL	SPYRIDIUM GLOBULOSUM
WELO	WESTRINGIA 'LOW HORIZON'

SWALE & WETLAND

Key	Botanic Name
CAAP	CAREX APPRESSA
CAFA	CAREX FASCICULARIS
EREL	ERAGROSTIS ELONGATA
FINO	FICINIA NODOSA
GHTR	GHANIA TRIFIDA
GROB	GREVILLEA OBTUSIFOLIA 'GIN GIN GEM'
HIHY	HIBBERTIA HYPERICOIDES
JUPA	JUNCUS PAUCIFLORUS
JUSU	JUNCUS SUBSENCUNDUS
LEGL	LEPIDOSPERMA GLADIATUM
METH	MELALEUCA THYMOPIDES
WEMU	WESTRINGIA MUNDI

TREE SCHEDULE

	Pot	Qty.
Trees (mixed species as per schedule above)	100 Litre	47
Sheoks (STock supplied by UWA)	Tubestock	15

PLANTING SCHEDULE

Garden Bed	Area	Spacing	Pot	Qty.
1	40.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	200.0
2	619.1 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	3095
3	28.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	140.0
4	313.2 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1566
5	356.0sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1780.0
6	271.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1355
7	18.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	90
8	124.3 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	621.5
9	18.9 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	94.5
10	137.7 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	688.5
11	331.5 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1657.5
12	692.3 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	3461.5

NOTE:

FOR GROUND FLOOR WORKS REFER TO CIVIL AND STRUCTURAL ENGINEER CONSTRUCTION DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR ALL FINISHED LEVELS, ROAD AND CAR PARK DETAILS, SIGNAGE, SERVICES, DRAINAGE AND ALL BELOW FINISHED SURFACE CONSTRUCTION DETAILS.

LANDSCAPE DRAWINGS INDICATE FORM AND FINISHES ONLY.

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV
15.08.25	FOR DA AMENDMENT	DW	RB	A

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV

File Path

CLIENT

THE UNIVERSITY OF WESTERN AUSTRALIA

PROJECT MANAGER / CONTRACT ADMINISTRATOR

The APP Group

LANDSCAPE ARCHITECT

PLAN E

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TELEPHONE 08 9388 9566

PROJECT	CLIENT	NORTH
UWA STUDENT ACCOMODATION PROJECT	UNIVERSITY OF WESTERN AUSTRALIA	
DRAWING TITLE: GROUND FLOOR SOFT WORKS DETAIL DRAWING	DATE: 15th August 2025	SCALE: 1:250@B1
PROJECT ADDRESS: 22 Gordon St, Nedlands, WA, 6009	DRAWN BY: AS	CHECKED BY: RB
	JOB NUMBER: 2317601	DRAWING NO.: DA.L.105
		REVISION: A

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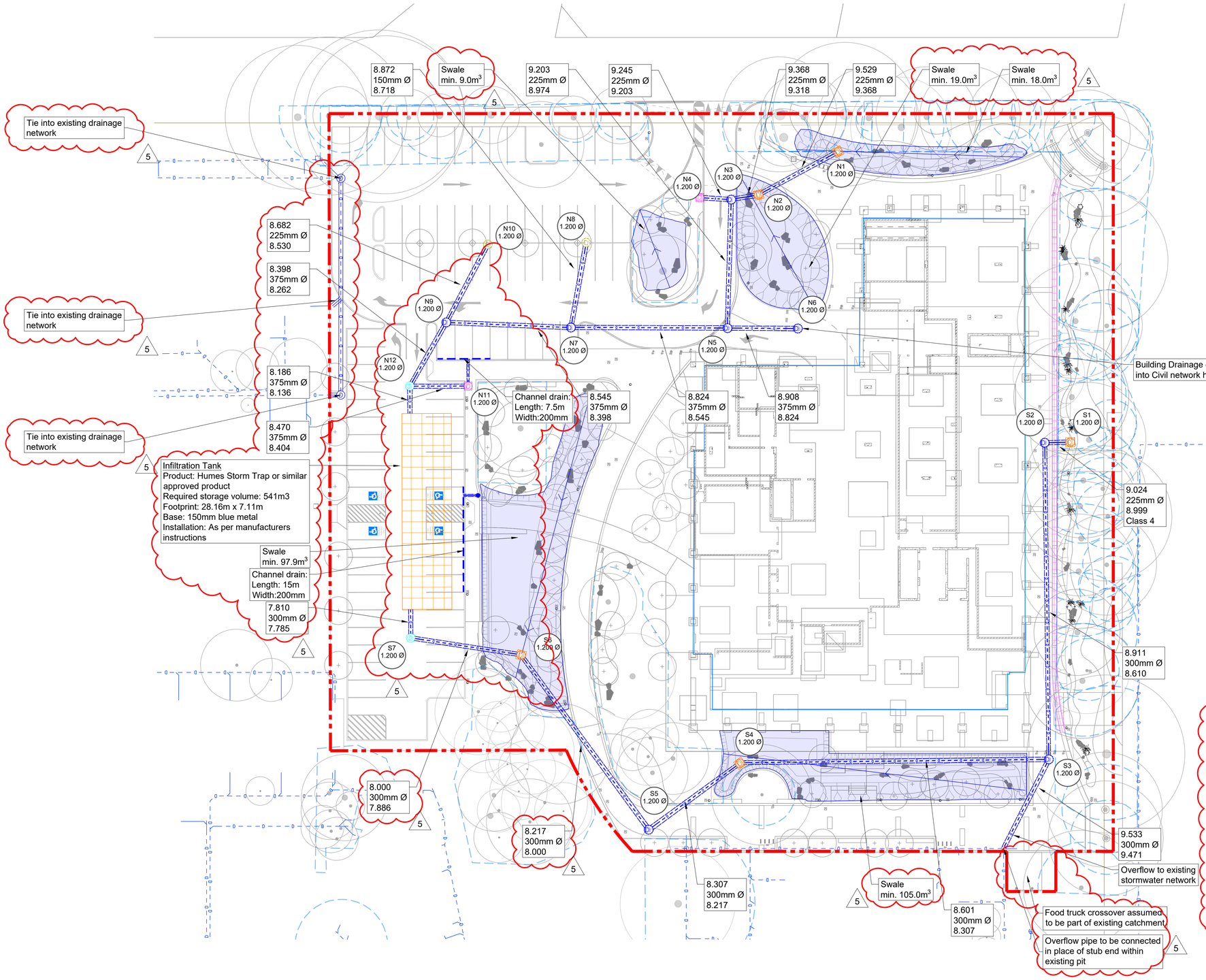

GENERAL NOTES

1. Drawings to be printed in Colour.
2. All dimensions are in metres unless noted otherwise.
3. Services information derived from BYDA, UWA records and GPR Survey files ABA-SF24736-D1-R1 Utilities.dwg, 22082024_130232_PCG94 Utilities.dwg, April 2023_Nedlands Campus.dwg.
4. The Contractor shall verify locations of existing services prior to excavation activities.
5. As per UWA design and construction standards: Civil works-I, pipes greater or equal to 300mm nominal internal diameter shall be reinforced concrete pipe commercially available to a class appropriate to the cover and loading. pipes smaller than 300mm nominal diameter shall be pvc pipe to a class appropriate to the cover and loading.
7. The minimum pipe class to be used is:
   a) Steel reinforced concrete pipe, Class 2
   b) Fibre reinforced concrete pipe, Class 4
   c) U.V. plasticised polyvinyl chloride (UPVC), Class SN8

   Note: Contractor is responsible for assessing and insuring pipe class is sufficient for construction vehicle loading and other construction work activities
8. Minimum cover for polyvinyl chloride (PVC) pipelines must be in accordance with "AS2032:2006 - Installation of PVC Pipe Systems. Pipe bedding and cover requirements for steel reinforced concrete pipe (RCP) or fibre reinforced concrete pipe (Fibre RCP) shall be determined from the Concrete Pipe Association or "AS3725:1989 - Loads on buried Concrete Pipes. The required bedding and minimum cover to pipes shall be in accordance with the manufacturer's recommendations.
9. Steel reinforced concrete pipes shall be designed for installation in accordance with "AS/NZS 3725:2007 - Design for installation of buried concrete pipes".

KEY

- Project Boundary
- Proposed Building Line
- Proposed Linear Drainage Channel
- Proposed Subsurface Carrier Pipe
- Existing Stormwater Drainage
- Proposed 1200mm Diameter Pit - Refer to drawing 690-C-PDF-0021 for details
- Proposed 1200mm Side Entry Pit - Refer to drawing 690-C-PDF-0017 for details
- Proposed 1200mm Diameter Pit with Surface Water Quality Device - Refer to drawing 690-C-PDF-0016 for details
- Proposed 1200mm Diameter Bubble-up Pit - Refer to drawing 690-C-PDF-0017 for details
- Proposed 1200mm Diameter Sag inlet Pit - Refer to drawing 690-C-PDF-0021 for details
- Proposed Infiltration Tank - Refer to drawing 690-C-PDF-0020 for details
- Proposed Swale
- Proposed Linear Channel Drain Outlet

Proposed Drainage Pipe Details

9.656 / 225mm Ø / 9.414 — Upstream Invert Level (mAHD); Pipe Size/Pipe Grade (mm); Downstream Invert Level (mAHD)

Proposed Pit/Manhole Details

N1 / 1.200 Ø — Pit/Manhole Reference; Diameter (m)

- Proposed Civil Retaining Wall - Refer to drawing 690-C-PDF-0018 for details
- Proposed Tree (Refer to Landscape drawings for details)
- Existing Tree Protection Zone or TPZ (Refer to Landscape drawings for details)

Name	Grate Type	Pit Type	Easting (m)	Northing (m)	Cover Elevation (m)	Min. Pipe Invert Elevation (m)	Pit Invert Elevation (m)	Pit Depth (m)	Pit Shape	Diameter (m)
N1	Bubble-Up	Standard	49649.268	260856.300	10.511	9.529	9.229	1.282	Circular	1.200
N2	Bubble-Up	Standard	49639.371	260848.067	10.237	9.368	9.068	1.169	Circular	1.200
N3	Sealed	Standard	49635.682	260846.619	10.400	9.203	8.903	1.497	Circular	1.200
N4	Side Entry	Standard	49631.260	260846.024	10.352	9.245	8.945	1.407	Circular	1.200
N5	Sealed	Standard	49638.760	260828.554	10.772	8.824	8.524	2.248	Circular	1.200
N6	Building Outfall	Standard	49648.599	260830.465	10.954	8.908	8.608	2.346	Circular	1.200
N7	Sealed	Standard	49616.847	260824.250	10.182	8.545	8.245	1.937	Circular	1.200
N8	Sag Inlet	Standard	49616.598	260836.552	9.865	8.872	8.572	1.293	Circular	1.200
N9	Sealed	Standard	49599.275	260821.481	10.115	8.398	8.098	2.017	Circular	1.200
N10	Sag Inlet	Standard	49602.892	260833.538	9.811	8.682	8.382	1.429	Circular	1.200
N11	Side Entry	Standard	49604.104	260813.190	9.990	8.470	8.170	1.820	Circular	1.200
N12	Sealed	SQID	49595.470	260811.440	9.957	8.186	6.486	3.471	Circular	1.200
S1	Bubble-Up	Standard	49689.867	260822.175	10.155	9.024	8.724	1.431	Circular	1.200
S2	Sealed	Standard	49686.398	260821.397	10.924	8.911	8.611	2.313	Circular	1.200
S3	Sealed	Standard	49695.757	260777.236	10.837	8.601	8.301	2.536	Circular	1.200
S4	Bubble-Up	Standard	49652.656	260768.045	9.787	8.307	8.007	1.780	Circular	1.200
S5	Sealed	Standard	49641.773	260756.205	10.328	8.217	7.917	2.411	Circular	1.200
S6	Bubble-Up	Standard	49619.042	260777.053	9.200	8.000	7.700	1.500	Circular	1.200
S7	Sealed	SQID	49602.610	260776.350	10.086	7.810	6.110	3.976	Circular	1.200

DATE	REVISION	ISSUED BY	APPROVED	NO
21/02/25	80% Design Early Works	DC	DRC	1
05/05/25	WIP Draft for LL Review	DC	DRC	2
14/05/25	Initial 80% Design	DC	DRC	3
06/06/25	Final 80% Design	DC	DRC	4
31/07/25	Issued for Construction	DRC	AD	5

Do not scale

CLIENT: THE UNIVERSITY OF WESTERN AUSTRALIA

PROJECT MANAGER / CONTRACT ADMINISTRATOR: The APP Group

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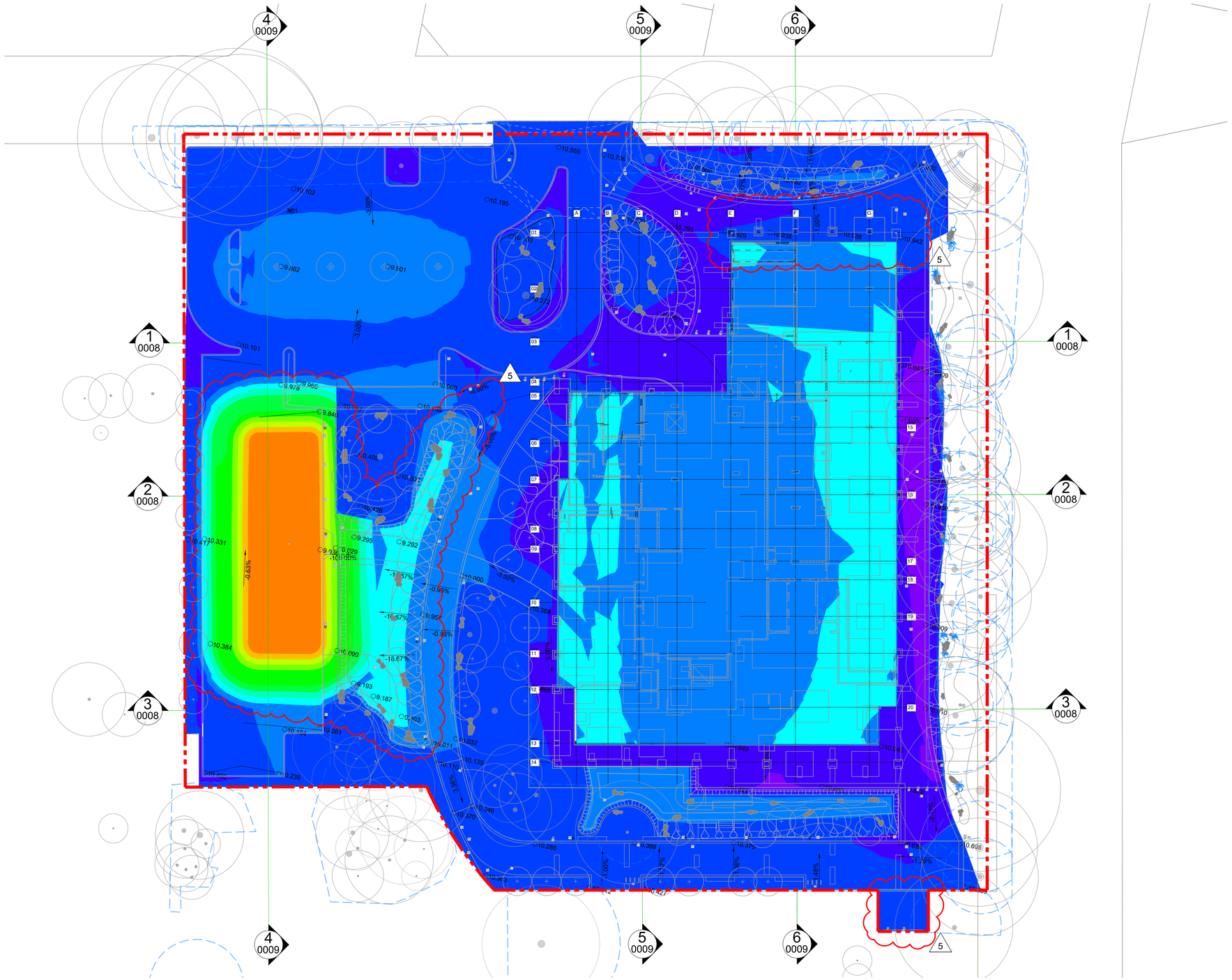
PROJECT	UWA NEDLANDS STUDENT ACCOMMODATION
CLIENT	UNIVERSITY OF WESTERN AUSTRALIA
DRAWING TITLE	CIVIL PROPOSED STORMWATER DRAINAGE LAYOUT
DATE	29/07/25
SCALE	1:250 @ B1
PROJECT ADDRESS	22 Gordon Street, Nedlands
DRAWN BY	JW/ NC/
CHECKED BY	DRC/ AD
JOB NUMBER	305232-00
DRAWING NO.	690-C-PDF-0012
REVISION	5
NORTH	



GENERAL NOTES

1. Drawings to be printed in Colour.
2. All dimensions are in metres unless noted otherwise.
3. To be read in conjunction with drawing 690-C-PDF-0007.
4. Refer to Structural package for details of Structural Fill requirements.
5. CMW report PER2023-0366AB Rev 0 Section 6.2 states 'groundwater levels between 8.2m to 8.75m below existing ground levels, equating to approximately RL1.8 and RL2.5m AHD, were observed across the site - design of permanent works for this development,maximum groundwater levels at approximately RL4m HAD should be assumed.

5

KEY

- Proposed Site Boundary
- Proposed Tree (Refer to Landscape drawings for details)
- Proposed Tree Protection Zone, TPZ (Refer to Landscape drawings for details)
- Existing Tree

5

Elevations Table

Minimum Elevation	Maximum Elevation	Area	Color
-6.00	-5.50	0.00	
-5.50	-5.00	0.00	
-5.00	-4.50	308.21	
-4.50	-4.00	60.03	
-4.00	-3.50	63.46	
-3.50	-3.00	66.92	
-3.00	-2.50	162.50	
-2.50	-2.00	107.58	
-2.00	-1.50	82.12	
-1.50	-1.00	1199.4	
-1.00	-0.50	3001.7	
-0.50	0.00	3932.9	
0.00	0.50	1300.9	
0.50	1.00	189.00	

DATE	REVISION	ISSUED BY	APPROVED	NO
21/02/25	80% Design Early Works	DC	DRC	1
05/05/25	WIP Draft for LL Review	DC	DRC	2
14/05/25	Initial 80% Design	DC	DRC	3
06/06/25	Final 80% Design	DC	DRC	4
31/07/25	Issued for Construction	DRC	AD	5

Do not scale

DATE	REVISION	ISSUED BY	APPROVED	NO

DATE	REVISION	ISSUED BY	APPROVED	NO

CLIENT

THE UNIVERSITY OF WESTERN AUSTRALIA

PROJECT MANAGER / CONTRACT ADMINISTRATOR

The APP Group

CONSULTANT

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www.arup.com

CONSULT AUSTRALIA
Member Firm
Arup Australia Pty Limited
ABN 76 625 912 665

PROJECT
UWA NEDLANDS STUDENT ACCOMMODATION

DRAWING TITLE
CIVIL PROPOSED EARTHWORK ISOPACHYTE

PROJECT ADDRESS
22 Gordon Street, Nedlands

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CLIENT
UNIVERSITY OF WESTERN AUSTRALIA

DATE
29/07/25

SCALE
1:250 @ B1

DRAWN BY
JW/ NC/

CHECKED BY
DRC/ AD

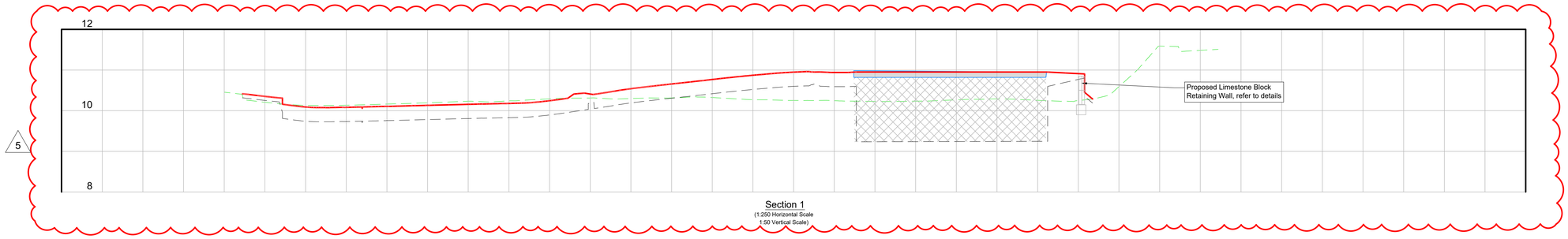
JOB NUMBER:
305232-00

DRAWING NO.
690-C-PDF-0007

NORTH

REVISION
5

Section 1



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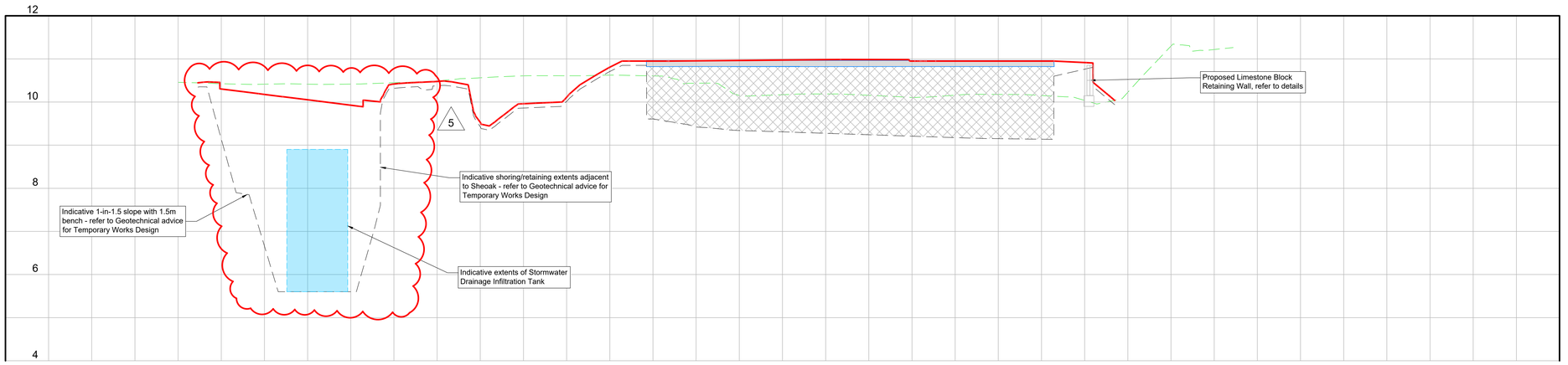
Section 2



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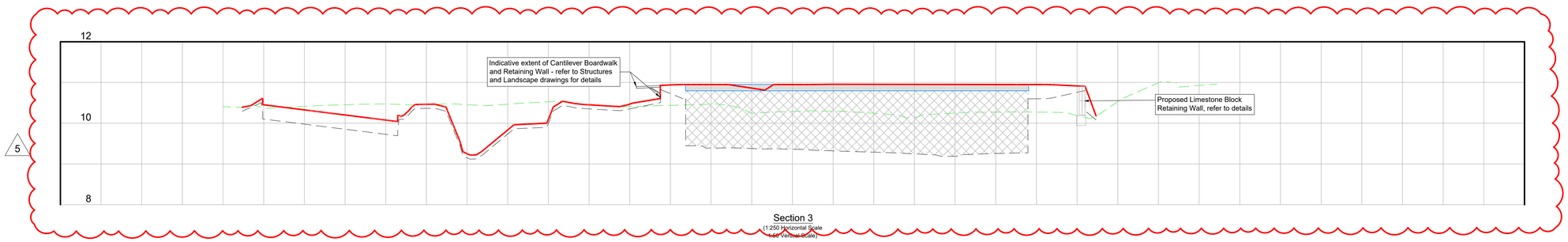

Section 3
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3. To be read in conjunction with drawing 690-C-PDF-0007.
4. Refer to Structural package for details of Structural Fill requirements.
5. CMW report PER2023-0366AB Rev 0 Section 6.2 states 'groundwater levels between 8.2m to 8.75m below existing ground levels, equating to approximately RL1.8 and RL2.5m AHD, were observed across the site - design of permanent works for this development,maximum groundwater levels at approximately RL4m HAD should be assumed.

5

KEY:

- Existing Ground Level (EGL)
- Proposed Finished Ground Level (FGL)
- Indicative Proposed Formation Level
- Under-slab Levels
- Structural Fill
- Proposed Slab / Footings

DATE	REVISION	ISSUED BY	APPROVED	NO
21/02/25	80% Design Early Works	DC	DRC	1
05/05/25	WIP Draft for LL Review	DC	DRC	2
14/05/25	Initial 80% Design	DC	DRC	3
06/06/25	Final 80% Design	DC	DRC	4
31/07/25	Issued for Construction	DRC	AD	5

Do not scale

DATE	REVISION	ISSUED BY	APPROVED	NO

DATE	REVISION	ISSUED BY	APPROVED	NO

CLIENT

THE UNIVERSITY OF WESTERN AUSTRALIA

PROJECT MANAGER / CONTRACT ADMINISTRATOR

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PROJECT: UWA NEDLANDS STUDENT ACCOMMODATION	CLIENT: UNIVERSITY OF WESTERN AUSTRALIA	NORTH
DRAWING TITLE: CIVIL PROPOSED EARTHWORK SECTIONS - SHEET 1	DATE: 29/07/25 / SCALE: 1:250 @ B1	
PROJECT ADDRESS: 22 Gordon Street, Nedlands	DRAWN BY: JW/ NC/ / CHECKED BY: DRC/ AD	
	JOB NUMBER: 305232-00 / DRAWING NO. 690-C-PDF-0008	REVISION: 5

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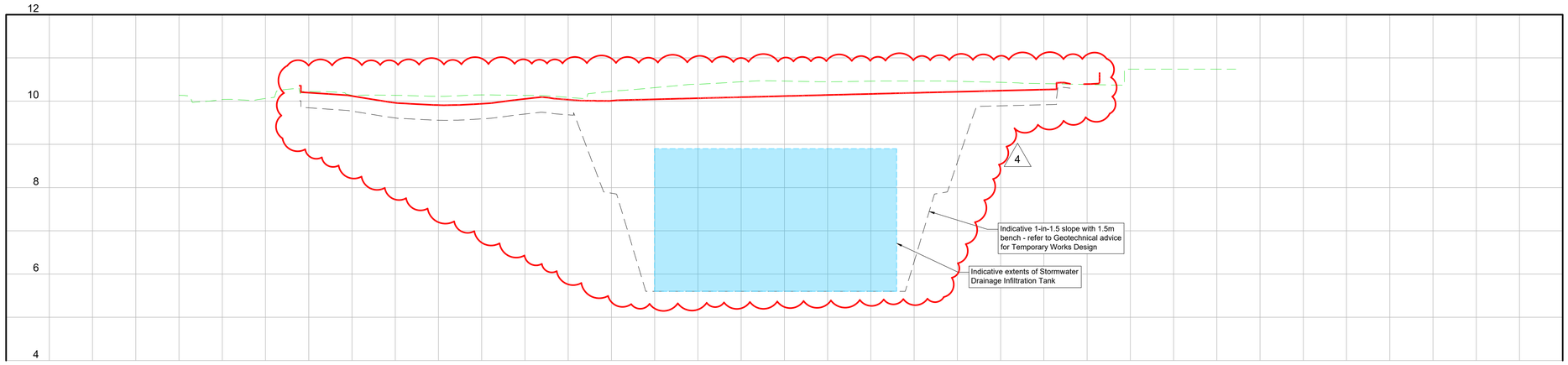

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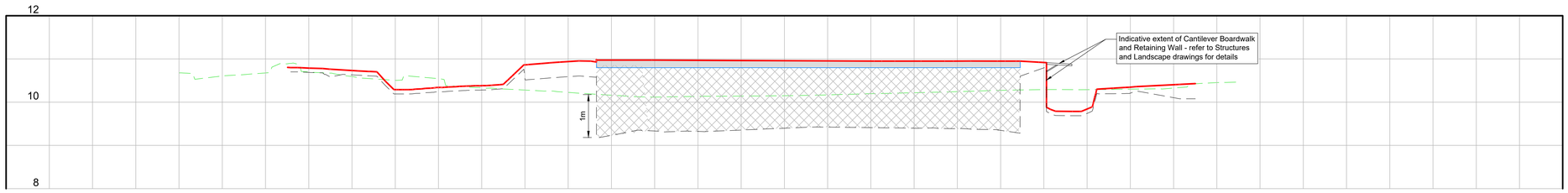

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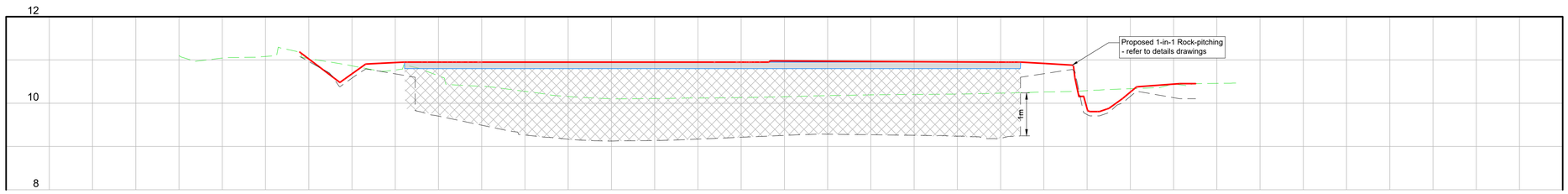

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4

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PROJECT: **UWA NEDLANDS STUDENT ACCOMMODATION**	CLIENT: **UNIVERSITY OF WESTERN AUSTRALIA**	NORTH
DRAWING TITLE: **CIVIL PROPOSED EARTHWORK SECTIONS - SHEET 2**	DATE: **29/07/25**	SCALE: 1:250 @ B1
PROJECT ADDRESS: 22 Gordon Street, Nedlands	DRAWN BY: JW/ NC/	CHECKED BY: DRC/ AD
	JOB NUMBER: 305232-00	DRAWING NO.: 690-C-PDF-0009
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Waste Management Plan

UWA Nedlands Student Accommodation Project

Rev_6

Project No. 23-1506-1

IN CONFIDENCE

University of Western Australia

13 August 2025

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Rev_3	J Bradbury	J Campbell	29 October 2024
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Rev_6	J Bradbury	J Campbell	13 August 2025

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1 Development details

This Waste Management Plan (WMP) has been prepared for the following project:

Project name / address	University of Western Australia (UWA) Nedlands Student Accommodation Project, 22 Gordon Street, Nedlands, WA
Client	UWA
Architect	Plus Architecture
Project Manager	The APP Group
Planning status	Development Application amendment submission indicatively planned for early August 2025
Green rating / sustainability objectives	5 Green Star rating under the Green Building Council of Australia Buildings v1 rating tool
Overview of development	A new 14-storey development, Nedlands Student Accommodation (NSA) will have 847 student beds in a multi-wing tower. The accommodation will consist of a mixture of studio apartments, accessible/premium apartments, twin-share apartments, two bedroom apartment and four bedroom apartments. The 13th floor will contain a semi-outdoor amenity and communal space. Level 1 floor will consist of study and communal spaces and shared kitchen, laundry facilities and office for building management. Ground floor will consist of a mixture of commercial spaces including a café and commercial space. Car parking bays will be also be on the ground floor.
Architectural plans / area schedule / development information	Architectural plans and area schedule, received from Plus Architecture dated 18th July 2025
Local Government discussions	Conversation with Lyes Bolulakdam, Senior Waste Management Operations Officer, City of Perth regarding council waste management requirements, 3 October 2024 and subsequent conversations on 18 October 2024 and 1st of July 2025 clarifying the servicing of the building, spatial and separation requirements of the bin stores.

1.1 Context

For efficient and effective waste management, the collection and centralisation of waste, recyclables and organics has been carefully considered at the building design phase. Key factors considered at the design phase include:

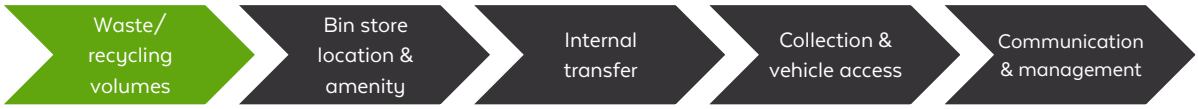
- Local government requirements for determining waste generation rates
- Waste, recycling and organics volumes likely to be generated during building operation
- Number and types of bins required
- Bin stores size, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the building
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- Communication and ongoing management of waste and recycling services

1.2 Key components of the Waste Management Plan

This Waste Management Plan (WMP) consists of five core components. It presents detailed information on each of the following components.



2 Estimated waste and recycling volumes



2.1 Project parameters

The development when operational will include the following areas:

- Ground floor :
    - Café – 86m^2
    - Commercial (benchmarked as a supermarket within this report) – 554 m^2
    - Lobby, student amenity and multipurpose space– 386 m^2
- Level 1
    - Student study areas, communal kitchen, building office space and other amenities – 1,410 m^2
- Levels 2 to 12 – student accommodation rooms providing a total of 847 student beds :
    - 539 single bed studio apartments
    - 44 single-bed accessible or premium apartments
    - 44 twin-share apartments
    - 44 four-bedroom cluster apartments.
- Level 13 - student communal areas – 130 m^2

2.2 Guidelines

The following have been used in the development of this report:

- City of Perth Guidelines in New Developments Rev 5 (2019)
- Green Star Buildings v1 – Credit 4 Operational Waste
- UWA Design and Construction Standards: Building and Architecture - A. Version 2.1 (2020)

2.3 Waste generation rates – student accommodation

For student accommodation waste, the City of Perth Guidelines in addition to Encycle's experience and knowledge of the uses of multi-unit developments are used to calculate the estimated generation of waste, recycling and organics. The table below sets out the waste generation rates applied to the student accommodation, based on the City of Perth guidelines for 'special residential' adjusted to incorporate 13% of the general waste as FOGO.

No. of bedrooms	Waste requirement	Recycling requirement	FOGO requirement
1 bedroom	34.8 L/unit/week	20 L/unit/week	5.2 L/unit/ week
2 bedroom	69.6 L/unit/week	40 L/unit/ week	10.4 L/unit/ week
4 bedroom	139.2 L/unit/week	80 L/unit/ week	20.8 L/unit/ week

2.4 Waste generation rates – commercial

For commercial waste, the City of Perth Guidelines in addition to Encycle's experience and knowledge of the uses of the development are used to calculate the estimated generation of waste, recycling and organics.

Premises type/ building use	Waste generation rate	Recycling generation rate	Percentage breakdown of recycling stream by material
Office	0.1 L /1m^2/day	0.1 L /1m^2/day	7% commingled 79% paper 14% cardboard 10% soft plastics 20% of waste is organics
Education Space	0.05 /1m^2/day	0.05 /1m^2/day	100% commingled recycling
Supermarket – (Refer to assumption below)	6.6 L /1m^2/day	2.4 L /1m^2/day	25% commingled 50% cardboard 25% soft plastics 20% of waste is organics
Café	3 L /1m^2/day	2 L /1m^2/day	40% commingled 50% cardboard 100% glass (in addition) 10% used cooking oil 10% soft plastics 20% of waste is organics

2.5 Assumptions

Estimated waste generation development is calculated based on Encycle's experience, the UWA Design and Construction Standards and the City of Perth Guidelines. The following assumptions have been applied in the calculation of the waste generation for the development:

- Best practice waste systems for segregation and recycling/composting of materials will be implemented.
- There will be a facility manager on-site to oversee waste management systems when the accommodation becomes operational.
- The separation of waste streams relies on good internal infrastructure for bins and signage
- The commercial space as indicated on the architectural drawings has been assumed to be a supermarket and the relevant waste generation rates have been applied. This is expected to the maximum waste generating space.
- The café will be operated by an external operator 7 days per week and is anticipated utilise cooking oil for frying food. The café will have outside seating and the total NLA has been increased by 50% in the waste calculations to consider the additional customers in the outdoor areas.
- Waste generation for the café, the commercial space (supermarket), office space and shared study space is based on a 7-day working week.
- The waste generation rates are based on the number of apartments, the NLA described in below and the other assumptions listed in this section.
    - Ground floor :
        - Café –129m^2
        - Commercial (benchmarked as a supermarket within this report) – 554 m^2
        - Event space– 100 m^2
    - Level 1 Student study areas, communal kitchen, building office space and other amenities – 1,410 m^2
    - Level 13 - student communal areas – 130 m^2
- Areas occupied by plant / equipment, corridors, storage areas, toilets and void spaces are non-waste generating areas and have been excluded from the calculations where possible.
- Cooking facilities such as microwaves and hotplates are provided in the student rooms.
- Organic waste (food waste) generated from the commercial and accommodation spaces will be source separated and taken to an off-site composting facility by a service provider.

- Garden waste generated around the building will be managed by the ground staff and taken back to the main campus green waste skips.
- For each of the apartment types the following number of beds have been used as the basis:
    - Studio & long studio = 1 bed
    - Accessible/premium apartment = 2 bed is assumed as these can be tenanted by a couple and would represent the most conservative case
    - Twin-share apartments = 2 bed
    - Two bedroom apartment = 2 bed
    - Four bed cluster apartments = 4 beds
- The accommodation on levels 2 to 12 will utilise chutes to dispose of recycling and general waste and 120 L bins will be provided on each floor for the food organic (FO) waste.
- Typical student accommodation is likely to have high levels of bulk waste due to a change in tenancy (for example at the end of terms and semesters). Bulk waste will be minimised in this building as the UWA will provide all furniture for the students such as beds, hotplates, fridges and microwaves.
- The communal kitchen on level 1 has been assumed to not generate additional organic waste, as the food waste has already been accounted for in the apartments in levels 2 to 12.
- The use of disposable packaging by the café (e.g. compostable packaging), has not been factored into waste generation rates. The use of reusable cutlery and crockery has been assumed.
- Container Deposit Scheme (CDS) eligible containers generated from the building areas, supermarket and café will be segregated into CDS bins.
- The waste generated during events held in the student lobby will be managed by facilities management. The facilities manager will liaise with the event organisers to determine the waste management requirements. This will involve liaising with the private service provider to bring in additional bins prior to the event.

2.6 Number of bin stores required

The building will have three bin stores to service the student accommodation, cafe and commercial tenancies of the building separately:

i. **Bin store 1:** waste, recycling and food organics from the student accommodation, apartment offices, event space and communal spaces

ii. **Bin store 2**: Café waste, recycling and organics

iii. **Bin store 3**: Commercial waste, recycling and organics

2.7 Number of bins required – bin store 1

The number of bins required for the student accommodation waste are set out in Table 1.

Table 1: Number of bins to be stored in the student accommodation bin store (including apartments, apartment offices and communal spaces)

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (compacted)	660	8	6 x weekly	GW
Commingled recycling	660	8	6 x weekly	CM
Food organics (FO)	120	18	6 x weekly	FO
Charity bin for clothing/textiles	660	1	As required	CH
CDS/Glass recycling	240	3	As required	CDS
Bulky cardboard recycling	1100	1	As required	CB
Bulky general waste (items not suitable for chute)	1100	1	As required	BGW - bins
Bulky waste – large items	$3m^3$	1	As required	BGW - loose
Electronic waste (e-waste)	660	1	As required	E

2.8 Number of bins required – bin stores 2 & 3

The number of bins to be stored in the café and commercial bin stores are set out in Tables 2 and 3. The bin stores should have two separate areas for each tenancy type so that charges for waste services can be easily applied to each tenant.

Table 2: Number of café bins to be stored in bin store 2

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (excluding food waste)	660	2	3 x weekly	GW
Commingled recycling	660	2	Weekly	CM
Cardboard recycling	660	2	Weekly	CB
CDS recycling	240	4	3 x weekly	CDS
Used cooking oil	200	1	As required	CO
Organic waste (food)	120	2	3 x weekly	FO

Table 3: Number of commercial bins to be stored in bin store 3

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (excluding food waste)	1100	6	6 x weekly	GW
Commingled recycling	1100	1	3 x weekly	CM
Cardboard recycling	1100	2	3 x weekly	CB
Soft plastics recycling	1100	1	3 x weekly	SP
Glass/CDS recycling	240	2	3 x weekly	CDS
Organic waste (food)	120	14	6 x weekly	FO

2.9 NSA Lobby events

The events held in the NSA lobby will be managed by the facilities manager. The facilities manager will liaise with the event organisers to determine the waste management requirements. This will involve liaising with the private waste service provider to bring in additional bins prior to events.

3 Bin store locations and amenity

Waste/ recycling volumes | Bin store location & amenity | Internal transfer | Collection & vehicle access | Communication & management

3.1 Bin store location

All two bin stores will be located on the ground floor. Refer to Figure 1 and bin layout in Figure 2.

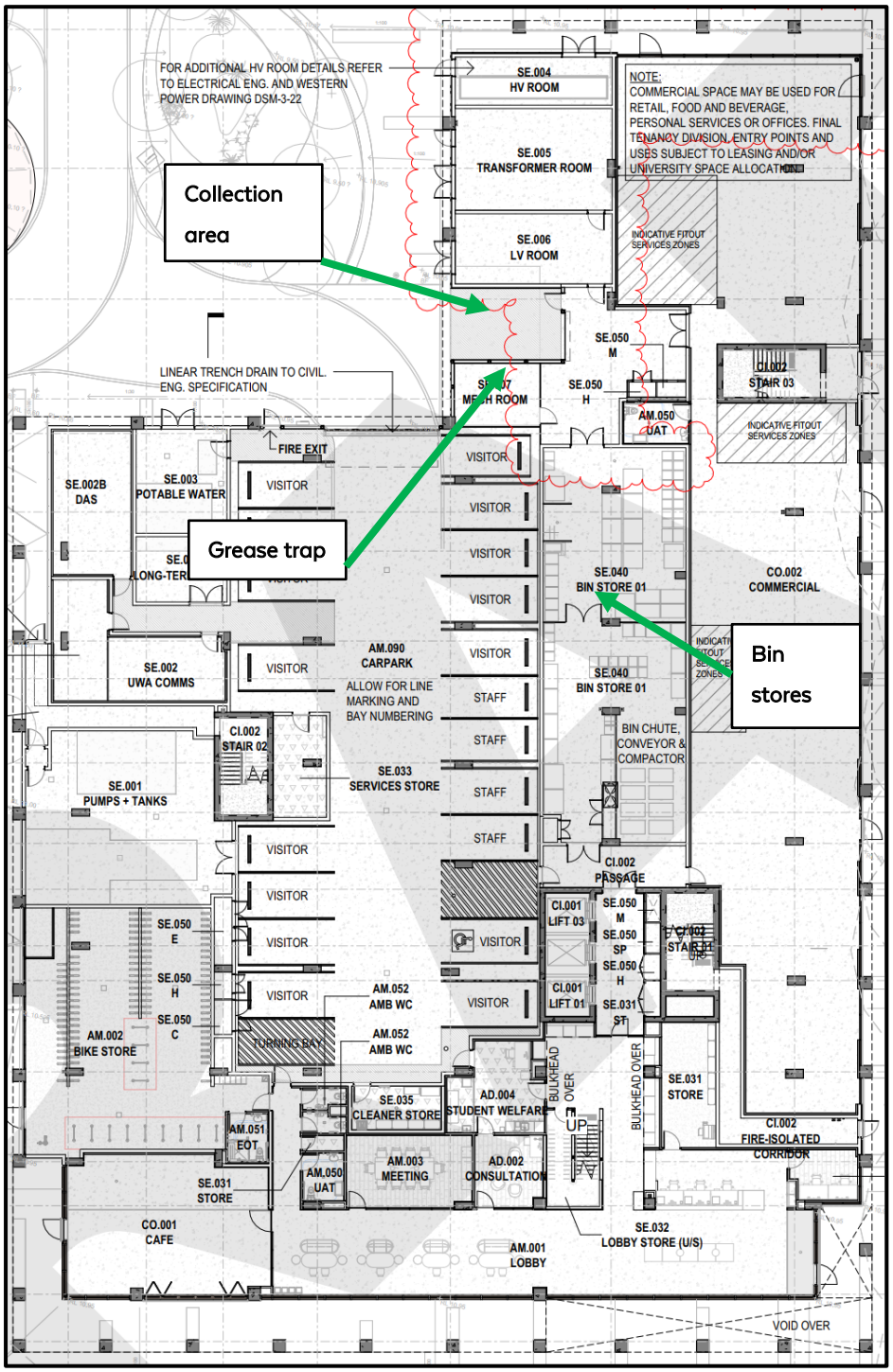


Figure 1: Ground floor plan showing the location of bin stores, chutes and collection area



Figure 2: Bin store layouts. Please note the minimum width of the walkways is 1070mm.

3.2 Bin store amenity

The bin stores have been designed to include the following requirements in Table 4.

Table 4: Bin store amenity requirements

Aesthetics	The bin stores are consistent with the overall aesthetics of the development.
Fully enclosed	The bin stores are fully enclosed and weatherproof, and only accessible by commercial tenants, cleaners, building management and waste service provider. If required to dispose of bulk items, the students will be escorted to the bin store by NSA staff.
Spatial requirements	The bin stores allows sufficient space to accommodate, manoeuvre and wash the bins and equipment specified. Bins are stored in a maximum of two rows as there is a full time facility manager for the building. Space for personnel access way between rows of bins is included.
Bin wash	The bin store has impermeable walls and floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer/an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. A 100 mm floor waste gully to waste outlet is included. Both hot and cold water is available.
Contingency	Additional collections can be organised if the waste generated increases. In addition as this will operate as student accommodation non-term periods are likely to generate less waste such as public holidays over the Christmas period.
Doors	Doors are ventilated both internally and externally for each bin stores. Self-closing doors are installed to the bin stores to eliminate access to vermin. Doors from the bin stores to the servicing/collection area can be locked open. Doors are designed to fit the largest bin, to enable bins to be easily wheeled into and out of the bin stores.
Security	Security measures are designed to limit access to the bin store/s, e.g. PIN code that can be easily changed and reduces loss of key cards etc.
Walls and ceilings	Internal bin store walls are cement rendered (solid and impervious) to enable easy cleaning. Ceilings are finished with a smooth faced, non-absorbent

	material that can be easily cleaned. Walls and ceilings are finished or painted in a light colour.
Floors	Floors are constructed in concrete in accordance with AS 2870. Floors are evenly graded to an approved liquid refuse disposal system. Slab thickness is a minimum of 100 mm, impervious and with a brush finish treatment.
Ventilation and odour	The design of the bin stores provides for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Lighting	Bin stores are provided with artificial lighting, with sensor or switch controls both internal/external to the bin stores. Artificial lighting in laneways/loading bays and access walkways to bin stores will ensure staff safety and decrease antisocial behaviour.
Noise	Noise is minimised through considering the location of the bin stores and collection point and the timing of collections to prevent disruption to occupants.
Signage	Visual aids and signage will be provided when the bin stores is operational to ensure that the area works as intended.
Cooking oils	Used cooking oil storage will be bunded.

4 Internal transfer



4.1 Chute system

A dual chute system will be installed in the student accommodation tower, including one chute for general waste and one chute for commingled recyclables. The chutes will terminate at the bin store on the ground floor and will discharge waste (compacted) and recycling (uncompacted) into bins on two conveyors. General waste will be compacted prior to being deposited into the bins. The compaction ratio is 2:1.

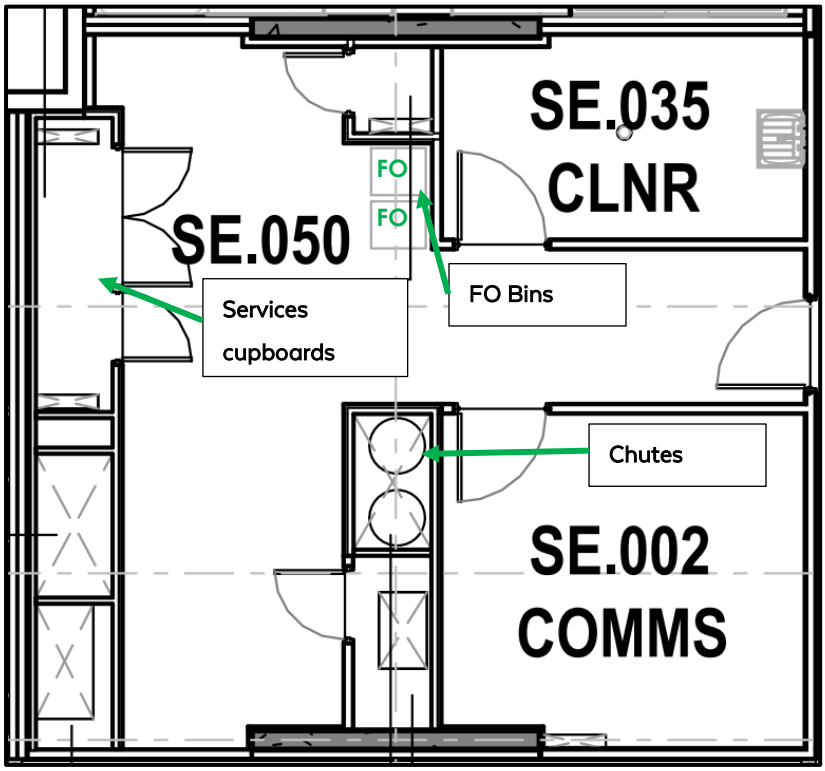


Figure 3: Typical residential floor showing general waste and commingled recycling chute room, as well as inclusion of FO 120 L bins

4.2 Transfer of waste from student floors to bin store

Students/cleaners will be responsible for disposing of waste and recycling down the correct chute by using the chute hatches on each level. Items not suitable for disposing down the chutes, such as cardboard boxes, glass, organic waste, bulky waste items and clothing/bedding, are to be taken down

the lifts to the student accommodation bin store and placed in the correct bin. Note: The facilities manager will provide escorted access to the bin store.

Students will collect food organics within kitchen/kitchenettes in 10 L caddies with or without a compostable liner, then place into the 120 L bins available on each floor. The caretaker/cleaners will move the full 120 L bins into the bin store on a daily basis and return the empty 120 L bins to each floor. Students will be required to wash their caddies.

A charity bin is provided for unwanted clothing and bedding items and is stored in the student accommodation bin store. With the transient nature of people in large multi-unit developments there is a tendency to throw away items of this nature when relocating. A bulk bin is provided for cardboard boxes that are generated from deliveries and residents who are moving in. A bulk general waste bin is provided for bulky general waste such as umbrellas, mops and other bulk items not suitable for disposing down the chute.

4.3 Transfer of waste from NSA offices and commercial tenancies to bin store

Staff/cleaners from the NSA officers will transfer waste and recycling down the lift through the passage to the bin store 1.

The commercial tenancy staff will transfer waste and recycling from the back of house door directly to commercial bin store.

The café tenancy will transfer waste from the café through the NSA lobby, the internal carpark to the café bin store. The tenants of the café should wear high visibility clothing when transferring the bins.

Refer to Figure 4 for the internal transfer routes.

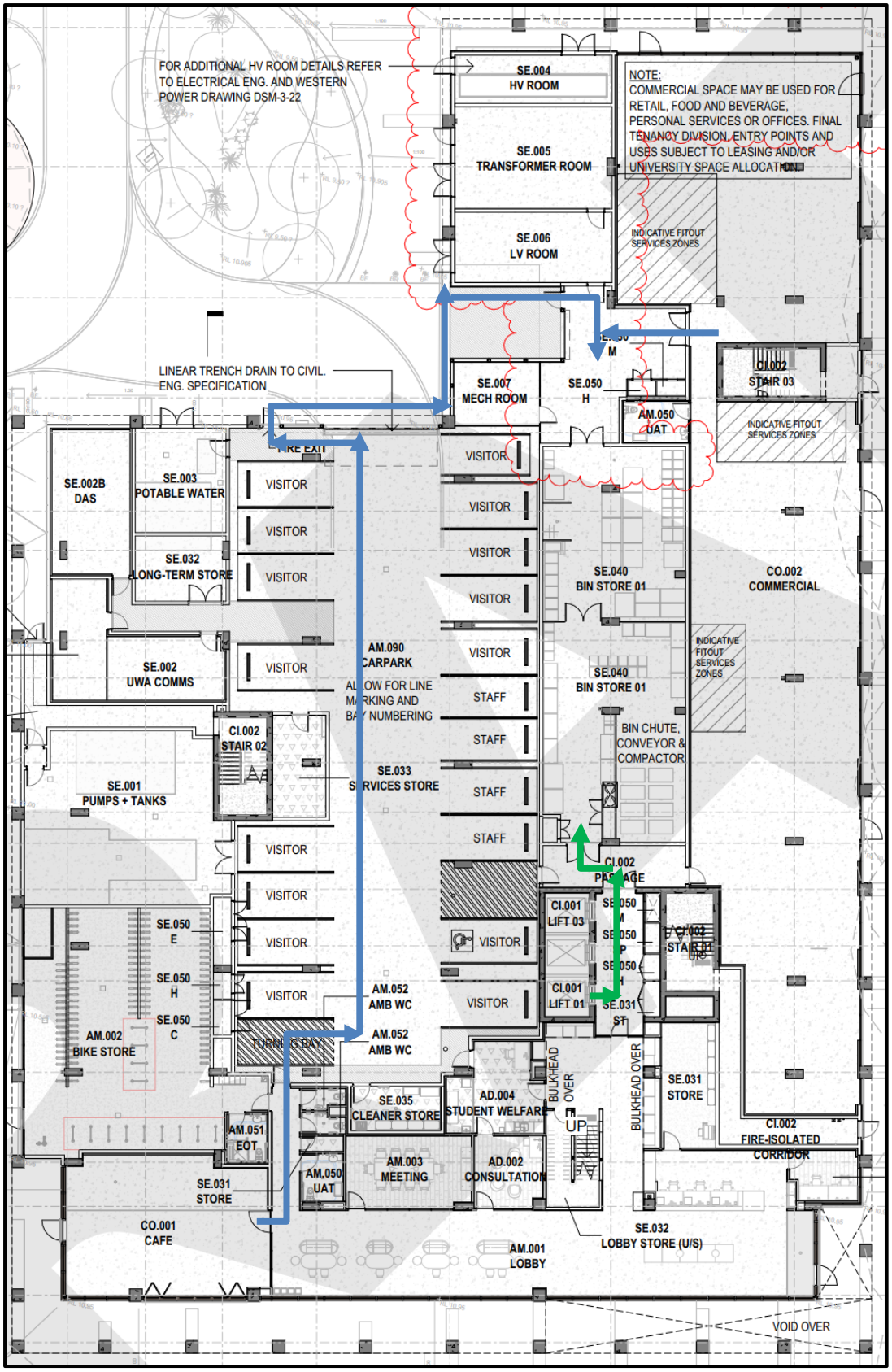


Figure 4: Internal transfer routes

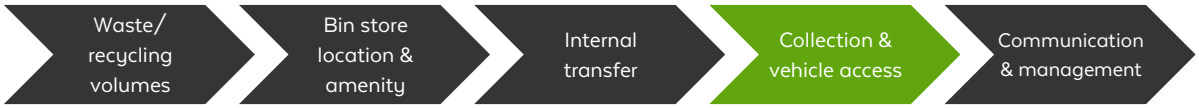
4.4 Bin transfer requirements

All bin transfer routes have been designed to include the following requirements in Table 5.

Table 5: Bin transfer requirements

Bin transfer requirements	
User access route	Waste transfer routes avoid stairs/steps and steep ramps (grade of slope <1:20 and other potential hazards between points of waste generation, storage and collection. Waste transfer routes are designed to ensure that bins (particularly when full) are not moved over any significant distances.
Manual handling	Manual handling of waste in garbage bags is excluded from the waste management systems wherever possible.
Transfer route width	All doors, corridors and lifts on the transfer route are designed to fit the largest bin.
Access for waste collection vehicles	Waste collection vehicles will safely enter, operate and exit the development with minimal reversing or manoeuvring.
Walkways	Safe access to waste collection vehicles have been provided to reduce the risk of accidents.

5 Collection and vehicle access

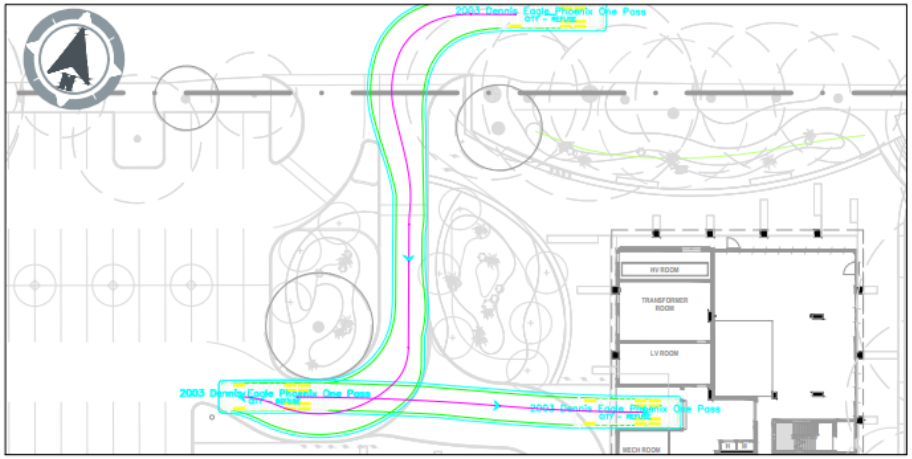


A private service provider will service the full range of student accommodation and commercial bins. A range of rear-lift vehicles will access to the building. In addition, tanker vehicles will access to service the used cooking oil storage unit and grease trap.

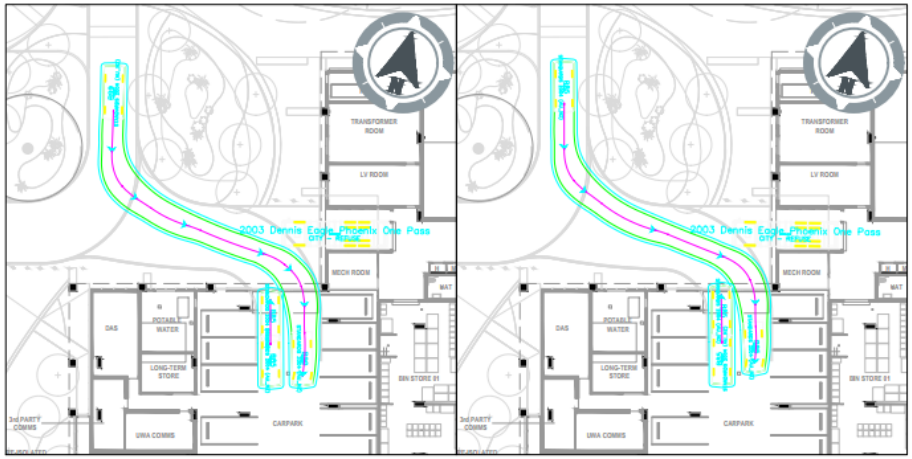
On collection days, rear-lift vehicles for both the student accommodation and commercial general waste, commingled recycling, cardboard, soft plastics and food organics will enter the site's carpark from Gordon Street on the ground level. The vehicles would drive in a forwards direction, then reverse into the loading area in front of the bin stores. The operatives will enter the stores to retrieve and service the relevant bins and then return the empty bins to the bin stores. The vehicles will then travel forwards and exit the carpark via Gordon Street.

A small tanker vehicle will be required to empty/service the used cooking oil and a large tanker will be required to service the grease trap. A height clearance of 4 m is provided to accommodate a range of waste and recycling vehicles accessing the ground level.

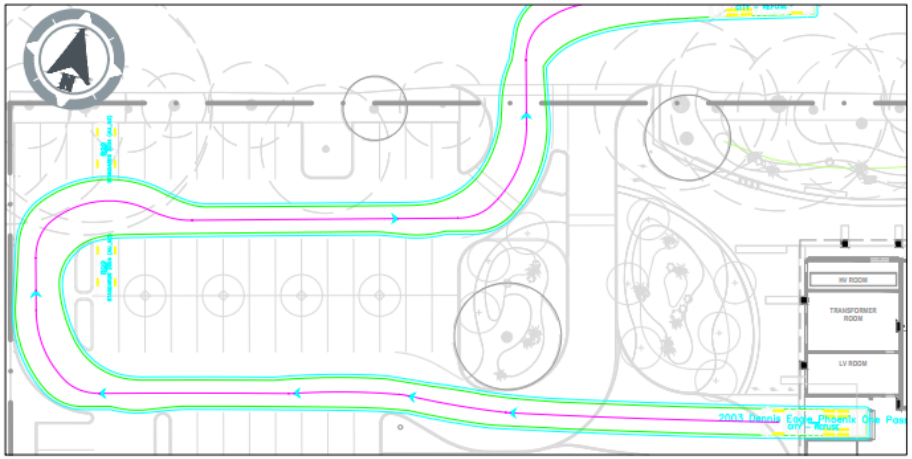
Swept path analysis for vehicle ingress and egress has been completed by PJA taking into consideration the specifications of the largest waste collection vehicle (see Figure 5). Line marking and a give way sign will be placed at the exit from the parking area this will ensure cars exiting the parking area should give way to anyone entering including the waste truck.



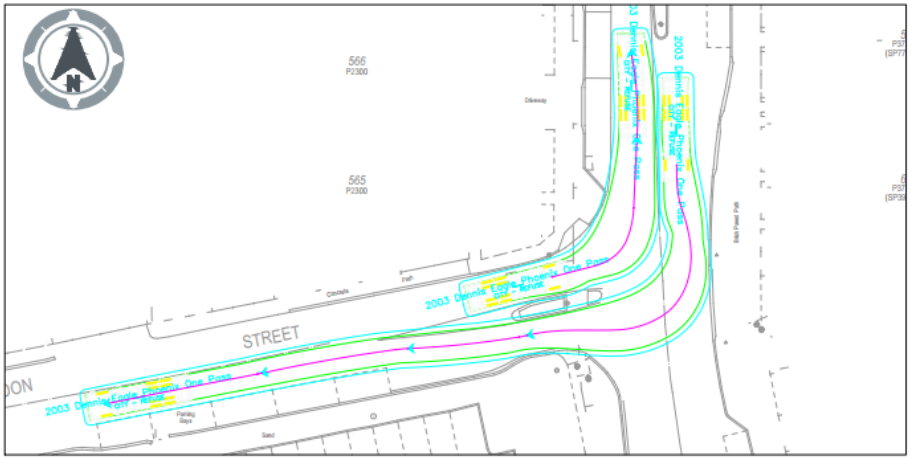
Viewport 1 - Waste Truck Entry to Collection Zone
Rear Loader (10.1m Long) at 5km/h with 300mm Body Clearance



Viewport 2 - Car Entering Carpark At Waste Collection
LHS: B99 Passenger Car (5.2m Long) / RHS: B85 Passenger Car (4.9m Long) at 5km/h with 300mm Body Clearance



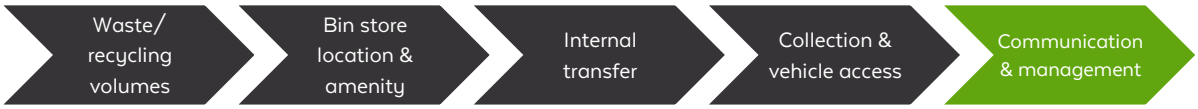
Viewport 3 - Waste Truck Exiting Site
Rear Loader (10.1m Long) at 5km/h with 300mm Body Clearance



Viewport 4 - Waste Truck Entering/Exiting Gordon Street
Rear Loader (10.1m Long) at 10km/h with 500mm Body Clearance

Figure 5: Swept path analysis showing access for waste collection vehicles. Vehicle length 10.5m, width 2.5m, height 3.8m and turning circle 19m.

6 Ongoing communication and management



6.1 Management

The facilities manager will be responsible for overseeing the waste management systems. The facilities manager and cleaners will be trained and informed about their responsibility to work closely with the private service provider regarding the schedule for collection and presentation of bins. The facilities manager and cleaners will be responsible for maintaining the bin store in a clean and tidy condition at all times and ensuring bins are washed regularly. The cleaners will be responsible for rotating full bins at the base of each chute with empty bins.

6.2 Communication

All students, staff and commercial tenants will be made aware through a body corporate document/ building users guide / tenancy agreement document (or equivalent) of the waste and recycling systems and how they should be used. An Operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the building.

Facilities management will be responsible for the continuing education of students on correct segregation of waste, recyclables and food organics and usage of the chutes to ensure successful performance of the dual chute system.

Communication to students about correct use of the chute system will be ongoing, using formats such as good signage at the chute hatches, newsletters, noticeboards, social media, etc.

Appendix A: Glossary of terms and acronyms

Bulk waste	Bulk waste includes old and broken furniture, white goods and large electronic items. Commercial developments/tenancies are generally responsible for removing bulk waste via skip bins or organising transport to a waste transfer facility or landfill.
Bulky waste storage	An area designed to store any unwanted bulky waste items from residential, retail, commercial or industrial developments.
Chute	In multi-storey buildings, a 'chute' is literally a shaft built into the construction that allows waste and/or recyclable material to be easily transported to the ground floor level from upper levels.
Collection point	The permitted area on a footpath, roadway or private property (where applicable) that waste, recyclables and bulky waste are loaded into collection vehicles.
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
Container Deposit Scheme (CDS)	Also known as Containers for Change: In Western Australia 'eligible containers' (usually for soft and alcoholic drinks) have a 10 cent deposit which can be refunded when the container is redeemed at a refund facility.
Compactor	In residential buildings, compactors at the base of the chute are used to literally 'compact' or compress the waste material into a smaller volume to allow for optimal use of bins and space.
E-waste	Discarded electronic appliances such as mobile phones, computers, and televisions.
Food organics	Waste food in kitchens/food service settings, generated from preparation (peelings etc.), storage (out of date) or service (leftovers) that can be separated from the general waste stream for a more beneficial use.
Garden organics	Separated 'green' material (e.g. grass clippings or vegetation prunings).
General waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
Grease trap	Collection of solid greases and oils in a tanker system to remove this material from water discharged to sewer from commercial kitchens or food processing facilities. Grease trap collection vehicle requirements can be included in the Waste Management Plan where relevant. Encycle are not hydraulics engineers and do not specify or advise on grease trap systems.

Organic waste	Waste derived from material that was once living (excluding petroleum-based materials).
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.

15.2 Consideration of Development Application – 63 Dalkeith Road, Nedlands

Report Number	**PD42.10.25**
Applicant	Grand Century Construction Pty Ltd
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Quasi -Judicial
Responsible Author	Sergio Famiano – Manager Urban Planning & Development
Contributing Author	Dillon Reid – Senior Urban Planner
Director	Bruce Thompson – Director Planning and Development
Attachments	Attachment 1 – Location Plan Attachment 2 – Development Plans dated 25 November 2024 Attachment 3 – CONFIDENTIAL

Purpose

The purpose of this report is for Council to consider a development application for an extension of time to an existing approval for five (5) grouped dwellings at 63 Dalkeith Road, Nedlands. 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 2 years.

Officer Recommendation and Council Decision

That Council in accordance with Clause 77(4)(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, DA24-99846 dated 27 February 2025, for five grouped dwellings at 63 Dalkeith Road, Nedlands, subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 25 November 2024. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the original decision letter, being 23 May 2027.**

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, 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.
   And are to be thereafter maintained to the satisfaction of the City of Nedlands.

5. **Prior to occupation, landscaping shall be completed in accordance with the Landscaping Plan dated 11 April 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.**

6. **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 using the Helliwell Tree Valuation Method.**

7. **Prior to occupation, the applicant is to plant a minimum of one (1) x 30L tree located on the Dalkeith Road verge, at the expense of the applicant and to the satisfaction of the City of Nedlands.**

8. **All stormwater discharge from the development shall be contained and disposed of on-site.**

9. **The recommendations contained within the Sustainable Design Assessment report dated 19 April 2023 are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.**

10. **Prior to the issuing of a Building Permit, an acoustic report and noise management plan shall be prepared by a suitably qualified acoustic engineer certifying that the proposal incorporates sufficient sound attenuation measures in accordance with the quiet house design requirements as identified in State Planning Policy 5.4 – Road and Rail Noise.**

11. **All recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands. Any changes to the assumptions, recommendations, or acoustic solutions require assessment by an acoustic consultant to confirm compliance with Environmental Protection (Noise) Regulations 1997.**

12. **Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s):**

    "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction."

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. **Prior to occupation, the specified roof colour as shown on the approved plans or otherwise approved by the City is to be installed to the satisfaction of the City**

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	Parent Lot: 1,012m2 Strata Lot 1: 186m2 Strata Lot 2: 150m2 Strata Lot 3: 150m2 Strata Lot 4: 150m2 Strata Lot 5: 199m2
Land Use	Residential – Grouped Dwellings
Use Class	'P' – Permitted Use

The site is located at 63 Dalkeith Road, Nedlands and is 120m south of Stirling Highway (**Attachment 1**). The site is currently vacant. The site is the subject of a

subdivision application for five strata lots and a common property driveway. The site slopes upward from front to back with a fall of 1.7m from west (rear) to east (front).

The locality is predominantly characterised by single residential houses and grouped dwellings between one to two storeys. The properties in this area are coded R60 or R160 and are expected to undergo a gradual transition to a higher density and scale of development.

The property to the south (65 Dalkeith Road) features five recently completed grouped dwellings. The property directly opposite, 64 Dalkeith Road, features three grouped dwellings that are currently under construction. The lot adjacent to 64 Dalkeith Road at 66 Dalkeith Road has been previously subdivided into three lots with 3 green title 'infill' houses now completed on each, these houses feature street setbacks between 1m and 2.5m from the street. Other infill grouped dwelling developments have been approved and are under construction in Edward Street and Florence Road within the immediate locality.

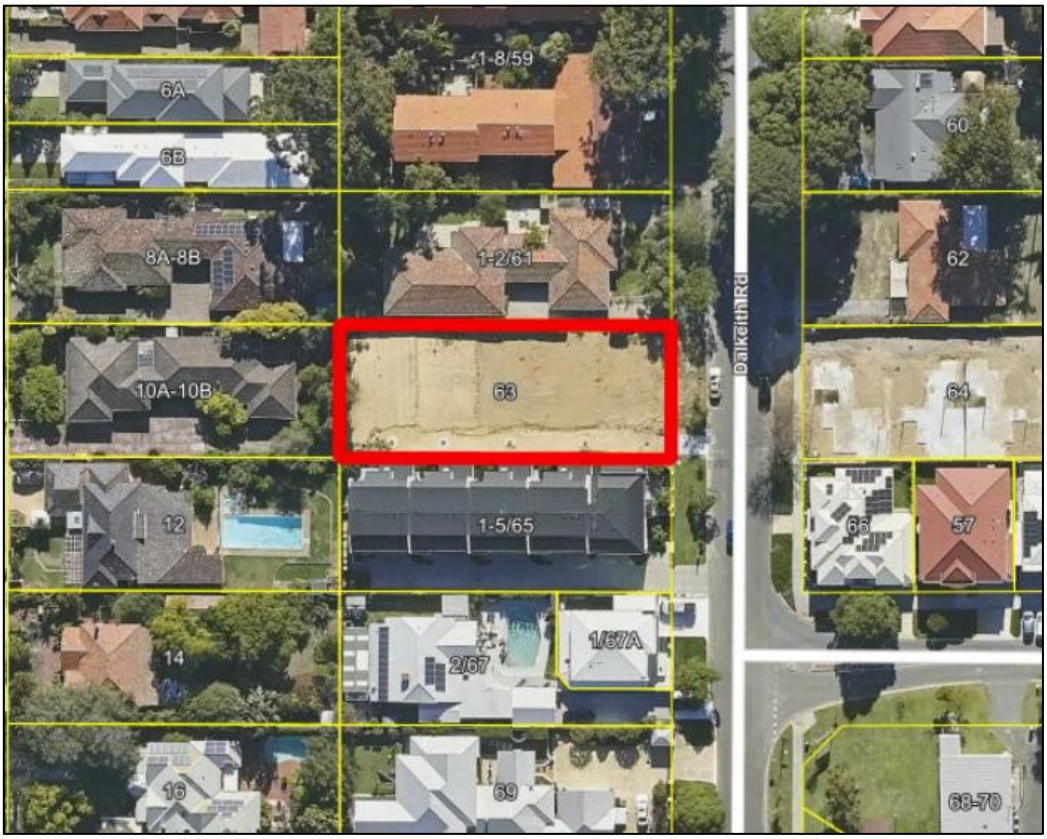


Figure 1: Aerial image

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

The original application, DA22-79952, was approved by Council at its meeting of 23 May 2023 (PD20.05.23) and had a substantial commencement date of 23 May 2025. The development underwent minor modifications through an application to amend an

aspect of the development pursuant to clause 77(c) of the Deemed Provisions. This development application (DA24-99846) was approved on 27 February 2025. The most pertinent changes are listed below:

- Removal of the visitor parking bay (consistent with the 'approved' variation)
- Increase in lot size for lot 1 (as a result of the deletion of the visitor parking bay)
- Increase outdoor living area on lot 1 (18.5m^2 to 27.5m^2)
- Eastward shift of the garage (away from the primary street)

The amended development application (DA24-99846) only approved the amendments to the development and did not extend the substantial commencement date. An extension to the substantial commencement date by 24 months is now requested, this being until 23 May 2027.

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 NSHAC 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 NSHAC 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 approved development application. 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 and has installed the new crossover and removed the redundant crossover.

The applicants have completed the majority of the working drawings for building permit submission. The applicant has also communicated that they have obtained quotes for building materials and have undertaken key materials purchases and secured storage for said materials. It is also acknowledged that the development was likely delayed due to escalating construction costs associated with undertaking the works and general market instability caused, in part, by the COVID-19 pandemic.

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. Over the last several 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.

No amendments are proposed to the approved plans from February 2025. Nevertheless, an assessment of the development against the current Planning Framework has been undertaken to demonstrate that the variations created and sought are appropriate and satisfy the design principles and objectives of the Local Planning Framework.

Clause 1.2 –Trees and Landscaping Space
The development proposes the following variations:

- 8.5% landscaping across the development site in lieu of 15%.
- 2 trees provided with a total deep soil area of 16m^2 in lieu of 18m^2

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 health tree and plant growth. The landscaping is considered to meet the design principles for the following reasons:

- The amended design increases deep soil area within the front setback area of lot 1 from 18m^2 to 26m^2, this will support the growth of two new trees within the front of the lot that are visible from the street. The trees and planter boxes within the front garden area will contribute to and maintain the leafy green character of the locality.
- The communal driveway features a 0.5m strip of landscaping along the southern boundary to soften the appearance of the hardscaping. The communal driveway also features a small tree and the termination of the accessway to provide a green outlook when travelling on or viewing the communal driveway. All primary garden areas are located behind the primary street setback area thereby providing a high level of privacy and safety for residents.
- The original application was supported by the City's Design Review Panel in terms of Landscape Quality and species selection. The landscaping on Lot 1 has increased since this approval was issued.
- 16m^2 of deep soil area is provided on lot 1 to support the growth of two small trees. A small tree is defined as a tree with a canopy diameter of 2m to 6m. Given that 9m^2 is the recommended deep soil area for a small tree, it is acknowledged that each tree may not reach its maximum potential in regard to height and canopy diameter, however, 8m^2 is still sufficient soil area to support a tree that achieves at least a 2m canopy diameter and 3m height.
- The site is currently vacant, with no existing trees. The lot to the south features five grouped dwellings with newly landscaped areas. It is unlikely that the juvenile trees on the southern lot will be impacted by the construction of the development at 63 Dalkeith, particularly as the common driveway is up against the southern lot boundary. There are no mature trees located on the site to north within a distance that would be affected by the construction of 63 Dalkeith.

Clause 2.2 – Solar Access and Natural Ventilation
The development proposes the following variations:

- Lot 1 Outdoor living area is covered by cantilevered upper floor to a length of 3m in lieu of 2m.

The design principles for solar access and natural ventilation consider ensuring that development optimises access to winter sunlight while balancing outlook and views of significance. The development is considered to meet the design principles for the following reasons:

- Lot 1's private open space, primary living area and master bedroom face north to maximise winter sunlight. The primary living space on the ground floor and the family room on the upper floor also feature large major openings facing east to minimise the effect of western sunlight in the summertime. The private open space features 3m of cantilevered upper floor to provide shading.
- All habitable rooms on Lot 1, with the exception of Bedroom 3 feature major openings with windows that face north or east to optimise daylight. All major openings achieve the deemed-to-comply visual privacy provisions.
- In relation to Lot 1, all habitable rooms feature openings to external walls to allow for natural ventilation. Two of the four bathrooms in the house feature windows to external walls to allow for natural ventilation.

Clause 2.3 – Parking
The development proposes the following variations:

- 0 visitor parking bays in lieu of 1 visitor bay.

The development includes a shortfall of one visitor car bay. It should be noted that the original development was approved with a shortfall of one visitor parking bay. The R-Codes Part C reduce the visitor parking required, meaning that the development (as amended) still seeks the same 'magnitude' of variation to visitor car parking, namely a one visitor car parking bay shortfall.

The design principles for parking consider the acceptability of on-site parking provided, availability of on-street parking and the proximity of the site to public transport. The proposal meets the design principles in so far as:

- Public street parking to a limit of 3 hours is available on both sides of Dalkeith Road.
- The subject site is located 120m from Stirling Highway, on which there are two '900 series' high frequency bus routes – the 995 (Perth-Claremont) and 998/999 (Circle Route). The 900 series routes provide a daytime off-peak service frequency of 15 minutes in each direction, seven days a week. Stirling Highway is also serviced by the 103 bus route. The nearest bus stops are located approximately 190m (towards Claremont/Fremantle) and 240m (towards Perth/Stirling) from the site. The service frequency on Stirling Highway is high given the combination of routes.
- Where the site is located within 250m of routes that, if combined, have timed stops every 15 minutes during the weekday peak periods, the deemed-to-comply parking provisions for "Location A" can be used. As outlined above, the site is located within this distance and is served by several separate bus routes that exceed the high frequency criteria. Given this proximity, the deemed-to-comply parking provision for this development is one car parking space per dwelling. As two spaces are

provided for each dwelling, there is 'spare capacity' available to accommodate visitor parking.
- The dwellings are also located within 350m of the planned town centre and approved major commercial development at 90 and 80 Stirling Highway that will feature two large supermarkets and various shops, restaurants, recreation private, medical and office uses. The development at 80 Stirling Highway is currently under construction.

Clause 3.3 – Street Setback
The development proposes the following variations:
- Lot 1 primary street setback is a minimum of 1.5m and 1m on the ground and upper floor respectively, in lieu of 4m.

The design principles for street setbacks consider the immediate and future streetscape, privacy, site planning requirements and building mass The setbacks are considered to meet the design principles for the following reasons:
- The minimum upper floor setback of 1.0m from Dalkeith Road responds to the future intended medium-to-high density character of the area, which is informed by immediately adjacent lots coded R160 and the nearby RAC-1 areas of Stirling Highway. High density areas are frequently characterised by short distances to the street to increase streetscape interactivity and efficient site planning. The street setbacks proposed complement the already approved and existing setbacks of dwellings between 1m – 2.5m across the road at 64 Dalkeith and on the corner of Dalkeith and Edward.
- The ground floor street setback varies from 1.5m to 5m. The varied street setback allows for 16m^2 of deep soil area to support the growth of 2 small trees. The 1.5m setback area is landscaped to contribute further to greenery on the site.
- The building is two storeys and a maximum of 7.4m in height. Infill development in the R60 code could potentially be 3 storeys in height. The two storey built form minimises the impact of building scale amongst the intended future building heights.
- The impact of bulk from the upper floor wall on lot 1 is ameliorated by design features. The front façade incorporates several design elements to create visual interest including timber screen battens and a large window to the upper floor living area.

Local Planning Policy 5.14 Precincts
LPP 5.14 sets out the desired future character of the NSHAC 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 proposed development is generally consistent with the desired future character statement of the NSHAC sub-precinct for the following reasons:
- The proposal includes the planting of two small trees and other landscaping within the front setback area that will contribute to a green, leafy streetscape.

- The upper floor setback to Dalkeith Road facilitates the transition from higher density development along Stirling Highway and the R160 coded areas to the north to medium and low-density development further south.
- The two-storey height of the development is broadly consistent with the medium-rise form and scale envisioned for the precinct.
- In the originally approved development, the City's Design Review Panel considered the dwelling façade materials and design to be attractive, inviting and contribute to a sense of place. The aesthetics of the development are not proposed to change as part of the extension of time.

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 conditions will remain applicable 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) on 13 February 2023 with a final review of revised plans by the DRP Chair on 17 April 2023. The final scoring resulted in nine of the SPP 7.0 design principles being Green (Supported), and the Sustainability design principle being yellow (Further Information Required).

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 25 August 2025 to 9 September 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. The subject site has been vacant and cleared for a substantial amount of time and resultingly, construction should have already commenced.

Response:
As above, the applicant has demonstrated genuine intent to implement the approval through subdivision clearance, site works, crossover construction, preparation of building drawings, and purchase of materials. External factors, including escalating construction costs and broader market conditions, have reasonably delayed commencement. On this basis, it is considered appropriate to grant the requested

extension of time to enable the development to proceed consistent with the City's planning framework.

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 77(4) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.77(4)(a)), approve with development with conditions (cl.77(4)(b)), or refuse the development (cl.77(4)(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

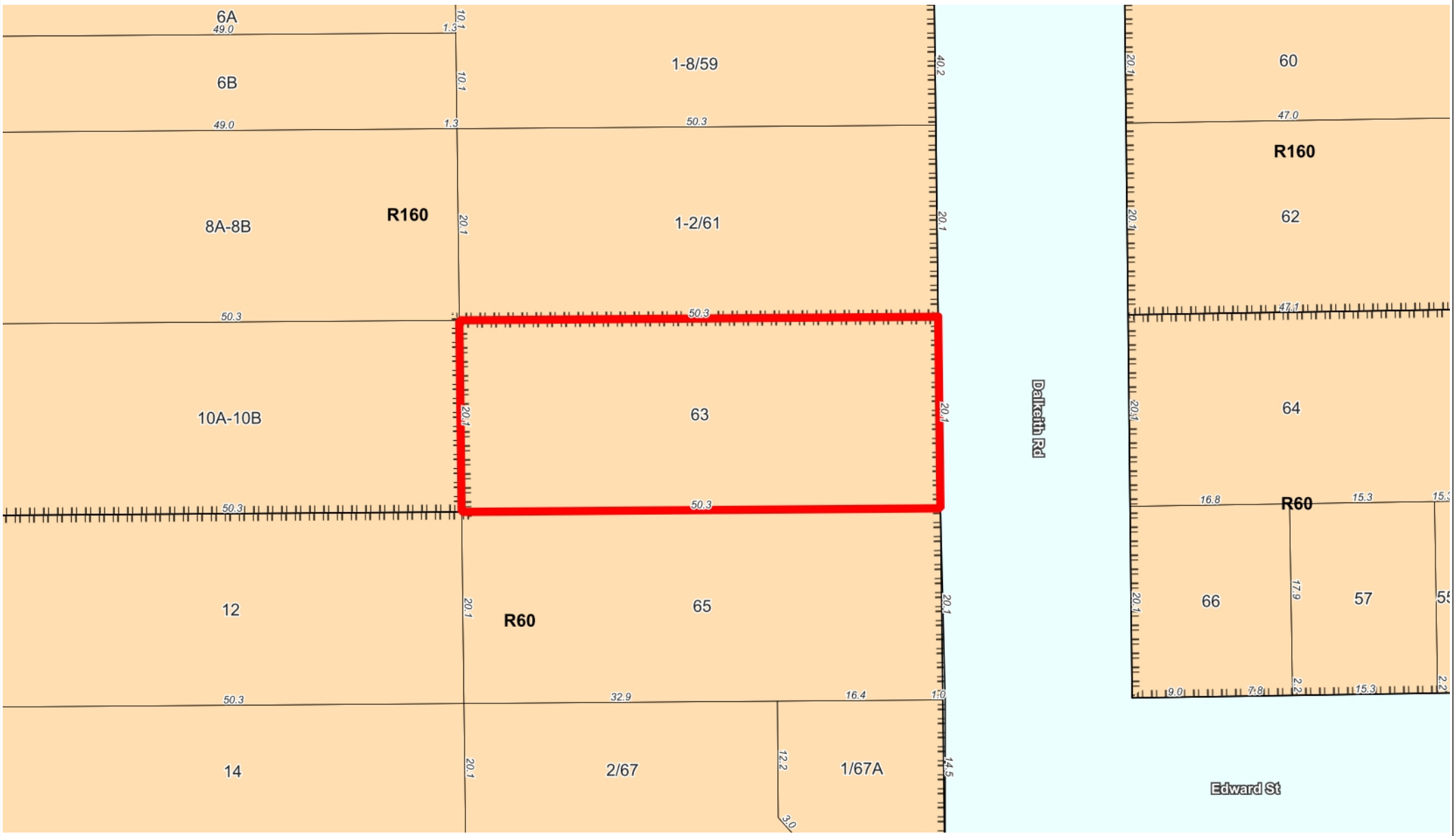
The application for an extension of time to an existing approval for 5 grouped dwellings at 63 Dalkeith Road, Nedlands has been presented for Council consideration as the application received an objection during the community consultation period. The objection has been addressed by the pursuit of the development by the applicant. 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



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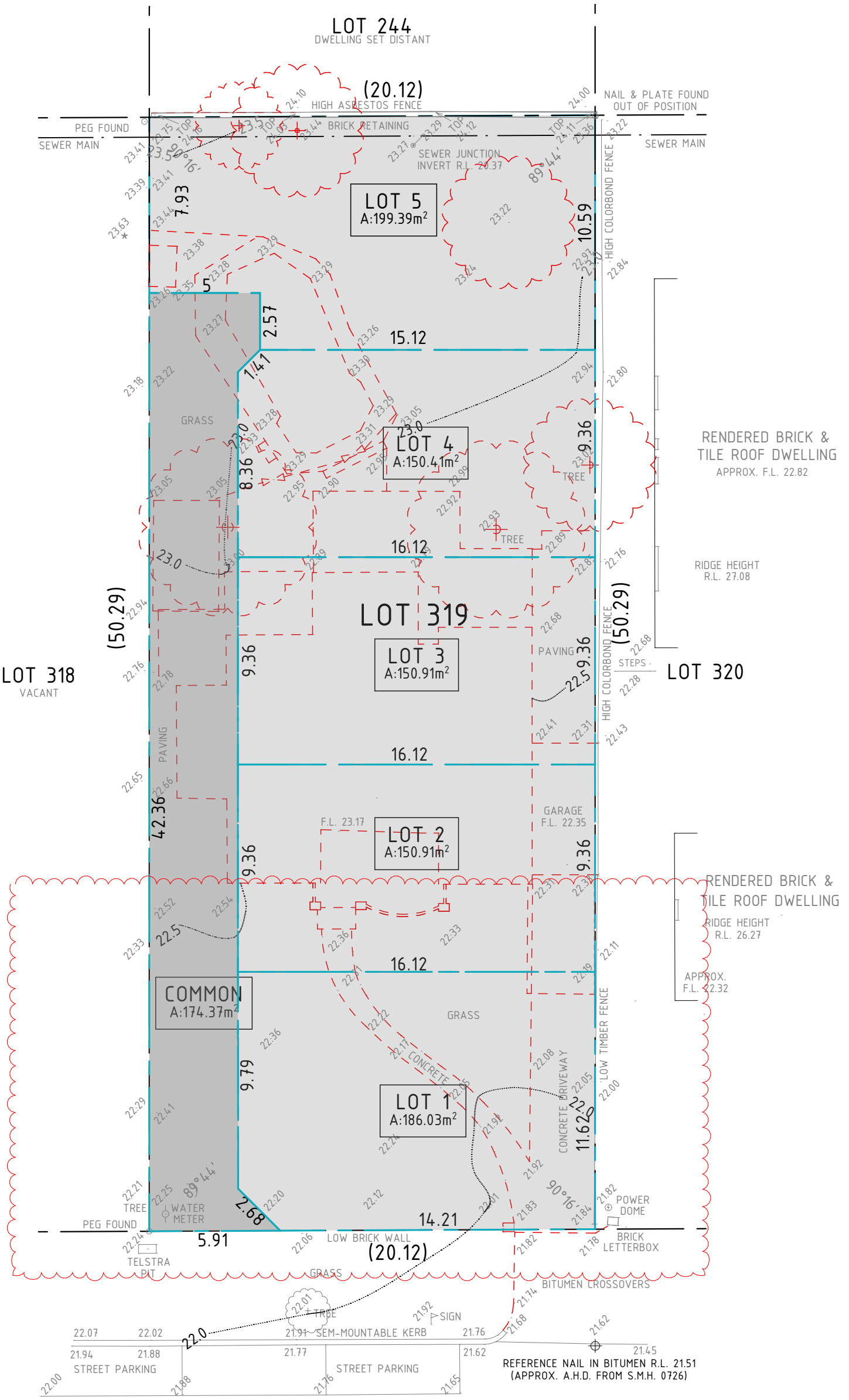

SUB DIVISION PLAN (DEMOLITION SHOWN IN RED)
1:200

LOT 1	= 186.03m²
LOT 2	= 150.91m²
LOT 3	= 150.91m²
LOT 4	= 150.41m²
LOT 5	= 199.39m²
COMMON	= 174.37m²
TOTAL	= **1012.02m²**

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

08/11/2024

PROJECT NO. **NED-210803**
REVISION NO. **REV 08**
DRAWING NO. **A 02**

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SITE COVERAGE (UNIT E)

ZONED	R60
% ALLOWED	60%
SITE AREA	199.39m²
SITE COV. AREA	119.75m²

SITE COV. =60.1%

COMMON AREA (174m² / 5)	35m²
SITE AREA + COMMON AREA	234m²

ADJUSTED SITE COVERAGE = 51.12%

SITE COVERAGE (UNIT D)

ZONED	R60
% ALLOWED	60%
SITE AREA	150.41m²
SITE COV. AREA	111.27m²

SITE COV. =74.0%

COMMON AREA (174m² / 5)	35m²
SITE AREA + COMMON AREA	185m²

ADJUSTED SITE COVERAGE = 60.06%

SITE COVERAGE (UNIT C)

ZONED	R60
% ALLOWED	60%
SITE AREA	150.91m²
SITE COV. AREA	111.12m²

SITE COV. =73.6%

COMMON AREA (174m² / 5)	35m²
SITE AREA + COMMON AREA	186m²

ADJUSTED SITE COVERAGE = 59.81%

SITE COVERAGE (UNIT B)

ZONED	R60
% ALLOWED	60%
SITE AREA	150.91m²
SITE COV. AREA	109.57m²

SITE COV. =72.6%

COMMON AREA (174m² / 5)	35m²
SITE AREA + COMMON AREA	186m²

ADJUSTED SITE COVERAGE = 58.98%

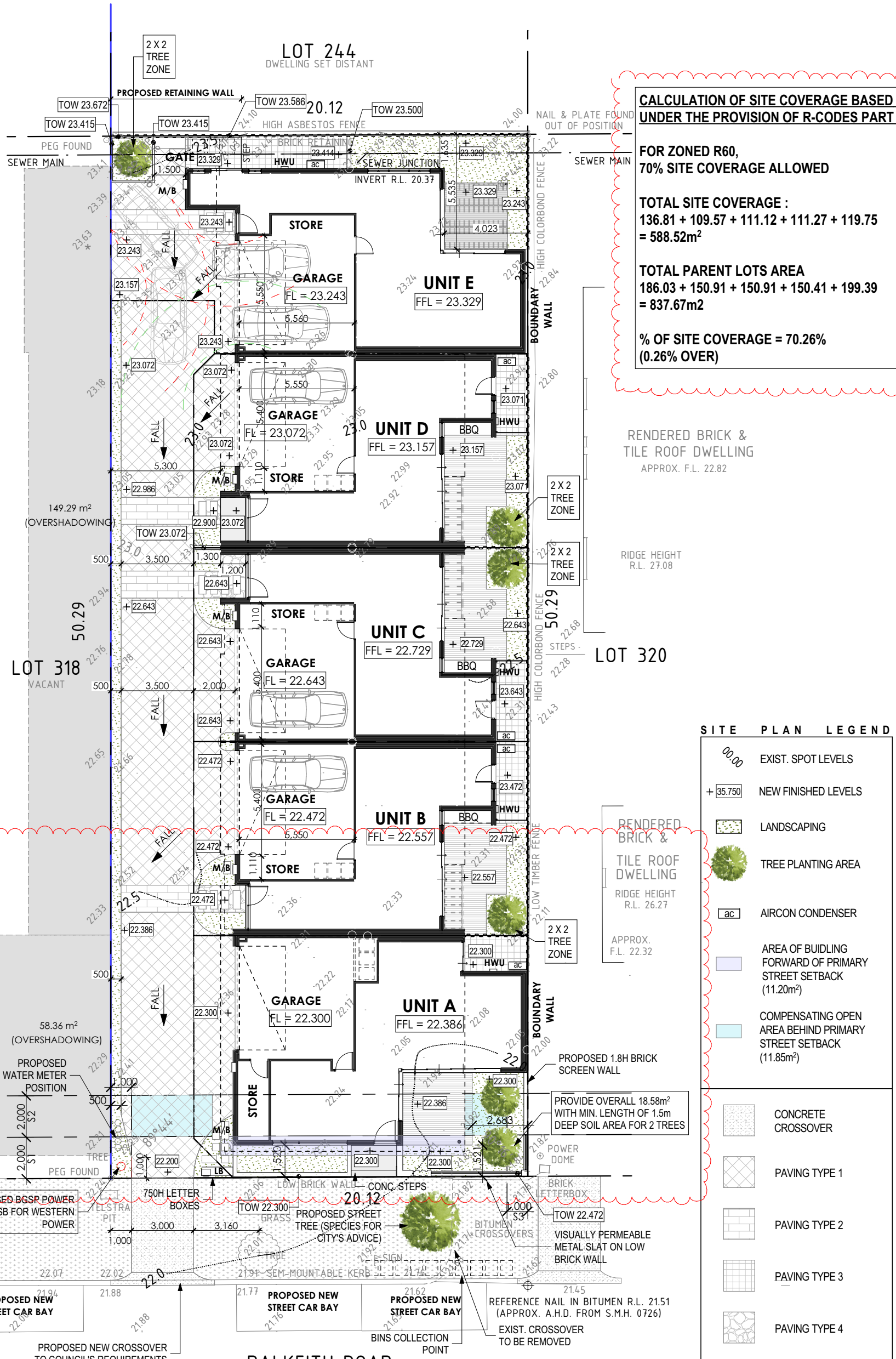
SITE COVERAGE (UNIT A)

ZONED	R60
% ALLOWED	60%
SITE AREA	186.03m²
SITE COV. AREA	136.81m²

SITE COV. =73.5%

COMMON AREA (174m² / 5)	35m²
SITE AREA + COMMON AREA	221m²

ADJUSTED SITE COVERAGE = 61.93%



CALCULATION OF SITE COVERAGE BASED UNDER THE PROVISION OF R-CODES PART C

FOR ZONED R60,
70% SITE COVERAGE ALLOWED

TOTAL SITE COVERAGE :
136.81 + 109.57 + 111.12 + 111.27 + 119.75
= 588.52m²

TOTAL PARENT LOTS AREA
186.03 + 150.91 + 150.91 + 150.41 + 199.39
= 837.67m2

% OF SITE COVERAGE = 70.26%
(0.26% OVER)

SITE PLAN LEGEND

- EXIST. SPOT LEVELS
- NEW FINISHED LEVELS
- LANDSCAPING
- TREE PLANTING AREA
- AIRCON CONDENSER
- AREA OF BUIDLING FORWARD OF PRIMARY STREET SETBACK (11.20m²)
- COMPENSATING OPEN AREA BEHIND PRIMARY STREET SETBACK (11.85m²)
- CONCRETE CROSSOVER
- PAVING TYPE 1
- PAVING TYPE 2
- PAVING TYPE 3
- PAVING TYPE 4
- TIMBER DECKING
- NEW 1.8H COLORBOND FENCE (WITH ALUMINUM RETAINING PLINTH IF REQUIRED)

LOT 1	= 186.03m²
LOT 2	= 150.91m²
LOT 3	= 150.91m²
LOT 4	= 150.41m²
LOT 5	= 199.39m²
COMMON	= 174.37m²
TOTAL	= **1012.02m²**

SITE PLAN
1:200

OVERSHADOWING DIAGRAM AS PER: NOON 21ST JUNE

SOUTHERN LOT 318 (65 DALKEITH ROAD, NEDLANDS)
LOT AREA: 1011.7m²
ZONING: R60
AREA OF OVERSHADOWING: 207.65m²
OVERSHADOWING PERCENTAGE: 20.5%

UPGRADED:
PROVIDE 3kW SOLAR PV SYSTEM TO EACH UNIT

REVISION
REV 06 :
REVISED LOT 1 & UNIT A
ADDED FEATURE CLADDING TO ALL GARAGES

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

08/11/2024

PROJECT NO.	DRAWING NO.
NED-210803	A 03
REVISION NO.	
REV 08	

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ROOM AREA CALCULATION (UNIT E)

ID	AREA
FIRST FLOOR	97.79
GROUND FLOOR	77.60
GARAGE & STORE	36.43
PERGOLA	8.74
PORCH	1.08
	221.64 m²

ROOM AREA CALCULATION (UNIT D)

ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.11
PORCH	2.53
	213.82 m²

ROOM AREA CALCULATION (UNIT C)

ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.09
PORCH	2.53
	213.80 m²

ROOM AREA CALCULATION (UNIT B)

ID	AREA
FIRST FLOOR	106.48
GROUND FLOOR	63.36
GARAGE & STORE	38.03
PORCH	2.53
	210.40 m²

ROOM AREA CALCULATION (UNIT A)

ID	AREA
FIRST FLOOR	124.86
GROUND FLOOR	72.80
GARAGE & STORE	43.93
PORCH	1.10
	242.69 m²

DALKEITH ROAD

GROUND FLOOR PLAN

1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

08/11/2024

PROJECT NO. **NED-210803**

REVISION NO. **REV 08**

DRAWING NO. **A 04**

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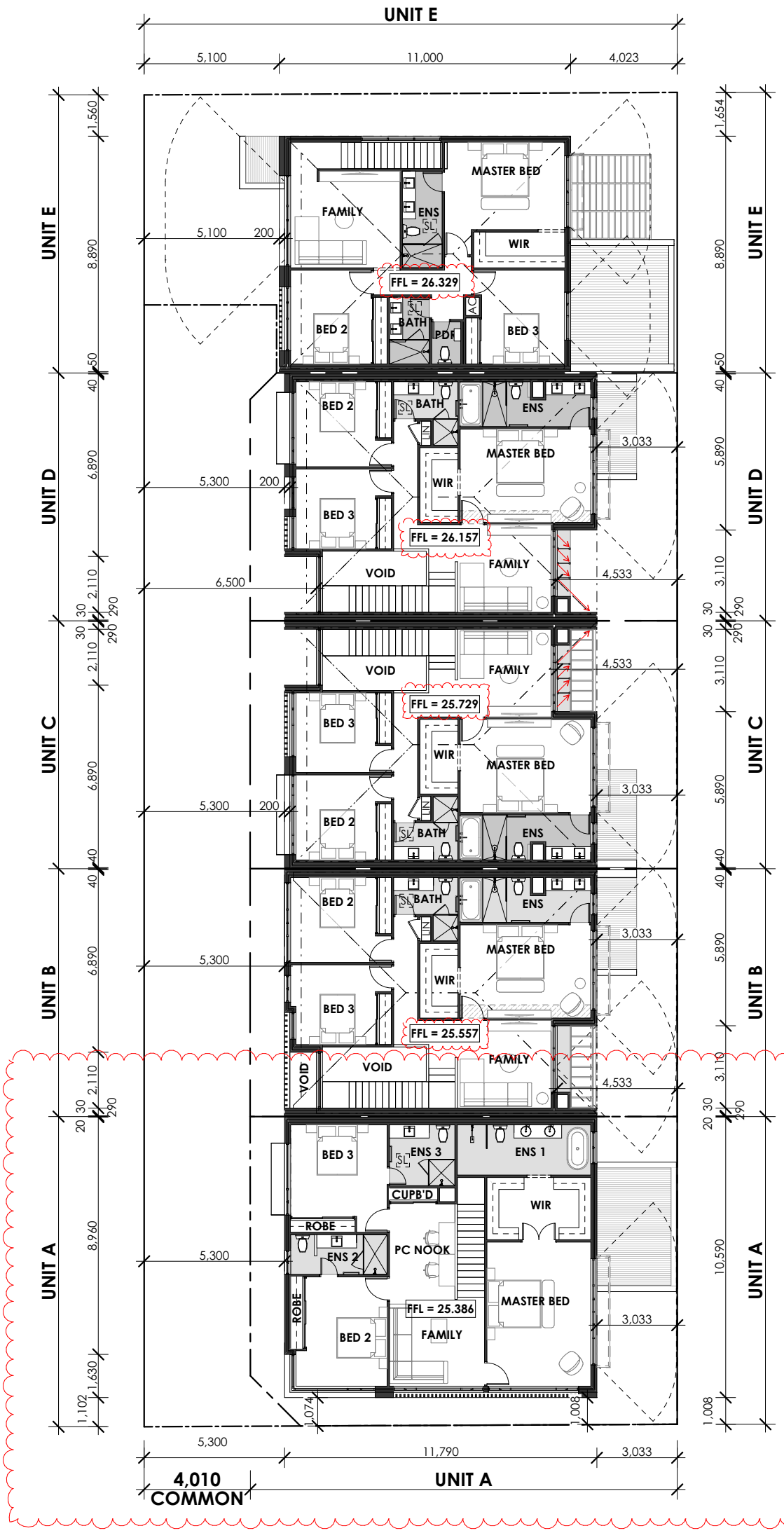

ROOM AREA CALCULATION (UNIT E)	
ID	AREA
FIRST FLOOR	97.79
GROUND FLOOR	77.60
GARAGE & STORE	36.43
PERGOLA	8.74
PORCH	1.08
	221.64 m²

ROOM AREA CALCULATION (UNIT D)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.11
PORCH	2.53
	213.82 m²

ROOM AREA CALCULATION (UNIT C)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.09
PORCH	2.53
	213.80 m²

ROOM AREA CALCULATION (UNIT B)	
ID	AREA
FIRST FLOOR	106.48
GROUND FLOOR	63.36
GARAGE & STORE	38.03
PORCH	2.53
	210.40 m²

ROOM AREA CALCULATION (UNIT A)	
ID	AREA
FIRST FLOOR	124.86
GROUND FLOOR	72.80
GARAGE & STORE	43.93
PORCH	1.10
	242.69 m²

FIRST FLOOR PLAN

1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

08/11/2024

PROJECT NO.	DRAWING NO.
NED-210803	**A 05**
REVISION NO.	
REV 08	

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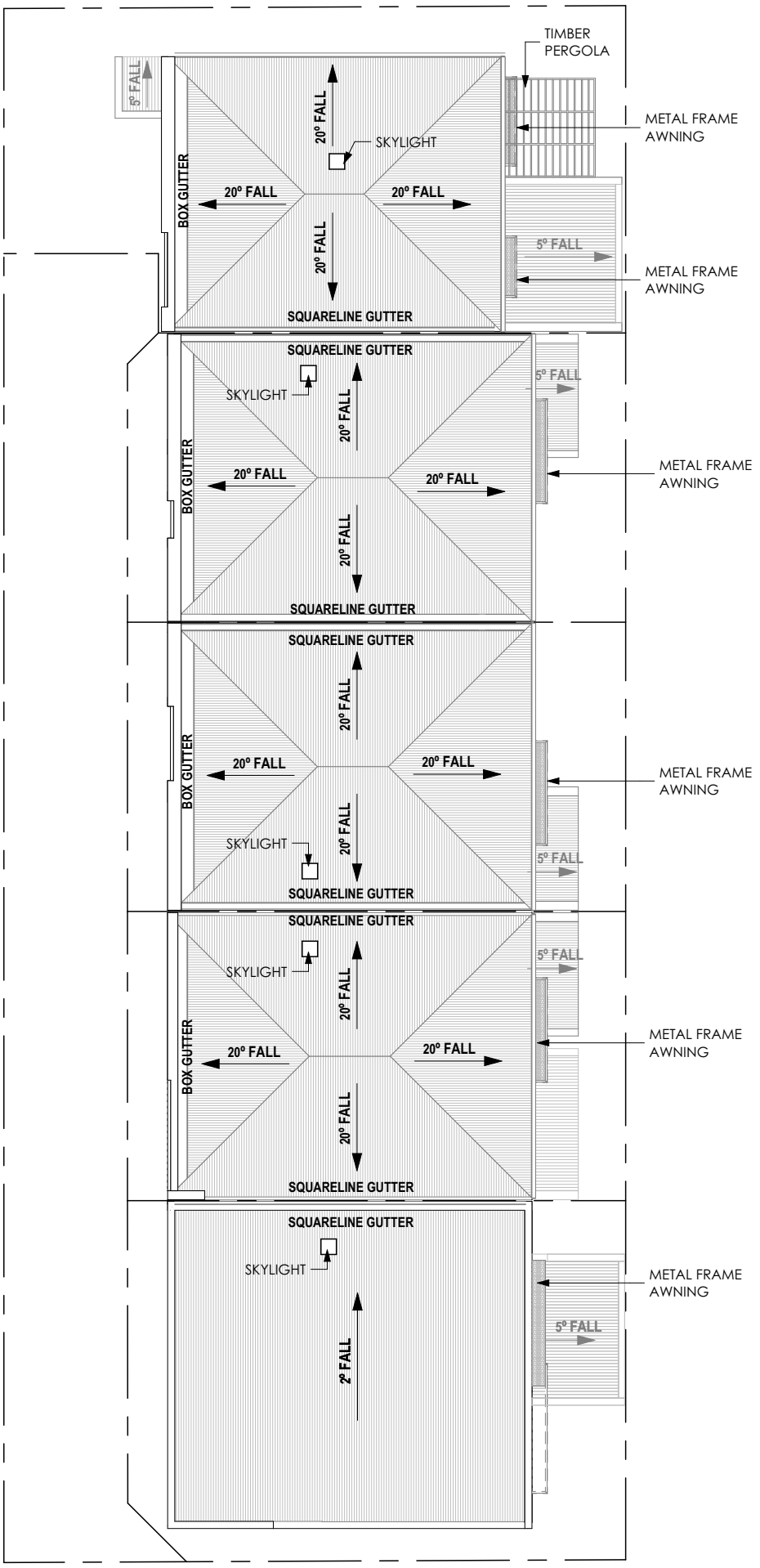

ROOF PLAN
1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

08/11/2024

PROJECT NO.	DRAWING NO.
NED-210803	**A 06**
REVISION NO. **REV 08**	

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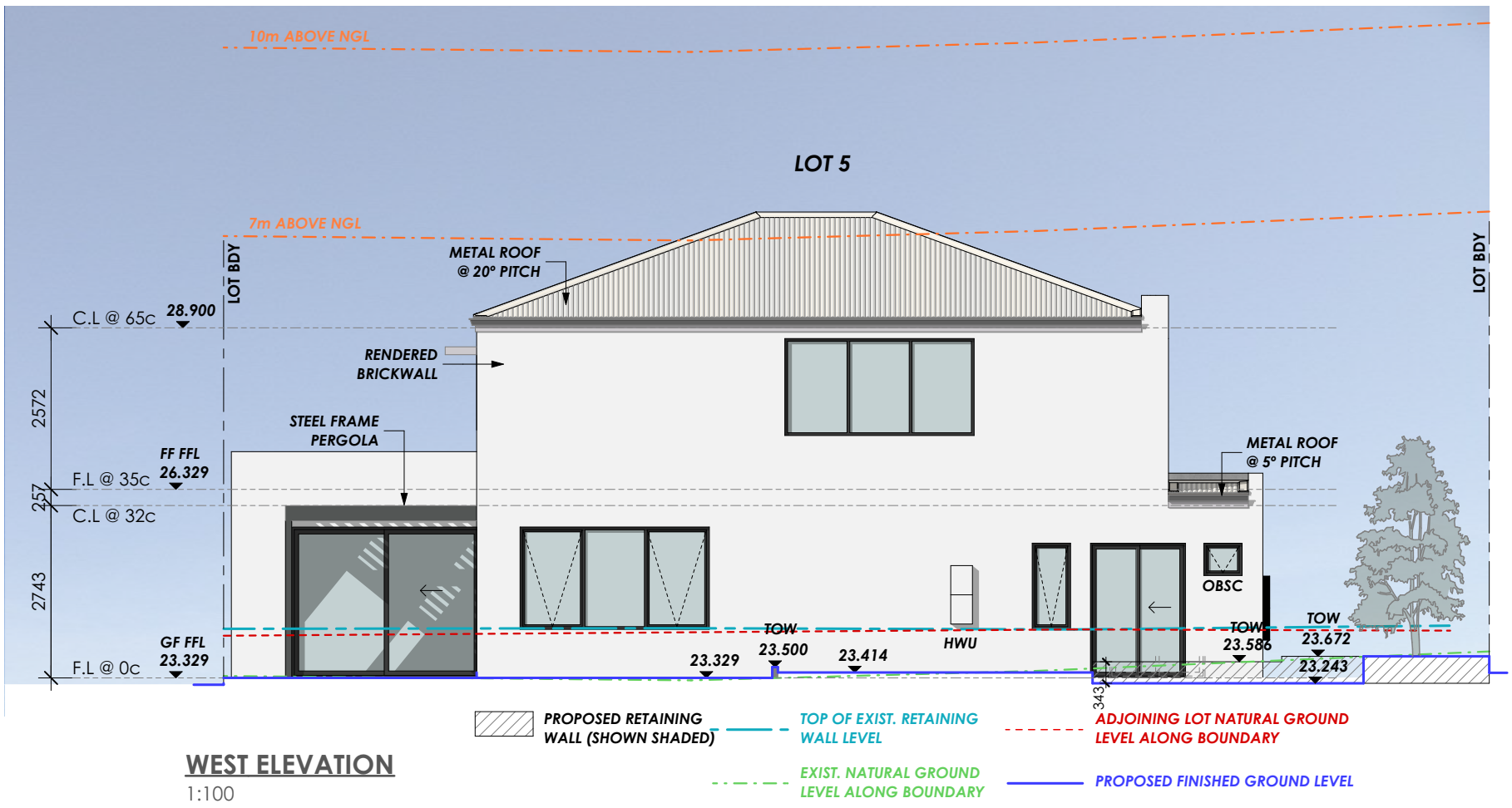
EAST ELEVATION - FRONT STREET VIEW

1:100



WEST ELEVATION

1:100

COLOUR SCHEME

GENERAL RENDER COLOUR : DULUX LYTTELTON QUARTER
CONTRAST RENDER COLOUR : DULUX COLORBOND MONUMENT
GARAGE DOOR COLOUR : COLORBOND MONUMENT
FEATURE SCREEN BATTEN : POWDER COATINGS MONUMNET (SATIN)
FEATURE VERTICAL LINING CLADDING : JAMES HARDIE AXON - DULUX COLORBOND MONUMENT (GARAEG WALL)
TEXTURE RENDER WALL : CONCRETE EFFECT PAINT (UNIT 5)

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

08/11/2024

PROJECT NO. **NED-210803**
REVISION NO. **REV 08**
DRAWING NO. **A 06**

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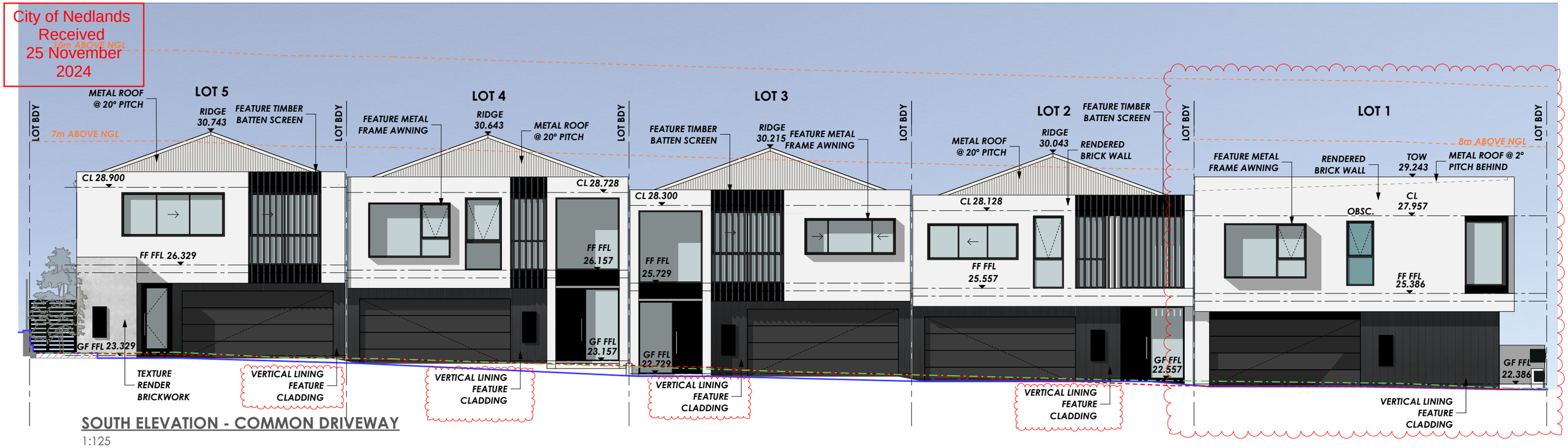

SOUTH ELEVATION - COMMON DRIVEWAY

1:125



NORTH ELEVATION

1:125

COLOUR SCHEME

GENERAL RENDER COLOUR : DULUX LYTTELTON QUARTER
CONTRAST RENDER COLOUR : DULUX COLORBOND MONUMENT
GARAGE DOOR COLOUR : COLORBOND MONUMENT
FEATURE SCREEN BATTEN : POWDER COATINGS MONUMNET (SATIN)
FEATURE VERTICAL LINING CLADDING : JAMES HARDIE AXON - DULUX COLORBOND MONUMENT (GARAEG WALL)
TEXTURE RENDER WALL : CONCRETE EFFECT PAINT (UNIT 5)

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

08/11/2024

PROJECT NO.	DRAWING NO.
NED-210803	A 07
REVISION NO.	
REV 08	

EXCEPTIONAL HOMES
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15.3 Authorisation to Sign and Seal Drainage Easement Documentation – 5 (Lot 16) Colin Street, Dalkeith

Report Number	**PD43.10.25**
Applicant	D J O'Keeffe
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Quasi -Judicial
Responsible Author	Sergio Famiano – Manager Urban Planning & Development
Contributing Officer	Chantel Weerasekera – Senior Planning Officer
Director	Bruce Thompson – Director Planning and Development
Attachments	Attachment 1 – Location Plan Attachment 2 – Easement Documentation for Execution Attachment 3 – Development Approval DA25-102326

Purpose

The purpose of this report is to seek Council's authorisation to execute easement documentation with the landowners of 5 (Lot 16) Colin Street, Dalkeith relating to City drainage infrastructure within private property. The easement is required in accordance with Condition 5 of Development Application DA25-102326 for a single house.

Officer Recommendation and Council Decision

That Council AUTHORISE the CEO and Presiding Member to sign and seal easement documentation in triplicate for the drainage infrastructure at 5 (Lot 16) Colin Street, Dalkeith on behalf of the City of Nedlands for the purpose of satisfying Condition 5 of the approved Development Application DA25-102326.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

Land Details
The subject site is located at 5 Colin Street, Dalkeith and has an area of 956m^2 (**Attachment 1** and **Figure 1**). The site is zoned Residential with a density code of R12.5. The lot contains an existing single house which is to be demolished.



Figure 1: Aerial Image of 5 Colin Street, Dalkeith

Development History
A development application for a new single house was approved by the City on 14 August 2025 (**Attachment 3**). Condition 5 of the approval requires the owners execute a deed of easement with the City as below:

"5. Prior to the issue of a building permit, easement(s) in accordance with Section 195 of the Land Administration Act 1997 specifying access rights for drainage purposes in favour of the City of Nedlands, are to be placed on the certificate of title of the lot and notice of this easement(s) is to be included on the diagram or plan of survey. The deed of easement is to specify protection of existing services and access to the easement area. The deed is to be drafted by the City's solicitors at the expense of the owner and be executed by all parties concerned prior to the commencement of the works."

Discussion

On 19 March 2025 the applicant lodged a development application to demolish the existing single house on the lot and build a new two storey single house. During the development assessment process, it was identified that there may be critical infrastructure impacting the southern lot boundary of the site (**Figure 2**).



Figure 2: Critical infrastructure highlighted in red. Blue hatch indicates flood prone properties.

City officers attended the site to carry out an inspection using available site conditions and internal records. This identified City infrastructure and estimated a drainage pipe alignment from the lot boundary, using visible pits and assuming straight-line connections between them. It was advised that a 1.5m wide easement was required over the pipe to allow the City unrestricted access rights to carry out repair and maintenance works for the infrastructure as necessary. Based on this advice, amended plans were provided by the applicant on 7 August 2025 to setback the development 1.5m from the southern boundary to accommodate this easement. Condition 5 was imposed on the approval to ensure the easement was executed to the satisfaction of the City.

As per the condition wording, the landowners have engaged the City's solicitors to prepare the Deed of Easement (**Attachment 2**). The deed appropriately outlines the landowner's responsibilities for ensuring the City's access over the easement area and is accompanied by an amended deposited plan which identified the location of the easement outlines the location of the easement (**Figure 3**). The City is now being requested to sign and seal three copies of the easement documentation.

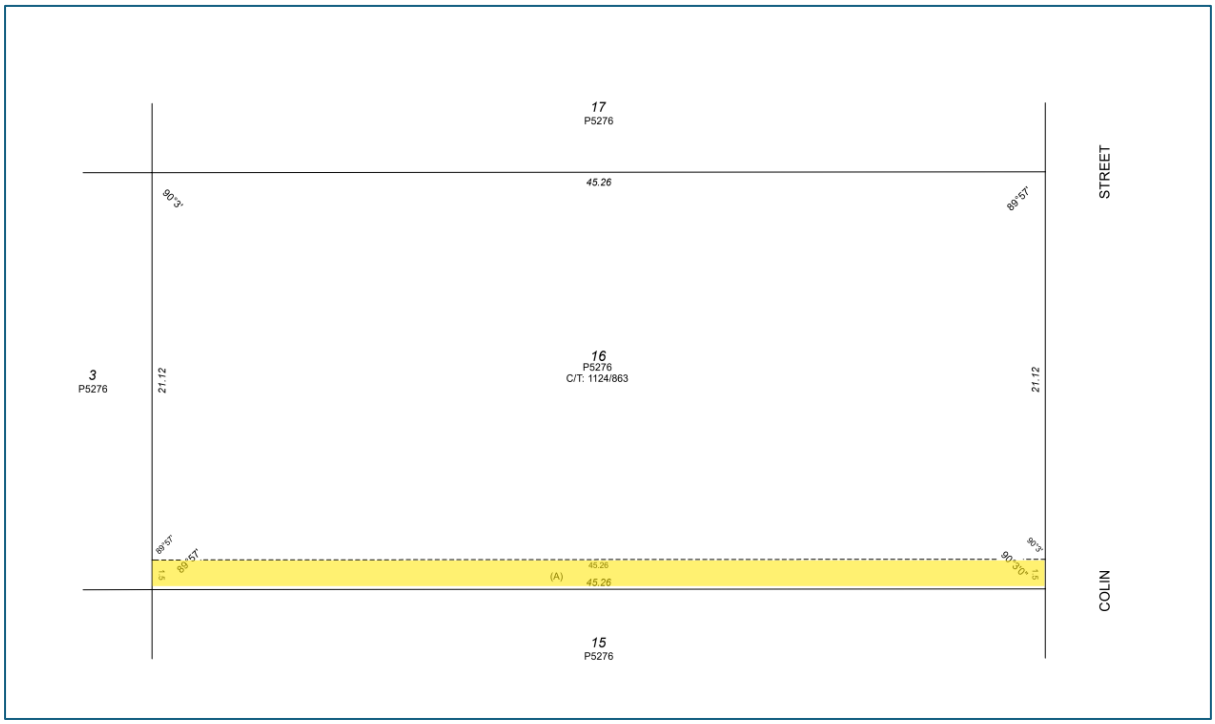


Figure 3: Proposed Deposited Plan with easement area highlighted in yellow

It is noted that other properties are also impacted by the same critical infrastructure. In the event that these properties apply to redevelop their lots, the City should seek to impose easements to the same effect to ensure access rights to the infrastructure in perpetuity.

Consultation

Community consultation of the easement is not required. Execution of the easement documentation is administrative in nature and will not have an impact on adjoining owners and occupiers or the locality.

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

As per the terms of development approval Condition 5, all costs associated with the preparation and administration of the easement are borne by the landowners.

Legislative and Policy Implications

Nil

Decision Implications

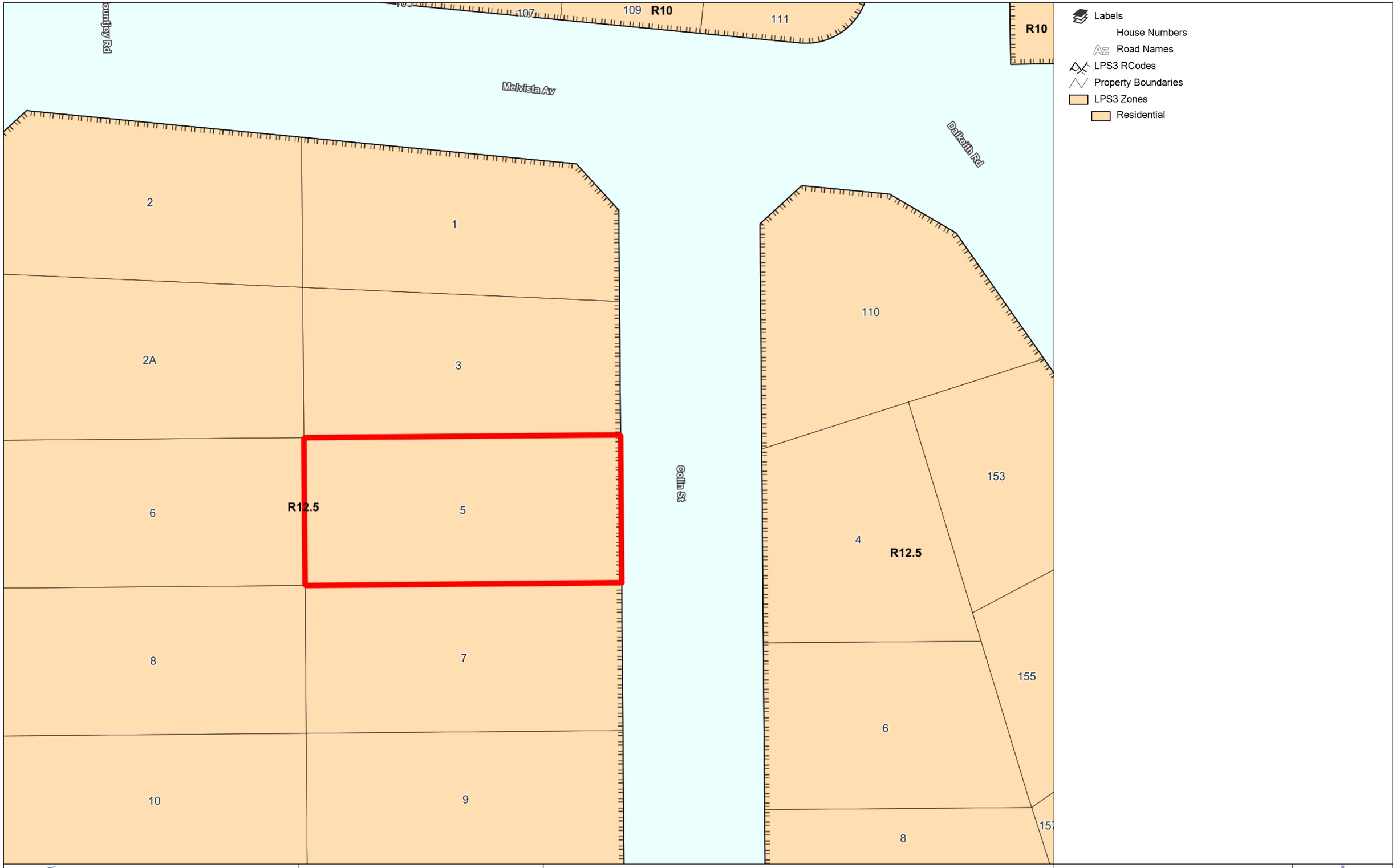
If Council authorise the execution of the Deed the development process can continue as normal.

Conclusion

This report seeks Council's authorisation to execute a Deed of Easement with the landowners of 5 Colin Street, Dalkeith. The Deed provides a legally binding mechanism to ensure that the City has access rights over a portion of the land containing the City's drainage infrastructure. It is recommended that Council authorise the execution of the Deed.

Further Information

Nil



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Zoning Map

16/09/2025

1:500

FORM B 2

FORM APPROVED
NO. B2891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

GRANT OF EASEMENT

(Note 1)

THIS DEED is made the day of 2025.

B E T W E E N :

DERRICK JOSEPH O'KEEFFE formerly of 10 Cygnet Crescent, Dalkeith but now of 5 Colin Street, Dalkeith, Western Australia (**Grantor**)

A N D

CITY OF NEDLANDS of PO Box 9, Nedlands, Western Australia (**Grantee**)

O P E R A T I V E P A R T :

1. **GRANT OF EASEMENT**

The Grantor, being registered as the proprietor of an estate in fee simple in the land described in **Item 1** of the Schedule hereto (**Servient Tenement**) subject to the encumbrances notified hereunder in **Item 2** of the Schedule TRANSFERS AND GRANT to the Grantee under and by virtue of the provisions of section 195 of the *Land Administration Act 1997* a drainage easement with the full and free right and liberty at all times for its authorised officers, employees, agents, servants, workmen, contractors and other persons from time to time authorised by it (**Authorised Parties**) to:

(a) enter upon and use that portion of the Servient Tenement as is delineated and marked with the letter 'A' on Deposited Plan 429897 (**Easement**) with or without vehicles, machines, plant and other equipment to carry out the works therein and to maintain such works for the conveyance of water and soil through or by all or any of the channels, drains and water courses which now exist or shall hereafter exist in, upon or under any part of the Easement, for the purpose of enabling the disposal of such water and soil; and

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(b) enter upon the Easement and such portions of the land adjacent to the Easement (with or without vehicles, machines, plant and other equipment) to inspect and repair as is necessary to maintain the channels, drains and water courses which now exist or shall hereafter exist in, upon or under any of the Easement.

2. **GRANTOR'S COVENANTS**

The Grantor COVENANTS AND AGREES with the Grantee that:

(a) Grantor's Power

Notwithstanding anything made, done, omitted or knowingly suffered, the Grantor has full power to make the grant set out herein and assures the Grantee such grant shall remain to and be quietly held and enjoyed by the Grantee and the benefit thereof shall be received and taken accordingly without interruption or disturbance by the Grantor or any person claiming by, through, under or in trust for or in any way against the Grantor.

(b) Indemnity to Other Interest Holders

In the event that the grant set out herein or the lawful use of the Easement impinges on the rights of prior equitable interest holders in the Servient Tenement, the Grantor INDEMNIFIES the Grantee against any claim that may arise out of such circumstances.

(c) Grantor to Perfect Grant Where Required

The Grantor (or the Grantor's successors in title as applicable) and every other person having or rightfully claiming any estate or interest in the Servient Tenement will from time to time and at all times hereafter at the request of the Grantee do all such lawful assurances and things for more perfectly assuring the grant set out herein as the Grantee reasonably requires.

(d) No Obstruction of Easement

The Grantor (or the Grantor's successors in title as applicable) will not:

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(i) construct erect or build or suffer to be constructed erected or built any building, structure or obstructions (**Improvements**) whatsoever on the Easement with the exception of the following:

(A) paving, grassing and planting of small plants;

(B) the construction of a driveway, provided that the lid to the manhole is not covered/buried;

(C) the construction of boundary fencing and/or a letterbox; and

(D) the construction of any other Improvements to which the Grantee has provided its prior written consent (which must not be unreasonably withheld); or

(ii) use or permit the Easement to be used in such a way as to obstruct or interfere with the Grantee's use of the Easement in accordance with this Deed,

without the consent in writing of the Grantee first being obtained which consent must not be unreasonably withheld.

(e) Removal of Obstruction

If the Grantor (or the Grantor's successors in title as applicable) construct, erect or build or suffer to be constructed, erected or built any Improvements whatsoever on the Easement, including, but not limited, to anything referred to in **clause 2(d)(i)**, with or without the consent of the Grantee, and any of those Improvements prevent the Grantee from exercising its rights under this Deed, the Grantor acknowledge and agree that:

(i) the Grantee may without prior notice to the Grantor remove any Improvements located on the Easement at the expense of the Grantor;

(ii) the Grantor shall indemnify the Grantee against any costs that may be incurred by the Grantee in the removal of any of the Improvements located on the Easement; and

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(iii) subject to **clause 3(d)** below, the Grantee is under no obligation to replace, repair or reinstate any Improvements that it removes in accordance with this clause.

(f) Permit Access

The Grantor (or the Grantor's successors in title as applicable) will at all reasonable times permit the Grantee and the Authorised Parties with and without vehicles, machines, plant and other equipment to enter upon the Easement for the purpose of exercising and enjoying the rights hereby granted and for carrying out, executing or performing any of the Works or maintenance of the Works.

3. **GRANTEE'S COVENANTS**

The Grantee COVENANTS with the Grantor:

(a) that any works and maintenance will be carried out with only such disturbance to the surface of the Easement as is necessary to carry out and maintain those Works and the Grantee will replace and make good the surface in the course of repairs and maintenance thereof excluding any damage done in accordance with **clause 2(e)** and shall leave the Easement in a clean condition;

(b) that subject to **clause 2(e)** and unless such Works are required as a result of the Grantor's act, omission or negligence, the Grantee shall carry out the Works under the powers hereby granted to it at its cost and expense;

(c) to use its best endeavours to ensure that all of the Authorised Parties while accessing the Easement in accordance with this Deed do all that is reasonable in the circumstances to avoid causing the Grantor undue inconvenience; and

(d) if the Grantee removes a driveway in accordance with **clause 2(e)**, the Grantee shall repair and/or reinstate that portion of the driveway which was located on the Easement but only to a standard in accordance with the Grantee's minimum specifications for a driveway of the type being repaired/replaced to the reasonable satisfaction of the Grantee.

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4. **COSTS**

The Grantor shall pay the costs of and incidental to the registration of this Grant of Easement and all stamp duty and registration fees payable hereon and all surveyors costs incurred including all costs associated with the surrender or modification of this Easement.

5. **GRANTEE'S ACKNOWLEDGMENTS**

The Grantee acknowledges that the rights created in the Easement herein are not granted exclusively and are granted by the Grantor in common with the corresponding rights of the Grantor and other persons lawfully entitled to exercise such rights and that where the consent of the Grantee is required pursuant to the terms of this grant, such consent shall not unreasonably be withheld.

6. **INDEMNIFICATION**

The Grantor acknowledges and agrees that, to the extent permitted by law, the Grantee shall not be liable for any injury, damage or loss suffered by any person or to any property (including but not limited to the Grantor and the Grantor's property) on the Easement or in connection with the Easement howsoever arising.

7. **EASEMENT TO RUN WITH THE LAND**

The Easement created by this Deed is intended to run with the Servient Tenement and to bind the Grantor and every successive registered proprietor of the Servient Tenement.

8. **INTERPRETATION**

In this Deed:

"Works" includes:

(a) the construction, making, forming, excavation, digging, maintenance, repair and if

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necessary replacment and/or alteration of any drains and pipes installed in, on or under the Easement for the purpose of the drainage or conveyance of water from the Servient Tenement;

(b) the making of surveys and taking of levels;

(c) the cleaning and repairing of any drain or pipe constructed in, on or under the Easement;

(d) directing the flow of water from any adjoining land or road onto or through, under or across the Easement; and

(e) the clearing of any trees or shrubs or undergrowth on the Easement and/or the removing of any Improvements as may be reasonably necessary in order to access the Easement.

Reference to the parties includes their personal representatives, successors and lawful assigns.

Where a reference to a party includes more than one person the rights and obligations of those persons shall be several.

Headings have been inserted for guidance only and shall be deemed not to form part of the context.

The Schedule forms part of this Deed.

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SCHEDULE

ITEM 1: **THE SERVIENT TENEMENT**

Lot 16 on Plan 5276 and being the whole of the land comprised in Certificate of Title Volume 1124 Folio 863.

ITEM 2: **ENCUMBRANCES**

Nil.

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THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY

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EXECUTED by the parties as a Deed:

Executed by DERRICK JOSEPH O'KEEFFE in the presence of

Signature of Derrick Joseph O'Keeffe

Witness Sign

Adele Glass
Full Name of Witness

352 Canning Road, Kalamunda, WA 6076.
Address

Nurse.
Occupation

THE COMMON SEAL of the CITY OF NEDLANDS was affixed by authority of a resolution of the Council in the presence of:)

CHAIRMAN OF COMMISSIONERS

(Print Full Name)

CHIEF EXECUTIVE OFFICER

(Print Full Name)

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INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

LODGED BY	McLeods Lawyers
ADDRESS	220 Stirling Highway CLAREMONT WA 6010
PHONE No.	9383 3133
FAX No	9383 4935
REFERENCE No.	FG:NEDL:55701 s195 Drainage Easement
ISSUING BOX No.	346K

PREPARED BY	McLeods Lawyers
ADDRESS	220 Stirling Highway CLAREMONT WA 6010
PHONE No.	9383 3133 FAX No. 9383 4935

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Received Items

Nos.

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

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Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Interest Only

Plan Heading

EASEMENT OVER: 16/P5276

Locality & Local Government

Locality	DALKEITH
Local Government	CITY OF NEDLANDS

Examination

Examined	Date

In Order For Dealings

Subject to	

For Inspector of Plans and Surveys	Date

Plan Approved

Inspector of Plans and Surveys / Authorised Land Officer (s.18 Licensed Surveyors Act 1909)	Date

Survey Details

Field Record	
Declared as Special Survey Area	No

Survey Certificate - Regulation 54

I,
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor	Date

Survey Organisation

Name	COTTAGE SURVEYS
Address	87-89 Guthrie Street, Osborne Park, WA 6017
Phone	(08) 9446 7361
Email	subdivisions@cottage.com.au
Reference	T619700A V1E1 02-09-2025

Affected Tenure

Plan Number	Lot Number	Title Reference	Subject Land Description
P5276	LOT 16	1124-863	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(A)	EASEMENT	SEC 195 OF THE LAA	DOC	P5276: 16	CITY OF NEDLANDS	DRAINAGE

BEWARE
UNAPPROVED & UNLODGED PLAN:
ALL LOT NUMBERS, DIMENSIONS
& AREAS SUBJECT TO
LANDGATE (Titles Office) APPROVAL

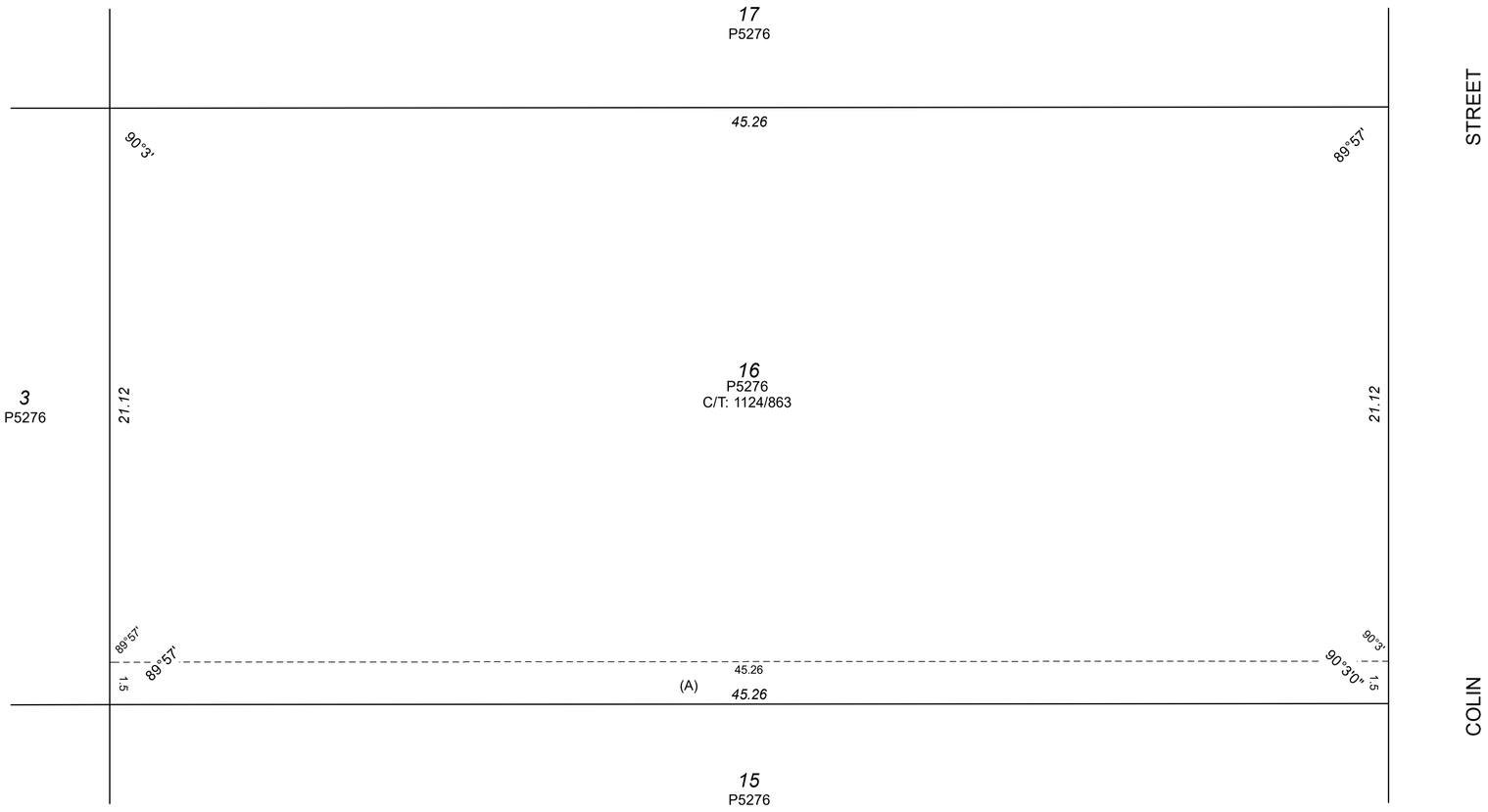
GOVERNMENT OF WESTERN AUSTRALIA

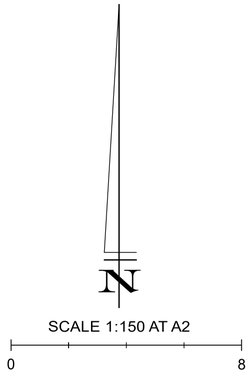
Landgate

COTTAGE SURVEYS

87-89 Guthrie Street, Osborne Park Western Australia
Ph : (08) 9446 7361 perth@cottage.com.au
www.cottage.com.au

ADDITIONAL SHEETS	SHEET	OF	SHEETS	VERSION NUMBER	DEPOSITED PLAN
	1	OF	2	1	431019





BEWARE
UNAPPROVED & UNLODGED PLAN:
ALL LOT NUMBERS, DIMENSIONS
& AREAS SUBJECT TO
LANDGATE (Titles Office) APPROVAL

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

COTTAGE SURVEYS

87-89 Guthrie Street, Osborne Park Western Australia
Ph : (08) 9446 7361 perth@cottage.com.au
www.cottage.com.au

ADDITIONAL SHEETS	SHEET	SHEETS	VERSION NUMBER	DEPOSITED PLAN
	2 OF	2	1	**431019**

City of Nedlands

ABN 92 614 728 214

Enquiries: Chantel Weerasekera on 9273 3500
Our Reference: DA25-102326

14 August 2025

Riverstone Custom Homes
PO Box 680
COTTESLOE WA 6911

Dear Sir / Madam,

Property Address: 5 (Lot 16) Colin Street, Dalkeith
Proposal: Residential - Single House

In accordance with the provisions of the City's Local Planning Scheme No. 3 and the authority delegated to the Council under the provisions of the Metropolitan Region Scheme, approval to commence the above referenced development has been **granted**, under delegated authority from the Council subject to the conditions and advisory notes on the attached Notice of Determination.

Should you be aggrieved by this decision there is a right to apply for a review to the State Administrative Tribunal (SAT), in accordance with Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted to the SAT within 28 days from the date this letter is received. For further information, the SAT can be contacted on 9219 3111, Level 6, 565 Hay Street, Perth, or www.sat.justice.wa.gov.au.

Please note this planning approval is not an authority to commence construction. A separate Building Application may be required to be lodged with the City's Building Services (if not done so already), and a Building Permit granted prior to commencement of works.

The fees paid on this development application have been calculated on the estimated cost of development stated on the application form. If the cost of development determined at time of Building Permit is more than the estimated cost stated on the development application, the applicant will be responsible for payment of additional fees.

Yours faithfully

Dillon Reid
Acting Coordinator Planning Approvals

Enc. Notice of Planning Approval

FORM 2

NOTICE OF DETERMINATION

SCHEDULE 2 PART 11 CLAUSE 86
PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

Name and Address of Applicant:	**Riverstone Custom Homes** **PO Box 680** **COTTESLOE WA 6911**
Name and Address of Landowner:	**Derrick Joseph O'Keeffe** **10 Cygnet Crescent** **DALKEITH WA 6911**
Reference:	**DA25-102326**
Property Address:	**5 (Lot 16) Colin Street, Dalkeith**
Proposed Development:	**Residential - Single House**

The development application for the above is **approved** subject to the following conditions:

1. This approval relates only to the development as indicated on the approved plans dated 7 August 2025. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.

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 a building permit, a Demolition or Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Demolition and Construction Management Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.

4. 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 processes 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.

5. Prior to the issue of a building permit, easement(s) in accordance with Section 195 of the Land Administration Act 1997 specifying access rights for drainage purposes in favour of the City of Nedlands, are to be placed on the certificate of title of the lot and notice of this easement(s) is to be included on the diagram or plan of survey. The deed of easement is to specify protection of existing services and access to the easement area. The deed is to be drafted by the City's solicitors at the expense of the owner and be executed by all parties concerned prior to the commencement of the works.

6. Prior to the issue of a building permit, stormwater disposal plans, details and calculations catering for the 1% AEP storm event of 60min duration shall be submitted for approval by the City and thereafter implemented, constructed and maintained to the satisfaction of the City of Nedlands.

7. 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.

8. 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.

9. Prior to occupation, a minimum 3kw (per dwelling) photovoltaic solar panel system is to be installed to the satisfaction of the City.

10. Prior to occupation, all screening as annotated on the approved plans shall be erected in accordance with the Residential Design Codes. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

Advice Notes:

a) This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, any obligations under the Strata Titles Act, or the requirements of any other external agency.

b) A building permit is required for the works.

c) The Construction Management Plan and Demolition Management Plans are to be prepared in the manner and form provided by the City of Nedlands.

d) Separate approval is required from the City of Nedlands for any works located within the verge, including landscaping and crossovers. A Vehicle Crossover Permit application is required to be submitted and approved by the City of Nedlands prior to verge works commencing.



……...

Dillon Reid
Acting Coordinator Planning Approvals

14 August 2025

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

City of Nedlands
Received
07 August 2025

City of Nedlands

DEVELOPMENT APPLICATION DATED: **19 March 2025**

APPROVED

Subject to the endorsements hereon and compliant with the conditions of approval to commence development

FILE REF: **DA25-102326**

DATE APPROVED: **14 August 2025**

Note: This approval does not constitute a Building Permit

Status:
Contract Doc's.

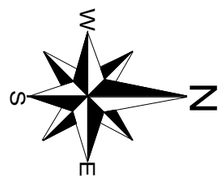
Drawing List

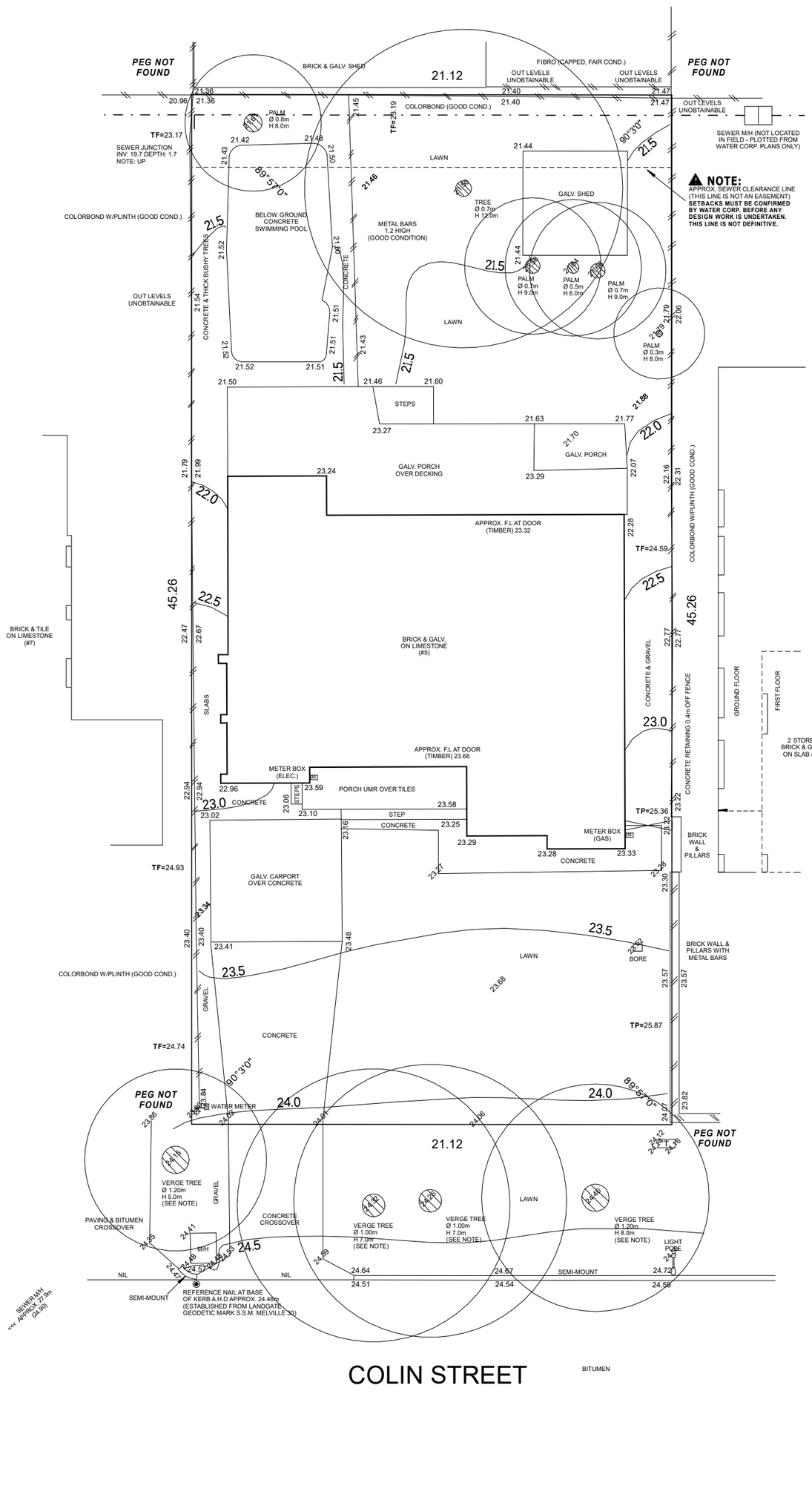
	Page	Name
1 Perspectives		
	1.01	Perspectives
	1.02	Perspectives
2 Plans		
	2.01	Site Plan - Existing
	2.02	Site Plan - New
	2.03	U/Croft Plan
	2.04	Ground Floor
	2.05	First Floor
	2.06	Roof Plan
4 Elevations		
	4.01	Elevations -
5 Sections		
	5.01	Sections

LOT MISCLOSE
0.000 m

LEGEND

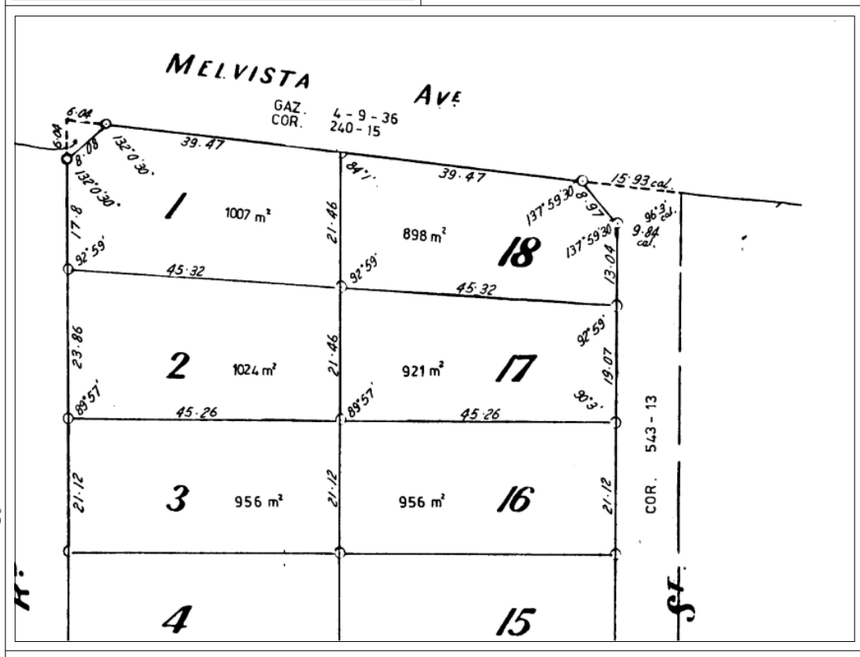
	POWER DOME
	POWER POLE
T TV	PHONE PITS
W	WATER CONN.
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE



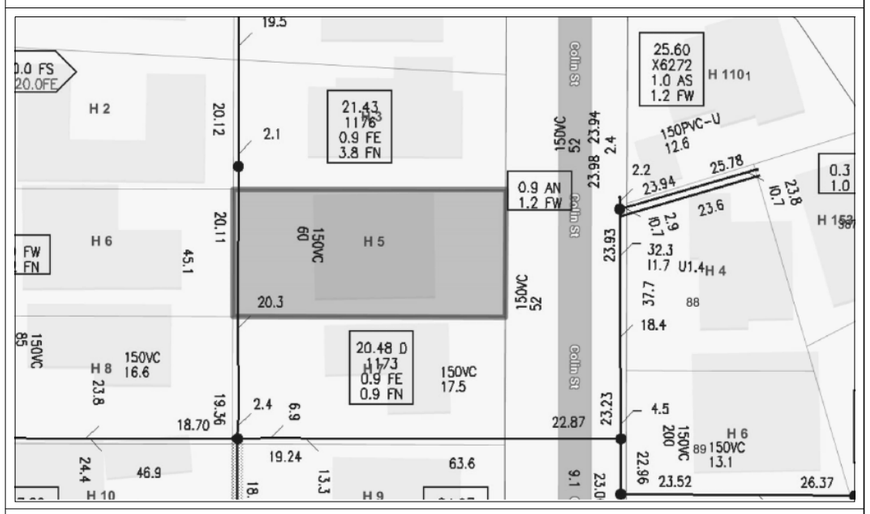


CONTOUR & FEATURE SURVEY

LOT	Lot 16 (Plan 5276)
ADDRESS	#5 Colin Street, Dalkeith
LGA	CITY OF NEDLANDS
CLIENT	Shirley O'Keeffe
ORDER #	5166
GPS	Lat: -31.989662 Long: 115.801924
SSA No	**AREA** 956m² **VOL.** 1124 **FOL.** 683



ELEC.	U/Ground	**SEWER**	Yes	**ROADS**	Bitumen	**COASTAL**	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	**COMMS**	Yes	**PATH**	Nil	**SOIL**	Sand
WATER	Yes	**DRAINAGE**	Good	**KERBS**	Semi-Mount	**VEG.**	Refer to Survey



87-89 Guthrie St
Osborne Park
WA 6017

PO Box 1611
Osborne Park BC
WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

COTTAGE SURVEYS
LICENSED SURVEYORS

JOB: 601056 **DATE:** 25 Feb 25 **DRAWN:** Shaun Currey

⚠ DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries **to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.**

⚠ DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

⚠ DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

⚠ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠ DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

Scale 1:200
0 2 4 6 8

87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	601056	**GPS**	Lat: -31.989662 Long: 115.801924	**ROADS**	Bitumen	**ELEC.**	U/Ground
CLIENT	Shirley O'Keeffe	**ORDER #**	5166	**KERBS**	Semi-Mount	**COMMS.**	Yes
ADDRESS	#5 Colin Street	**LOT**	Lot 16 (Plan 5276)	**FOOTPATH**	Nil	**WATER**	Yes
SUBURB	Dalkeith			**SOIL**	Sand	**GAS**	Check Alinta
LGA	CITY OF NEDLANDS	**AREA**	956m² **VOL.** 1124 **FOL.** 683	**DRAINAGE**	Good	**SEWER**	Yes
DRAWN	Shaun Currey	**DATE**	25 Feb 25 **SSA** No	**VEGETATION**	Refer to Survey	**COASTAL**	No (Approximate Only Confirm With Shire)

Site Plan - Existing

BAL Rating: N/A.
Rev No.: BL 02
Job No.: 5166
Dwn No.: 2.01

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
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O'Keeffe Residence
Lot 16, (#5), Colin St
Dalkeith, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Dwn. S.McChesney
Plot Date: 6/08/2025 at 4:45 PM

Amendments
BL02- DA Changes-S.McC-06/08/25
BL01-Eng Changes-S.McC-17/06/25
DA04-Planning Changes-S.McC-26/05/25
DA03-Planning changes-S.McC-08/05/25
DA02-Drawing changes-S.McC-16/04/25
DA 01-Council Submission-S.McC-11/03/25

Signatures:
Client:
Client:
Builder:

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Building Designer immediately. These Drawings remain the property of the Builder and shall be returned upon request.

City of Nedlands
Received
07 August 2025

City of Nedlands
DEVELOPMENT APPLICATION DATED: 19 March 2025
APPROVED
Subject to the endorsements hereon and compliant with the conditions of approval to commence development.
FILE REF: DA25-102326
DATE APPROVED: 14 August 2025
Note: This approval does not constitute a Building Permit

Status: Contract Doc's.

...₩Riverstone - Drafting₩Drawings₩Jobs ArchiCad₩5169 Stockdale Beech v28₩01 Archicad PLN₩BL02 5166 OKeefe v28.pln

PEG NOT FOUND

PEG NOT FOUND

BRICK & GALV. SHED

FIBRO (CAPPED, FAIR COND.)

OUT LEVELS UNOBTAINABLE

OUT LEVELS UNOBTAINABLE

OUT LEVELS UNOBTAINABLE

COLORBOND (GOOD COND.)

SEWER M/H (NOT LOCATED IN FIELD - PLOTTED FROM WATER CORP. PLANS ONLY)

SEWER JUNCTION
INV: 19.7 DEPTH: 1.7
NOTE: UP

PALM
Poured agg. Conc.
By Owner.
H 6.0m

TF= 23.19

TF= 23.17

90°3'0"

21.5

89°57'0"

Existing Swimming Pool and Pool Barrier.
(No allowance. Existing Pool to be retained by Owner. Temporary fence protection by Owner for duration of construction.)

COLORBOND W/PLINTH (GOOD COND.)

CONCRETE & THICK BUSHY TREES

7.5m CONE OF VISION

METAL BARS
1.2 HIGH
(GOOD CONDITION)

TREE
Ø 0.7m
H 12.0m

GALV. SHED

Existing Tree's to remain.

PALM
Ø 0.7m
H 9.0m

PALM
Ø 0.5m
H 6.0m

PALM
Ø 0.7m
H 9.0m

PALM
Ø 0.3m
H 8.0m

Existing Neighbours Privacy Screen.

Owner to plant Screening type Vegetation to extent shown.

Stormwater.
Refer to City of Nedlands Soakwell Capacity calculator spreadsheet.

SW 1.5 x 1.5

SW 1.5 x 1.5

SW 1.5 x 1.5

SW 1.5 x 1.5

7.5m CONE OF VISION

6,000

1,800

Poured agg. Conc.
By Owner.

FFL = -1c
FGL = 23.814

FFL = -28c
FGL = 21.500

FFL = -28c
FGL = 21.500

Tap.

Terrace
FFL = -1c
RL = 23.814

Undercroft
FFL = -31c
RL = 21.243

APPROX. F.L AT DOOR
(TIMBER) 23.32

FFL = -28c
FGL = 21.414

FFL = -19c
FGL = 22.271

2,015

22.0

Poured agg. Conc.
By Owner.

TF= 24.59

22.5

Drying Yard.

2,105

22.0

HWS.

sk.

sk.

Poured agg. Conc.
By Owner.

22.5

FFL = -13c
FGL = 22.786

Fall

SLABS

FFL = -1c
FGL = 23.814

Removable timber deck and stairs.

BRICK & TILE
ON LIMESTONE
(#7)

BRICK & GALV.
ON LIMESTONE
(#5)

tr.

First Floor

Ground Floor
Proposed Residence
FFL = 0c
RL = 23.900

pan.

vb.

Duct

HWS.

pan.

vb.

vb.

shr.

2,005

Duct

APPROX. F.L AT DOOR
(TIMBER) 23.66

PORCH UMR OVER TILES

CONCRETE

Linear grate.

Porch

Fall

Garage
FFL = -1c
RL = 23.814

1,500

GALV. CARPORT
OVER CONCRETE

Tap.

M/B

Stormwater grate.

FFL = -1c
FGL = 23.814

5.19 m²

9.0m

9.0m

FFL = -1c
FGL = 23.814

FFL = -4c
FGL = 23.557

Poured agg. Conc.
By Owner.

BORE

Existing Bore to be retained.

Stormwater grate and soakwell. (Allow for 2No. Outlets.)

9.68 m²

11.25 m²

9.000

8.400

Visually permeable infill panel.
By Owner.

Fall

Fall

Stormwater.
Refer to City of Nedlands Soakwell Capacity calculator spreadsheet.

90°3'0"

89°57'0"

24.0

FGL = 24.000

FGL = 24.000

71.14 m²

Poured agg. Conc.
By Owner.

Visually permeable infill panel.
By Owner.

WATER METER

Letter box.

108

2,000

3,500

2,000

Poured agg. conc. crossover to Shire recomendations.
By Owner.

VERGE TREE
Ø 1.20m
H 5.0m
(SEE NOTE)

GRAVEL

CONCRETE CROSSOVER

PAVING & BITUMEN CROSSOVER

LAWN

VERGE TREE
Ø 1.00m
H 7.0m
(SEE NOTE)

VERGE TREE
Ø 1.00m
H 7.0m
(SEE NOTE)

VERGE TREE
Ø 1.20m
H 8.0m
(SEE NOTE)

LIGHT POLE

M/H

NIL

NIL

SEMI-MOUNT

SEMI-MOUNT

REFERENCE NAIL AT BASE OF KERB A.H.D APPROX. 24.46m (ESTABLISHED FROM LANDGATE GEODETIC MARK S.S.M. MELVILLE 30)

SEWER M/H
APPROX. 27.9m
(24.90)

COLORBOND W/PLINTH (GOOD COND.)

Overshadowing as of 21st June midday.

143.58 m²

TF= 24.93

TF= 24.74

TP= 25.36

TP= 25.87

LEGEND	
⊕	POWER DOME
⊕	POWER POLE
T C	PHONE PITS
W	WATER CONN.
TP= 10.00	TOP PILLAR/POST
TW= 10.00	TOP WALL
TR= 10.00	TOP RETAINING
TF= 10.00	TOP FENCE

LOT ZONING	R12.5
LOT AREA	956.00m2
HOUSE AREA	366.10m2
OPEN SPACE	61.71%
OPEN SPACE REQUIRED AS PER R-CODES IS 55%	
NEIGHBOUR'S LOT AREA	956.00m2
SHADOW CAST ONTO LOT	143.58m2
AREA OVERSHADOWED	15.02%
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%	

Termite Protection.
All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the NCC - Volume 2, 2019.

Site Soil Classification.
1. Soil classification is made by surface visual inspection only.

Area Calculations			
Name		Area	Perimeter
0 Ground Floor			
	Garage	58.4	33,000.0
	Ground Floor	252.6	83,030.0
	Porch	3.8	7,870.0
	Terrace	47.6	36,710.0
		362.4 m²	**160,610.0 mm**
1 First Floor			
	First Floor	145.8	54,549.6
		145.8 m²	**54,549.6 mm**
-1 Undercroft			
	Undercroft	59.0	40,510.0
		59.0 m²	**40,510.0 mm**
		567.2 m²	**255,669.6 mm**

Panel & Post retaining wall to match Natural Ground level along Bdry.

CONCRETE RETAINING 0.4m OFF FENCE

COLORBOND W/PLINTH (GOOD COND.)

GROUND FLOOR

FIRST FLOOR

2 STOREY
BRICK & GALV.
ON SLAB (#3)

BRICK WALL & PILLARS

BRICK WALL & PILLARS WITH METAL BARS

NOTE:
APPROX. SEWER CLEARANCE LINE
(THIS LINE IS NOT AN EASEMENT)
SETBACKS MUST BE CONFIRMED BY WATER CORP. BEFORE ANY DESIGN WORK IS UNDERTAKEN. THIS LINE IS NOT DEFINITIVE.

Landscaping %
Total Area = 190.08 m².
Landscaped Area = 97.26 m²
% = 51.16.

LOT MISCLOSE
0.000 m

NORTH
PREVAILING WIND & RAIN
SUMMER SUN
WINTER SUN
HOT DRY WIND

Site Plan
Scale: 1:100

COLIN STREET

Site Plan - New

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O'Keeffe Residence
Lot 16, (#5), Colin St
Dalkeith, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Dwn. S.McChesney
Plot Date: 6/08/2025 at 4:45 PM

Amendments
BL02- DA Changes-S.McC-06/08/25
BL01-Eng Changes-S.McC-17/06/25
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DA02-Drawing changes-S.McC-16/04/25
DA 01-Council Submission-S.McC-11/03/25

Signatures:
Client:
Client:
Builder:

BAL Rating: N/A.
Rev No.: BL 02
Job No.: 5166
Dwn No.: 2.02

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City of Nedlands
Received
07 August 2025

City of Nedlands

DEVELOPMENT APPLICATION DATED: **19 March 2025**

APPROVED

Subject to the endorsements hereon and compliant with the conditions of approval to commence development

FILE REF: **DA25-102326**

DATE APPROVED: **14 August 2025**

Note: This approval does not constitute a Building Permit

Status:
Contract Doc's.

Area Calculations

	Name	Area	Perimeter
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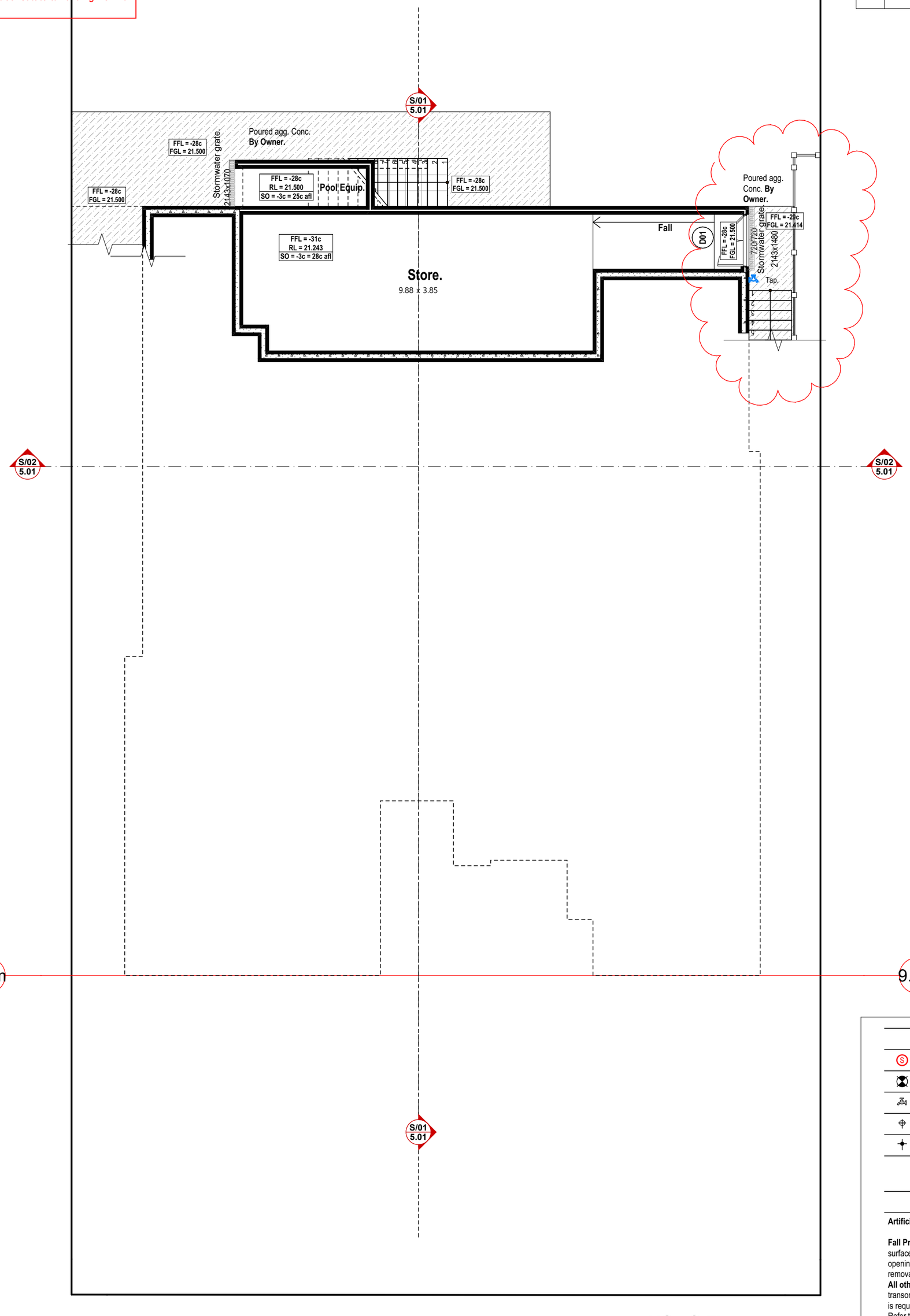

UCroft Floor

Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
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Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

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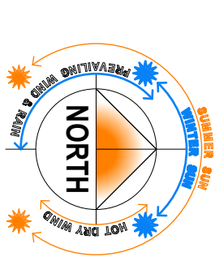
Wet areas | To comply with NCC Vol.2 Part 3.8.1 + 3.8.3

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019



BAL Rating: N/A.

U/Croft Plan

Rev No. BL 02

Job No. 5166

Dwn No : 2.03

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O'Keeffe Residence
Lot 16, (#5), Colin St
Dalkeith, WA 6009

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Wind Classification T.B.C.
Local Authority City of NEDLANDS
Dwn. S.McChesney
Plot Date: 6/08/2025 at 4:45 PM

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Signatures:
Client: _____
Client: _____
Builder: _____

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City of Nedlands
Received
07 August 2025

Status:
Contract Doc's.

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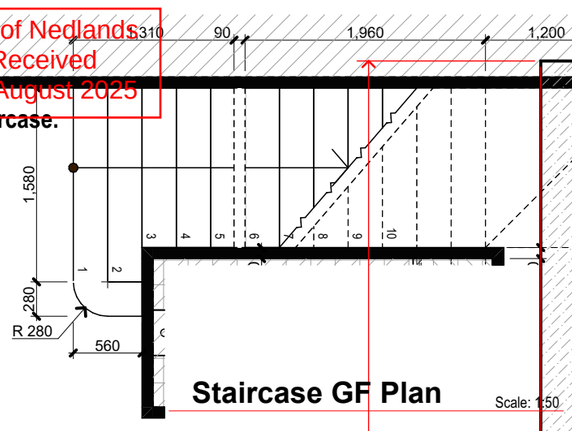
Staircase.



Staircase GF Plan Scale: 1:50

City of Nedlands

DEVELOPMENT APPLICATION DATED: 19 March 2025

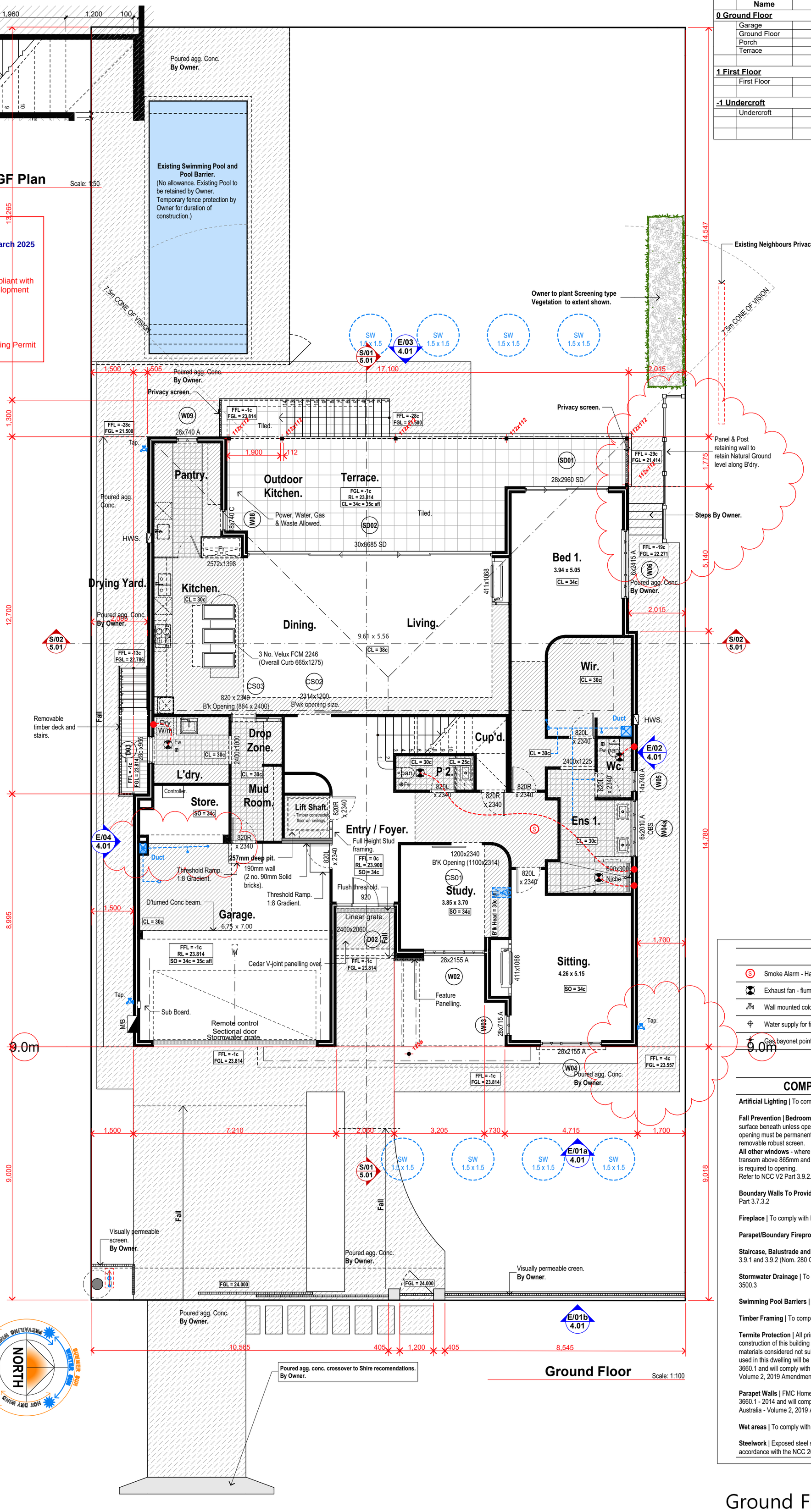
APPROVED

Subject to the endorsements hereon and compliant with the conditions of approval to commence development

FILE REF: DA25-102326

DATE APPROVED: 14 August 2025

Note: This approval does not constitute a Building Permit



Ground Floor Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
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COMPLIANCE NOTES

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Wet areas | To comply with NCC Vol.2 Part 3.8.1 + 3.8.3

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Ground Floor

BAL Rating: N/A.
Rev No.: BL 02
Job No.: 5166
Dwn No.: 2.04

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O'Keeffe Residence
Lot 16, (#5), Colin St
Dalkeith, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Dwn. S.McChesney
Plot Date: 6/08/2025 at 4:45 PM

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Signatures:
Client:
Client:
Builder:

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City of Nedlands

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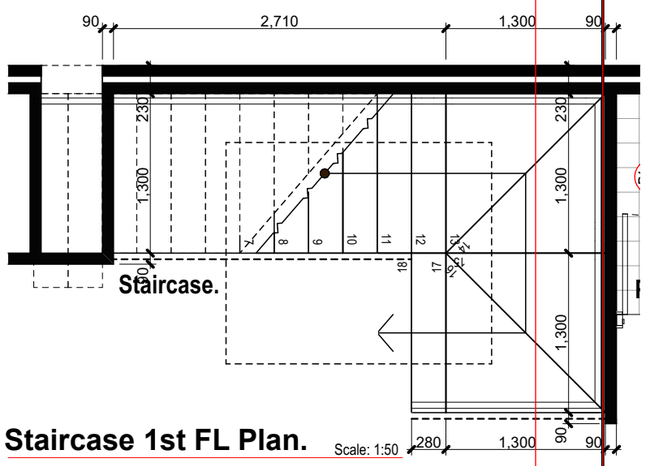

Staircase 1st FL Plan.

Scale: 1:50

:₩Riverstone - Drafting₩Drawings₩Jobs ArchiCad₩5169 Stockdale Beech v28₩01 Archicad PLN₩BL02 5166 OKeefe v28.pln

Status:
Contract Doc's.

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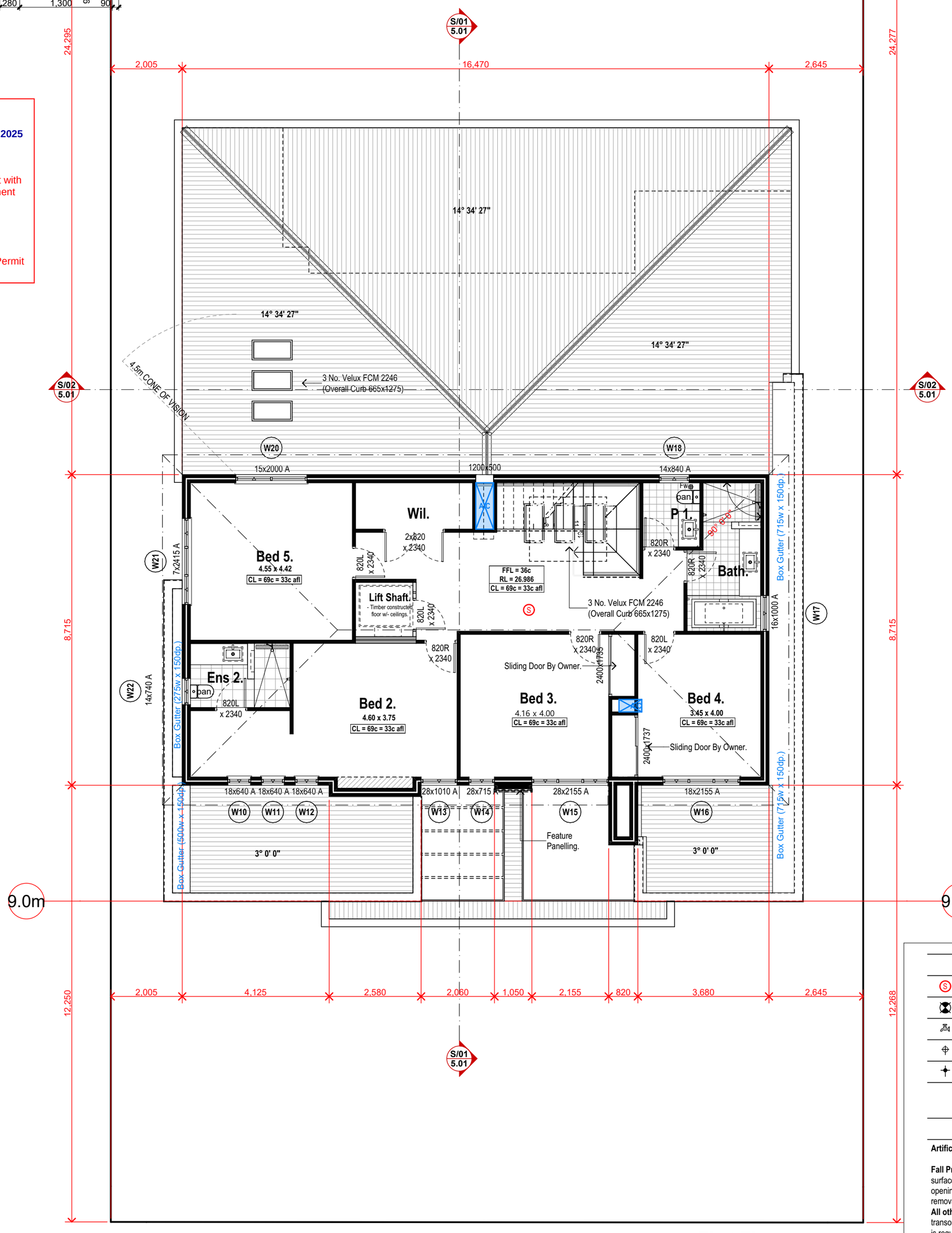

First Floor

Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
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COMPLIANCE NOTES

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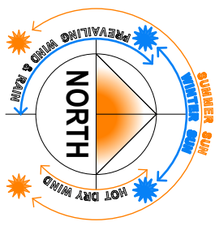

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DA 01-Council Submission-S.McC-11/03/25

Signatures:
Client:
Client:
Builder:

BAL Rating: N/A.
Rev No.: BL 02
Job No.: 5166
Dwn No.: 2.05

First Floor

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DEVELOPMENT APPLICATION DATED: **19 March 2025**

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FILE REF: **DA25-102326**

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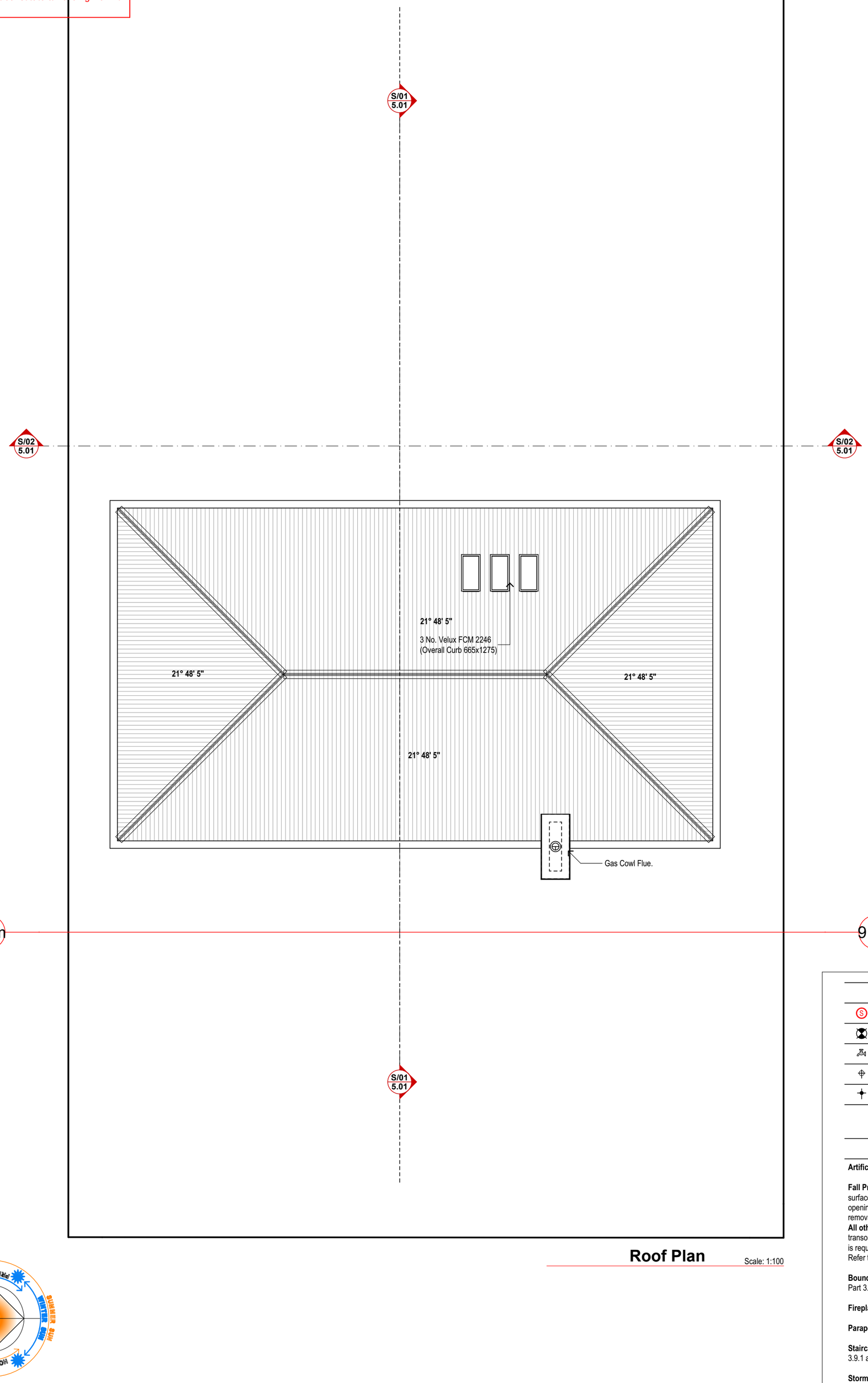
Status:
Contract Doc's.



Roof Plan

Scale: 1:100

LEGEND

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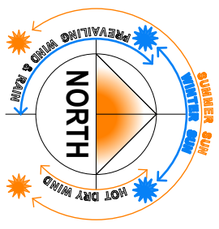

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Client:
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Builder:

BAL Rating: N/A.
Rev No.: BL 02
Job No.: 5166
Dwn No.: 2.06

Roof Plan

:₩Riverstone - Drafting₩Drawings₩Jobs ArchiCad₩5169 Stockdale Beech v28₩01 Archicad PLN₩BL02 5166 OKeefe v28.pln

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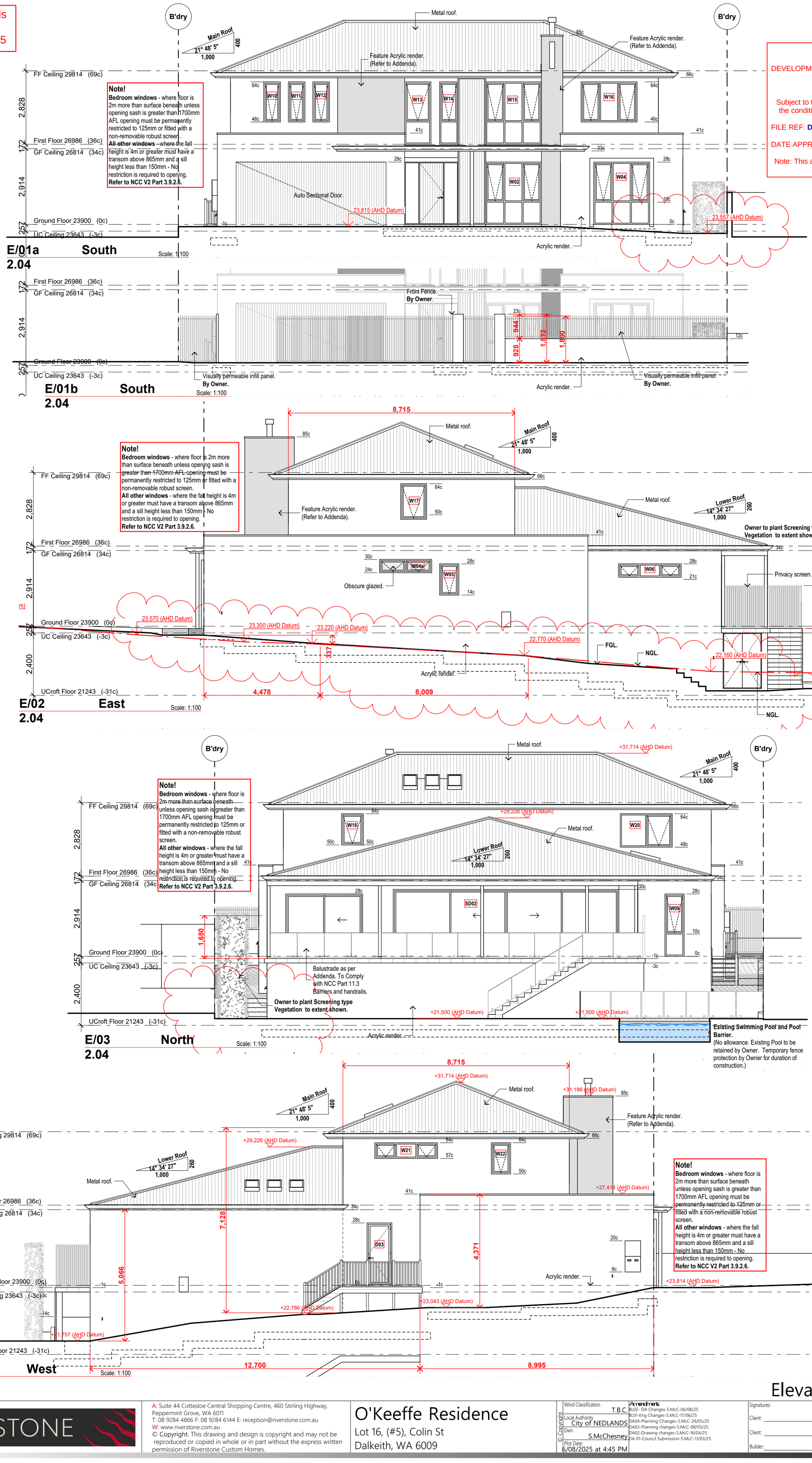
DATE APPROVED: **14 August 2025**

Note: This approval does not constitute a Building Permit



Elevations -

BAL Rating: N/A.
Rev No.: BL 02
Job No.: 5166
Dwn No.: 4.01

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
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O'Keeffe Residence
Lot 16, (#5), Colin St
Dalkeith, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Dwn. S.McChesney
Plot Date: 6/08/2025 at 4:45 PM

Amendments
BL02- DA Changes-S.McC-06/08/25
BL01-Eng Changes-S.McC-17/06/25
DA04-Planning Changes-S.McC-26/05/25
DA03-Planning changes-S.McC-08/05/25
DA02-Drawing changes-S.McC-16/04/25
DA 01-Council Submission-S.McC-11/03/25

Signatures:
Client:
Client:
Builder:

:₩Riverstone - Drafting₩Drawings₩Jobs ArchiCad₩5169 Stockdale Beech v28₩01 Archicad PLN₩BL02 5166 OKeefe v28.pln

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

Status:
Contract Doc's.

City of Nedlands
Received
07 August 2025

City of Nedlands

DEVELOPMENT APPLICATION DATED: **19 March 2025**

APPROVED

Subject to the endorsements hereon and compliant with the conditions of approval to commence development

FILE REF: **DA25-102326**

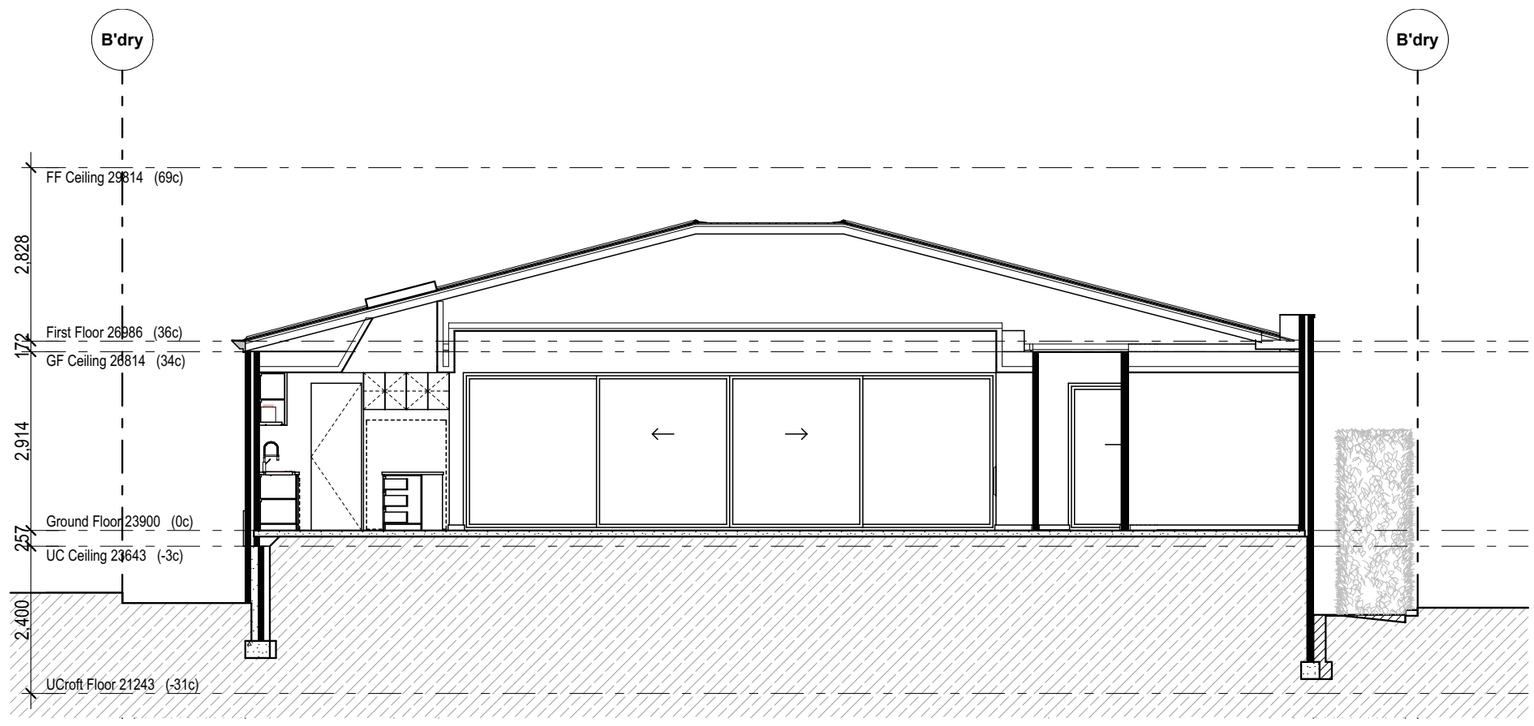
DATE APPROVED: **14 August 2025**

Note: This approval does not constitute a Building Permit



S/01 Section
Scale: 1:100

2.03, 2.04, 2.05, 2.06



S/02 Section
Scale: 1:100

2.03, 2.04, 2.05, 2.06

Sections

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O'Keeffe Residence
Lot 16, (#5), Colin St
Dalkeith, WA 6009

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Wind Classification T.B.C.
Local Authority City of NEDLANDS
Dwn. S.McChesney
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DA 01-Council Submission-S.McC-11/03/25

Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No. BL 02
Job No. 5166
Dwn No : 5.01

16. DIVISIONAL REPORTS – CORPORATE SERVICES

16.1 Monthly Financial Report – August 2025

Report Number	**CPS40.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Executive
Contributing Officer	Nick Elliott – Financial Accountant (Temp)
Responsible Officer	Mark Ponton – Acting Coordinator Accounting Services
Director	John Vojkovich - Acting Director Corporate Services
Attachments	Attachment 1 - Statement of Financial Activity – August 2025 Attachment 2 - Statement of Net Current Assets – August 2025 Attachment 3 - Statement of Comprehensive Income – August 2025 Attachment 4 - Statement of Financial Position – August 2025 Attachment 5 - Reserve Movements – August 2025 Attachment 6 - Borrowings – August 2025 Attachment 7 - Capital Works Program – August 2025

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.

Officer Recommendation

The Committee RECEIVES the Monthly Financial Report for 31 August 2025.

Commissioner Caddy proposed an Alternative Motion

Alternative Motion and Council Decision

That Council RECEIVES the Monthly Financial Report for 31 August 2025.

Reason:
Typographical error referring to Committee instead of Council.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

All opening positions from prior year are a preliminary result for the year ended 30 June 2025 as the Financial Statements 2024/25 are yet to be completed and reviewed by the Auditors.

This monthly financial report has been prepared on the same basis as any other month in the reporting cycle and does not include any year end accounting adjustments. These accounting adjustments will be made in the accounting ledger in Period 13 which preserves the integrity of monthly reporting to Council.

The report references budget differences in the variance analysis. The materials supporting the preparation of the approved budget were prepared on an aggregate basis which limits the ability to provide a detailed analysis of variances.

Unless stated below, all year-to-date budget amounts for August 2025 are being temporarily presented on a pro-rata basis (i.e. annual budget has been broken into 12 equal months).

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The attached report shows the month end position as at the end of August 2025.

The Statement of Financial Activity presents a municipal closing deficit as of 31 August 2025 is $336,980 which is a $1,696,156 favourable variance, compared to a budgeted deficit for the same period of $2,033,137.

The Statement of Comprehensive Income reports operating revenue at the end of August 2025 was $764,698 which represents a $1,135,418 unfavourable variance compared to the year-to-date budget of $1,900,116, primarily due to the budget phasing for Fees and charges.

The operating expense at the end of August 2025 was $5,861,839 which represents a $2,188,826 favourable variance compared to the year-to-date budget of $8,050,665 primarily in Employee costs and Materials & Contracts. Materials and Contracts (UGP) has been budgeted separately to other Material and Contract costs for the year, and as at the end of August no costs have been incurred to date, in line with the year-to date budget.

The attached Statement of Financial Activity compares Actuals with Amended Budget by Nature or Type as per regulation 34 (3) of the *Local Government Financial Management Regulations 1996*. Material variances, as defined by a previous decision of Council, from the budget of revenue and expenditure are detailed below.

Operating Activities

Operating grants, subsidies, and contributions
Unfavourable variance of $107,367 is due the pro-rata budget phasing.

Fees and charges
Unfavourable variance of $956,255 primarily due to the pro-rata budget phasing and the delay in Striking Rates until September.

Service charges (UGP)
No year-to-date budget is being reported this month. (No pro rata budget has been allocated to August.)

Interest earnings
Unfavourable variance of $70,624 due to the reduced Cash balances resulting from the delay in striking rates until September.

Other revenue
No variance analysis required as variance to budget is less than 10%.

Profit on disposal of assets
Unfavourable variance of $18,042, primarily due to the pro-rata budget.

Employee costs
Favourable variance of $610,050, primarily due to 4 fortnights of expenditure YTD compared to the pro rata budget of 2/12th (i.e. there has been no accrual for the full month).

Materials and contracts (UGP)
No year-to-date budget is being reported this month. (No pro rata budget has been allocated to August.)

Materials and contracts
There was a favourable variance of $1,267,911 primarily due to expenditure being delayed pending the approval of the budget.

Utility charges
Favourable variance of $88,249 due to the reversal of prior year accruals for energy costs.

Depreciation and amortisation
Favourable variance of $257,971 due to monthly calculation being estimate pending the budget approval.

Insurance expenses
No variance analysis required as variance to budget is less than 10%.

Interest expenses
No variance analysis required as variance to budget is less than 10%.

Other expenditure
No variance analysis required as variance to budget is less than 10%.

Investing Activities

Non-operating grants, subsidies, and contributions
Unfavourable variance of $690,847 due to the pro-rata budget phasing.

Proceeds from disposal of assets
Unfavourable variance of $18,042 primarily due to the pro-rata budget phasing.

Purchase of property, plant, and equipment
Favourable variance of $338,629 primarily. due to expenditure being delayed pending the approval of the budget and the pro-rata budget phasing

Purchase and construction of infrastructure
Favourable variance of $676,938 primarily. due to expenditure being delayed pending the approval of the budget and the pro-rata budget phasing

Financing Activities

Repayment of borrowings
Unfavourable variance of $23,908 is due to the pro-rata budget phasing.

Proceeds from borrowings
No year-to-date budget is being reported this month. (No pro rata budget has been allocated to August.)

Payment for principal portion of lease liability
No variance analysis required as variance to budget is less than $50,000.

Transfer to and from reserves
No year-to-date budget is being reported this month.

Rates
No year-to-date budget is being reported this month. (No pro rata budget has been allocated to August.)

Rates Receivable
Outstanding rates for debtors are $1,257,202 as of 31 August 2025 compared to $38,530,983 as of 31 August 2024. Breakdown as follows:

Receivable	31 Aug 2025 ($)	31 Aug 2024 ($)	Variance ($)
Rates & UGP	1,108,987	28,085,897	(26,976,909)
Rubbish & Pool	61,809	4,647,365	(4,585,557)
Pensioner Rebates	(9,383.9)	860,965	(870,349)
ESL	95,790	4,936,756	(4,840,966)
Total	**1,257,202**	**38,530,983**	**(37,273,781)**

Employee Data

Description	Number
Headcount (Active Employees including FT, PT, & Casual)	161
Occupied FTE (FT & PT)	127
Occupied FTE (Casual)	11
No. of contract employees (Temporary/Agency)	11

The figures are reported at the end of the calendar month of August 2025.

Consultation

Nil

Strategic Implications

This item relates to the following elements from the City's Council Plan.

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

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative and Policy Implications

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

Decision Implications

Nil

Conclusion

The municipal surplus as of 31 August 2025 is $336,980 which is favourable compared to a budgeted deficit for the same period of $2,033,137.

The operating revenue at the end of August 2025 was $764,698 which represents a $1,153,460 unfavourable variance compared to the year-to-date budget of $1,918,158 primarily in Operating grants, subsidies and contributions, and Fees and charges.

The operating expense for August 2025 was $5,861,839 which represents a $2,188,826 favourable variance compared to the year-to-date budget of $8,050,655 primarily in Employee costs and Materials & Contracts.

Further Information

Nil

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 01-Jul-2025 to 31-Aug-2025

	Adopted Budget	Adopted Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities					
Net current assets - Opening surplus/(deficit)	3,626,289	3,626,289	4,281,135	654,846	18.06 %
Revenue					
Operating grants, subsidies and contributions	654,638	109,106	1,739	(107,367)	(98.41)%
Fees and charges	9,493,813	1,582,302	626,047	(956,255)	(60.43)%
Service charges (UGP)	3,855,577	0	0	0	0.00 %
Interest earnings	1,042,514	173,752	103,128	(70,624)	(40.65)%
Other revenue	209,733	34,956	33,784	(1,172)	(3.35)%
Profit on disposal of assets	108,250	18,042	0	(18,042)	(100.00)%
	15,364,525	1,918,158	764,698	(1,153,460)	(60.13)%
Expenses					
Employee costs	(18,953,044)	(3,158,841)	(2,548,791)	610,050	19.31 %
Materials and contracts (UGP)	(9,319,249)	0	0	0	0.00 %
Materials and contracts	(15,921,845)	(2,653,641)	(1,385,730)	1,267,911	47.78 %
Utility charges	(1,046,457)	(174,410)	(86,160)	88,249	50.60 %
Depreciation and amortisation	(10,598,779)	(1,766,463)	(1,508,492)	257,971	14.60 %
Insurance expenses	(472,104)	(78,684)	(73,037)	5,647	7.18 %
Interest expenses	(261,117)	(43,520)	(44,571)	(1,051)	(2.42)%
Other expenditure	(1,050,643)	(175,107)	(183,276)	(8,168)	(4.66)%
Loss on disposal of assets	0	0	0	0	0.00 %
	(57,623,238)	(8,050,665)	(5,830,057)	2,220,608	27.58 %
Non-cash amounts excluded from operating activities	10,490,529	1,748,422	1,411,648	(336,773)	(19.26)%
Amount attributable to operating activities	(28,141,895)	(757,796)	627,424	1,385,221	182.80 %
Investing Activities					
Non-operating grants, subsidies and contributions	4,145,081	690,847	0	(690,847)	(100.00)%
Proceed on Sale of Assets	108,250	18,042	0	(18,042)	(100.00)%
Purchase of property, plant, and equipment	(1,990,647)	(331,775)	6,855	338,629	102.07 %
Purchase and construction of infrastructure	(8,372,630)	(1,395,438)	(718,500)	676,938	48.51 %
Amount attributable to investing activities	(6,109,946)	(1,018,324)	(711,645)	306,679	30.12 %
Financing Activities					
Repayment of borrowings	(1,373,111)	(228,852)	(252,760)	(23,908)	(10.45)%
Proceeds from borrowings	4,000,000	0	0	0	0.00 %
Recoup from self supporting loans	0	0	0	0	0.00 %
Payments for principal portion of lease liability	(168,984)	(28,164)	0	28,164	100.00 %
Transfers to reserves	(500,000)	0	0	0	0.00 %
Transfers from reserves	3,850,000	0	0	0	0.00 %
Amount attributable to financing activities	5,807,905	(257,016)	(252,759)	4,257	1.66 %
Surplus/(deficit) before imposition of general rates	(28,443,937)	(2,033,137)	(336,980)	1,696,156	83.43 %
Total amount raised by general rates	29,821,188	0	0	0	0.00 %
Surplus/(deficit) after imposition of general rates	**1,377,251**	**(2,033,137)**	**(336,980)**	**1,696,156**	83.43 %

City of Nedlands
Net Current Assets

By Nature or Type
For the Period 01-Jul-2025 to 31-Aug-2025

	Balance As At 1-Jul-25	Balance As At 31-Aug-25
Current Assets		
Cash and cash equivalents	20,220,609	15,237,463
Other Financial Assets	(4,565)	(4,565)
Trade and other receivables	1,990,154	2,035,042
Inventories	13,627	13,627
Other assets	460,997	627,262
Total Current Assets	22,680,822	17,908,829
Current Liabilities		
Trade and other payables	(4,744,310)	(4,835,215)
Lease Liabilities	(121,372)	(121,372)
Borrowings	(1,008,887)	(756,128)
Grant and contract liabilities	(629,167)	(766,247)
Provisions	(2,033,716)	(1,774,329)
Other liabilities	(163,950)	(41,473)
Total Current Liabilities	(8,701,401)	(8,294,764)
Net Current Assets*	**13,979,421**	**9,614,065**
Adjustments to NCA		
Less: Reserves	(11,352,926)	(11,352,926)
Adj for Restricted Cash	519,817	519,817
Less: Self Supporting Loans	4,565	4,565
Add: Current Borrowings	1,008,887	756,128
Add: Leases	121,372	121,372
Total Adjustments	(9,698,286)	(9,951,045)
Surplus/(Deficit)*	**4,281,135**	**(336,980)**

*Layout amended to align with standard reporting practice

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 01-Jul-2025 to 31-Aug-2025

	Adopted Budget	Adopted Budget YTD	Actuals YTD
Revenue			
Rates	29,821,188	0	0
Operating grants, subsidies and contributions	654,638	109,106	1,739
Fees and charges	9,493,813	1,582,302	626,047
Service charges (UGP)	3,855,577	0	0
Interest earnings	1,042,514	173,752	103,128
Other revenue	209,733	34,956	33,784
	45,077,463	1,900,116	764,698
Expenses			
Employee costs	(18,953,044)	(3,158,841)	(2,548,791)
Materials and contracts (UGP)	(9,319,249)	0	0
Materials and contracts	(15,921,845)	(2,653,641)	(1,417,512)
Utility charges	(1,046,457)	(174,410)	(86,160)
Depreciation and amortisation	(10,598,779)	(1,766,463)	(1,508,492)
Insurance expenses	(472,104)	(78,684)	(73,037)
Other expenditure	(1,050,643)	(175,107)	(183,276)
Interest expenses	(261,117)	(43,520)	(44,571)
	(57,623,238)	(8,050,665)	(5,861,839)
Net Operating	(12,545,775)	(6,150,549)	(5,097,141)
Non-operating grants, subsidies and contributions	4,145,081	690,847	0
Profit on Disposal of Assets	108,250	18,042	0
	4,253,331	708,889	0
Net Result for the Period	**(8,292,444)**	**(5,441,660)**	**(5,097,141)**
Other Comprehensive Income	0	0	0
Total Other Comprehensive Income	0	0	0
Total Comprehensive Income for the Period	**(8,292,444)**	**(5,441,660)**	**(5,097,141)**

City of Nedlands
Statement of Financial Position

For the Period 01-Jul-2025 to 31-Aug-2025

	Balance As At 1-Jul-25	Balance As At 31-Aug-25
Assets		
Current Assets		
Cash and cash equivalents	20,220,609	15,237,463
Other Financial Assets	(4,565)	(4,565)
Trade and other receivables	1,990,154	2,035,042
Inventories	13,627	13,627
Other assets	460,997	627,262
Total Current Assets	22,680,822	17,908,829
Non Current Assets		
Trade and other receivables	889,496	923,260
Other Financial Assets	163,834	163,834
Property, plant and equipment	101,135,475	100,810,286
Infrastructure	239,152,322	238,680,664
Right of Use Assets	339,894	365,436
Intangible assets	0	5,755
Total Non Current Assets	341,681,021	340,949,235
Total Assets	**364,361,843**	**358,858,064**
Liabilities		
Current Liabilities		
Trade and other payables	(4,744,310)	(4,835,215)
Lease Liabilities	(121,372)	(121,372)
Borrowings	(1,008,887)	(756,128)
Grant and contract liabilities	(629,167)	(766,247)
Provisions	(2,033,716)	(1,774,329)
Other liabilities	(163,950)	(41,473)
Total Current Liabilities	(8,701,401)	(8,294,764)
Non Current Liabilities		
Borrowings	(3,272,443)	(3,272,443)
Lease Liabilities	(213,341)	(213,341)
Provisions	(495,935)	(495,935)
Total Non Current Liabilities	(3,981,720)	(3,981,719)
Total Liabilities	**(12,683,121)**	**(12,276,482)**
Equity		
Retained surplus	(73,166,508)	(68,069,367)
Reserves - cash backed	(11,352,926)	(11,352,926)
Revaluation surplus	(267,159,289)	(267,159,289)
Total Equity	**(351,678,723)**	**(346,581,582)**

City of Nedlands
Reserve Movements

For the Period 01-Jul-2025 to 31-Aug-2025

	Adopted Budget				Actuals YTD			
Reserve	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	292,395	0	0	292,395	292,395	0	0	292,395
City Development Reserve	188,898	0	0	188,898	188,898	0	0	188,898
North Street Reserve	158,951	0	0	158,951	158,951	0	0	158,951
Welfare Reserve	208,248	0	0	208,248	208,248	0	0	208,248
Service Reserve	28,968	0	0	28,968	28,968	0	0	28,968
Insurance Reserve	67,939	0	0	67,939	67,939	0	0	67,939
Underground Power Projects	3,968,802	0	(3,850,000)	118,802	3,968,802	0	0	3,968,802
Waste Management Reserve	2,338,667	0	0	2,338,667	2,338,667	0	0	2,338,667
Building Replacement Reserve	623,747	0	0	623,747	623,747	0	0	623,747
Swanbourne Development Reserve	1,490	0	0	1,490	1,490	0	0	1,490
Public Art Reserve	47,334	0	0	47,334	47,334	0	0	47,334
Business System Reserve	113,143	0	0	113,143	113,143	0	0	113,143
All Abilities Play Space	442,250	0	0	442,250	442,250	0	0	442,250
Major Projects	1,652,277	500,000	0	2,152,277	1,652,277	0	0	1,652,277
Lawler Park Infrustracture Reserve	0	0	0	0	0	0	0	0
Cash-in-lieu of Public Open Space	519,817	0	0	519,817	519,817	0	0	519,817
PRCC Reserve	0	0	0	0	0	0	0	0
Riverwall Maintenance Reserve	100,000	0	0	100,000	100,000	0	0	100,000
Laneway Reserve	600,000	0	0	600,000	600,000	0	0	600,000
Reserve Total	**11,352,926**	**500,000**	**(3,850,000)**	**8,002,926**	**11,352,926**	**0**	**0**	**11,352,926**

City of Nedlands
Borrowings

For the Period 01-Jul-2025 to 31-Aug-2025

				Adopted Budget				Actuals YTD				
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	New Loans	Repayment	Closing Balance	Opening Balance	New Loans	Repayment	Closing Balance	Interest
Building Infrastructure	184	WATC	3.12%	77,654	0	(77,654)	0	77,653	0	(38,676)	38,977	606
Building Infrastructure	185	WATC	3.12%	36,752	0	(36,752)	0	36,752	0	(18,304)	18,447	287
Dalkeith Bowling Club	186	WATC	3.07%	4,959	0	(4,959)	0	4,047	0	0	4,047	0
Underground Power - West Hollywood	188	WATC	3.07%	234,373	0	(76,077)	158,296	233,534	0	0	233,534	0
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	33,077	0	(9,989)	23,088	34,109	0	0	34,109	0
Underground Power - Alderbury	190	WATC	3.07%	23,491	0	(7,095)	16,396	24,224	0	0	24,224	0
Underground Power - Nedlands North	191	WATC	4.66%	3,871,937	0	(796,073)	3,075,864	3,871,937	0	(195,779)	3,676,157	42,391
Underground Power - Nedlands West	192	WATC	4.12%	0	4,000,000	(364,514)	3,635,486	0	0	0	0	0
				4,282,243	**4,000,000**	**(1,373,113)**	**6,909,130**	**4,282,255**	**0**	**(252,760)**	**4,029,496**	**43,283**

City of Nedlands
Capital Works Program

For the Period 01-Jul-2025 to 31-Aug-2025

Project Description	Adopted Budget	Actual YTD
Building		
Maisonettes all units - Compliance upgrades to main distribution board	35,000	0
Retaining walls and fence John XXIII Depot remedy unstable slopes incl design and construction	350,000	0
City wide air-conditioning program	42,185	0
2025/26 - City wide flooring program	20,000	2
2025/26 - City wide painting program	42,185	0
Hackett Hall Demolition	203,300	0
Roofing / Safety Anchor Program	38,099	0
Strickland Street Infant Health Centre - Renewal	63,498	0
2024/25 - City wide flooring program	20,036	2
	814,303	**4**
Drainage		
Drainage improvement - Taylor Rd upgrade to connect to new pits and pipes	100,000	0
Drainage improvement - Edwards Green upgrade to connect to new pits and pipes	100,000	0
2025/26 - Drainage Civil Works Program (Reactive & Unplanned)	30,000	0
2025/26 - Drainage Soak well Installation Program (Reactive & Unplanned)	30,000	0
2025/26 - Capital - Drainage	30,000	0
2024/25 - Drainage Civil Works Program (Reactive & Unplanned)	58,250	0
2024/25 - Drainage Soak well Installation Program Reactive & Unplanned	58,250	0
Drainage Improvement - Jenkins Ave Catchment (Taylor Road)	261,550	65,177
	668,050	**65,177**
Parks		
Foreshore Management Design WaterWise Initiative	50,000	0
Nedlands Park Reserve & Croquet Borehole and headwork upgrade	62,950	0
Rogersons Gardens Inspection of borhole and assess condition	15,000	0
Charles Court Reserve Borehole and headwork upgrade	40,000	0
Nedlands Library Borehole and headwork upgrade	69,300	0
Daran Park aerator and jockey upgrade	20,000	0
Harris Park Playground upgrade	71,500	0
Swanbourne Beach Shelter replacement	93,687	0
Charles Court Reserve Floodlights	750,000	0
Enviroscape Plans Multiple parks	40,000	0
Parks - College Park Reserve Floodlighting	351,898	0
Parks - David Cruickshank Reserve Floodlighting	343,342	0
Urban Forest Strategy	62,121	750
Foreshore Reserve 28307 Greenway Development	89,678	0
	2,059,476	**750**
Roads		
Roads - Stubbs Tce FY 2025/2026	353,600	0
Roads - Asquith St Stage 1	250,000	0
Roads - Kennedia Lane - Renewal	370,000	28,911
Roads - The Avenue - Traffic Calming (Black Spot)	1,549,200	14,093
Roads - Monash Ave - Road Rehab (Smyth to East of Clifton)	716,313	0
Roads - Victoria Ave - Road Rehab (Waratah to Watkins)	1,395,468	425,742
Roads - Waratah Ave - Road Rehab (Robert to Alexender)	731,855	105,699
Roads - Kennedia Laneway	32,690	28,911
Roads - Webster Street - Road Rehab (Stirling Hwy to Edward)	55,978	2,531
	5,455,104	**605,887**
Bus Shelters		
Bus shelter upgrade co-funded with PTA	60,000	0
	60,000	**0**
Vehicle		
Fleet Renewal - Flt 106 1GBM398 : Hino Tipper - Landscape	145,000	0
Fleet Renewal - Flt 107 1GBM399 : Hino Tipper - Landscape	145,000	0
Fleet Renewal - 1TAE380 : Polmac B/Tail - 80206	22,727	0
Fleet Renewal - 1TAE381 : Polmac B/Tail - 80207	22,727	0
	335,454	**0**
Plant & Equipment		
Plant Trailer for Mini Excavator	16,800	0
Flt 100 Hino 300 Series Crew Cab Modifications	13,500	0
Flt 101 Hino 300 Series Crew Cab Modifications	13,500	0
Depot - Decommission Underground Fuel Tank	20,000	0
1AJN270: Caterpillar Forklift	54,545	49,925
1ENI491 : Hino Maintenance Truck	155,000	0
1ETL928 : Squirrel 805/SD	54,545	0
	327,890	**49,925**
Asset Management Capital		
Investigation and Design PICG-40kmh and parking strategy	100,000	0
Electronic Speed Display Signs Management in high speed areas	30,000	0
	130,000	**0**
ICT		
Network equipment replacement switches, UPS, firewall	250,000	0
Additional Aps Depot & Admin blackspots	30,000	0
New HC IT equipment for new position FY25/26	105,000	0
Library destop/laptop to replace VDIs for FY25/26	75,000	0
FBT/Safety car system	35,000	0
CCTV upgrade replace hardware EOL	18,000	0
	513,000	**0**
Total Capital Works Program	**10,363,277**	**721,744**

16.2 Monthly Investment Report - August 2025

Report Number	**CPS41.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Executive
Contributing Officer	Nick Elliott – Financial Accountant (Temp)
Responsible Officer	Mark Ponton – Acting Coordinator Accounting Services
Director	John Vojkovich - Acting Director Corporate Services
Attachments	Attachment 1 - Investment Report for August 2025

Purpose

In accordance with the Council's Investment Policy, Administration is required to present a summary of investments to Council on a monthly basis.

Officer Recommendation and Council Decision

That Council RECIEVES the Investment Report for the period ended 31 August 2025.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

Nil

Discussion

Council's Investment of Funds report meets the requirements of Section 6.14 of the *Local Government Act 1995.*

The Investment Policy is structured to minimise any risks associated with the City's cash investments. The officers adhere to this Policy and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

As at 31 August 2025, the City term deposits, investments and restricted cash were as follows:

Funds	31 Aug 2025 ($)	31 Aug 2024 ($)
Investments – Term deposits	3,852,023	5,440,112
Investments – Cash at call	1,240,060	1,995,872
Total Investments	**5,092,082**	**7,435,984**
Online Saver A/c	7,961,257	552,560
Total Cash and Investments*	**13,053,339**	**7,988,544**

* Excludes the Muni Operating Account and sundries (comprising of $2,184,123)

Of which:

Funds	31 Aug 2025 ($)	31 Aug 2024 ($)
Unrestricted Cash	12,533,522	2,548,432
Restricted Cash	519,817	5,440,112
Total Cash and Investments*	**13,053,339**	**7,988,544**

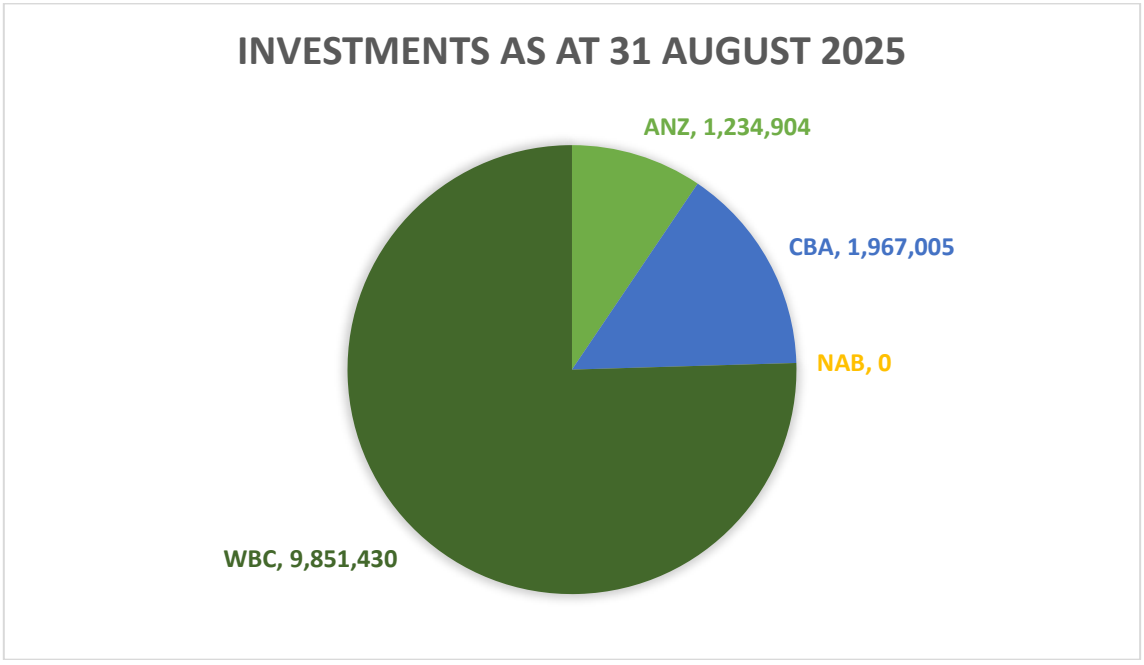
* Excludes the Muni Operating Account and sundries (comprising of $2,184,123)

The Investment Portfolio comprising term deposits is held in the following institutions:

Financial Institution	Funds Invested ($)	Proportion of Portfolio
ANZ	1,234,904	9%
CBA	1,967,005	15%
NAB	0	0%
WBC	9,851,430	75%
Total Investments*	**13,053,339**	**100.00%**

* Excludes the Online Saver and Muni Operating Account

The investment in WBC is outside policy that requires no more than 40% of funs to be held with a single institution. This is due to a higher proportion of funds being held in the Online Saver A/c which will be reinvested in Term Deposits in September.



The total interest earned from cash and investments for August 2025 was $43,196 and for the year to date was $103,128.

Consultation

Nil

Strategic Implications

This item relates to the following elements from the City's Council Plan 2023-33.

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

Budget/Financial Implications

Nil

Legislative and Policy Implications

Nil

Decision Implications

Nil

Conclusion

The Investment Report is presented to Council.

Further Information

Nil

City of Nedlands
Investment Report

By Nature or Type
For the Period 01-Aug-2025 to 31-Aug-2025

Investment type	Bank	Interest rate	Investment date	Maturity Date	Term (Months)	Invested Amount
Cash	WBC	1.97%	Business One			603,766
At Call	WBC	2.25%	Westpac 31 Day Notice A/C			-
At Call	WBC	2.65%	Westpac 60 Day Notice A/C			1,223,055
At Call	CBA	0.25%	At Call Deposit			17,005
Cash	WBC	3.75%	Business Premium Cash			7,357,490
Term Deposit	CBA	4.07%	11/08/2025	10/11/2025	3	1,000,000
Term Deposit	CBA	4.09%	11/08/2025	10/12/2025	4	950,000
Term Deposit	ANZ	3.30%	11/04/2025	11/10/2025	6	128,409
Term Deposit	ANZ	3.00%	18/07/2025	18/10/2025	3	1,106,496
Term Deposit	WBC	4.35%	2/06/2025	2/09/2025	3	667,118
					Total	**13,053,339**

16.3 Monthly Accounts Paid Report - August 2025

Report Number	**CPS42.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Executive
Contributing Officer	Alyce Bettella – Finance Officer (Accounts Payable)
Responsible Officer	Mark Ponton – Accountant
Director	John Vojkovich - Acting Director Corporate Services
Attachments	Nil

Purpose

The purpose of this report is to present a list of accounts paid for the month of August 2025.

Officer Recommendation and Council Decision

That Council NOTES that the August 2025 Accounts Paid Report was previously presented as Item 16.4 at the Ordinary Council Meeting held on 17 September 2025.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

Regulation 13 of the *Local Government (Financial Management) Regulations 1996*requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

1. the payee's name;
2. the amount of the payment:
3. the date of the payment; and
4. sufficient information to identify the transaction.

Discussion

The accounts paid were presented as item 16.4 at the Ordinary Council Meeting held on 17 September 2025 (report number CPS53.09.25).

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

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with regulation 13 of the Local Government (Financial Management) Regulations 1996 administration is required to present the List of Accounts Paid for the Month of January 2025 to Council.

Decision Implications

Nil

Conclusion

The discussion points will be noted.

Further Information

Nil

16.4 Monthly Accounts Paid Report - September 2025

Report Number	**CPS43.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Executive
Contributing Officer	Alyce Bettella – Finance Officer (Accounts Payable)
Responsible Officer	Mark Ponton – Acting Coordinator Accounting Services
Director	John Vojkovich - Acting Director Corporate Services
Attachments	Attachment 1 – List of Accounts Paid – September 2025 Attachment 2 - Purchasing and Credit Card Payments – September 2025 Attachment 3 – Purchasing Card - Fuel – September 2025

Purpose

The purpose of this report is to present a list of accounts paid for the month of September 2025.

Officer Recommendation and Council Decision

That Council RECEIVES the September 2025 Accounts Paid Report.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

1. the payee's name;
2. the amount of the payment:
3. the date of the payment; and
4. sufficient information to identify the transaction.

Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the

officers. These include the final vetting of approved invoices by the Chief Financial Officer and designated alternative officers.

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

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with regulation 13 of the Local Government (Financial Management) Regulations 1996 administration is required to present the List of Accounts Paid for the Month of September 2025 to Council.

Decision Implications

Nil

Conclusion

The discussion points will be noted.

Further Information

Nil

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**2,085,667.44**
112527	**2/09/2025**	**10001**	**Australian Taxation Office**		**139,234.00**
FORTNIGHT 10/08/2025	Withholding Tax (PAYG)			3,636.00	
FORTNIGHT 10/08/2025	ETP Tax - Code O			543.00	
FORTNIGHT 24/08/2025	Withholding Tax (PAYG)			128,570.00	
FORTNIGHT 24/08/2025	Extra Tax			2,053.00	
FORTNIGHT 24/08/2025	HELP			2,854.00	
FORTNIGHT 24/08/2025	TSL			852.00	
FORTNIGHT 24/08/2025	Withholding Tax (PAYG)			726.00	
112528	**2/09/2025**	**10002**	**Child Support Registrar**		**563.68**
FORTNIGHT 24/08/2025	Child Support Agency			563.68	
112529	**2/09/2025**	**10003**	**Australian Services Union**		**236.50**
FORTNIGHT 24/08/2025	Australian Services Union			210.00	
FORTNIGHT 24/08/2025	Australian Services Union			26.50	
112530	**2/09/2025**	**10005**	**Easi**		**2,790.00**
FORTNIGHT 24/08/2025	Novated Lease Easifleet - Pre Tax			2,402.47	
FORTNIGHT 24/08/2025	Novated Lease Easifleet- Post Tax			387.53	
112531	**2/09/2025**	**10006**	**Westpac Banking Corporation**		**83,349.23**
FORTNIGHT 10/08/2025	SGC Employer Contribution			876.92	
FORTNIGHT 10/08/2025	SGC Employer Contribution			557.65	
FORTNIGHT 24/08/2025	Employee Additional Contrib Pre Tax ($)			685.00	
FORTNIGHT 24/08/2025	Employee Additional Contrib Pre Tax (%)			8,551.87	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 24/08/2025	Employee Additional Contrib Post Tax (%)			245.56
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,343.35
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,623.37
FORTNIGHT 24/08/2025	SGC Employer Contribution			265.26
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,819.44
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,576.11
FORTNIGHT 24/08/2025	SGC Employer Contribution			926.45
FORTNIGHT 24/08/2025	SGC Employer Contribution			5,619.78
FORTNIGHT 24/08/2025	SGC Employer Contribution			600.00
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,050.93
FORTNIGHT 24/08/2025	SGC Employer Contribution			668.77
FORTNIGHT 24/08/2025	SGC Employer Contribution			997.48
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,757.20
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,129.27
FORTNIGHT 24/08/2025	SGC Employer Contribution			767.95
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,488.31
FORTNIGHT 24/08/2025	SGC Employer Contribution			3,601.36
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,573.66
FORTNIGHT 24/08/2025	SGC Employer Contribution			363.05
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,005.78
FORTNIGHT 24/08/2025	SGC Employer Contribution			487.25
FORTNIGHT 24/08/2025	SGC Employer Contribution			730.87
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,359.13
FORTNIGHT 24/08/2025	SGC Employer Contribution			3,052.37
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,602.49
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,995.49
FORTNIGHT 24/08/2025	SGC Employer Contribution			3,361.72
FORTNIGHT 24/08/2025	SGC Employer Contribution			564.78

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,140.28
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,426.46
FORTNIGHT 24/08/2025	SGC Employer Contribution			807.69
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,503.36
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,518.42
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,962.19
FORTNIGHT 24/08/2025	SGC Employer Contribution			4,082.17
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,970.63
FORTNIGHT 24/08/2025	SGC Employer Contribution			2,381.42
FORTNIGHT 24/08/2025	SGC Employer Contribution			540.63
FORTNIGHT 24/08/2025	SGC Employer Contribution			530.52
FORTNIGHT 24/08/2025	SGC Employer Contribution			1,383.97
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			78.34
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			215.66
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			163.17
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			154.41
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			335.36
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			77.83
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			298.26
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			88.69
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			102.23
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			2.61
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			115.38
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			133.11
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			81.21
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			169.23

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			76.00	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			99.52	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			115.44	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			421.84	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			153.94	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			248.44	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			134.62	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			103.05	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			107.66	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			255.38	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			239.90	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			143.41	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			62.63	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			83.84	
FORTNIGHT 24/08/2025	Employee Additional Contrib Pre Tax (%)			58.84	
FORTNIGHT 24/08/2025	SGC Employer Contribution			353.01	
FORTNIGHT 24/08/2025	Employer Contribution (Additional)			58.84	
112532	**2/09/2025**	**10024**	**Benara Nurseries**		**615.01**
236911	30lt 6X magnolia little gem			615.01	
112533	**2/09/2025**	**10027**	**Construction Training Fund**		**8,413.73**
INV-298883-S6C2Z0	BCITF LEVY TAX INVOICE - JULY 2025			8,413.73	
112534	**2/09/2025**	**10028**	**Bunnings Group Limited**		**1,005.59**
2433/00829678	Standing Order Bunnings Materials			47.88	
2433/00828533	Standing Order Bunnings Materials			72.66	
2433/01148271	Materials for Works Dept			166.15	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
2404/00127188	Standing Order Bunnings Materials			80.51	
2433/00835137	Standing Order Bunnings Materials			28.30	
2433/00158915	Standing Order Bunnings Materials			151.78	
2402/99851143	building supplies			11.74	
2404/01585697	Standing Order Bunnings Materials			168.92	
2433/00839222	Office Veranda			2.40	
2433/01262605	Standing Order Bunnings Materials			32.88	
2433/00844026	Standing Order Bunnings Materials			86.68	
2433/01262345	Materials for Works Dept			142.22	
2433/01263724	Standing Order Bunnings Materials			13.47	
112535	**2/09/2025**	**10034**	**Chubb Fire & Security Pty Ltd**		**1,881.22**
1489398	Fire Equipment Testing FY 25/26			255.86	
1489393	Fire Equipment Testing FY 25/26			182.93	
1489064	Fire Equipment Testing FY 25/26			165.77	
1488931	Fire Equipment Testing FY 25/26			74.80	
1488277	Fire Equipment Testing FY 25/26			327.14	
1488275	Fire Equipment Testing FY 25/26			155.43	
1488273	Fire Equipment Testing FY 25/26			59.40	
1488272	Fire Equipment Testing FY 25/26			288.31	
1487638	Fire Equipment Testing FY 25/26			263.78	
1486706	Fire Equipment Testing FY 25/26			107.80	
112536	**2/09/2025**	**10035**	**City of Cockburn**		**10,198.80**
118416	MOU Secondment: Revenue Co-ordinator			2,598.42	
116778	MOU Secondment: Revenue Co-ordinator			7,600.38	
112537	**2/09/2025**	**10038**	**City of Stirling**		**150.00**
262	Standing Order - City of Stirling			150.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112538	**2/09/2025**	**10076**	**Kleenit Pty Ltd**		**1,474.00**
180535	Graffiti removal - 99 Broadway			143.00	
180504	Graffiti removal - Drabble House			242.00	
180479	Graffiti removal - 220 Stubbs Terrace			143.00	
180478	Graffiti removal - Selby Street			209.00	
180476	Graffiti removal - Mt Claremont Comm Ctr			132.00	
180679	Graffiti removal - 220 Stubbs Tce			132.00	
180631	Graffiti removal - Dalkeith Tennis Club			209.00	
180477	Graffiti removal - 2 Kirwan Street			132.00	
180992	Graffiti removal - Servetus Street			132.00	
112539	**2/09/2025**	**10099**	**Optus Billing Services Pty Ltd**		**6,754.18**
000521575446	Optus Mobile-Shared Data & Teams Calling			5,356.45	
000521895437	Optus Mobile-Shared Data & Teams Calling			1,397.73	
112540	**2/09/2025**	**10100**	**Paraquad Industries (Alinea Inc)**		**8,376.79**
INV51942	Library Interlibrary Loan Courier			8,376.79	
112541	**2/09/2025**	**10120**	**Swanbourne Veterinary Centre**		**1,357.00**
7531820	Standing Order - Animal Impounds 6 month			1,357.00	
112542	**2/09/2025**	**10143**	**Zipform Pty Ltd**		**1,445.94**
224208	2024-25 - UGP Letters - Payment choice			1,445.94	
112543	**2/09/2025**	**10183**	**Water Corporation**		**11,040.40**
9001417087	Bill ID - 0138			256.08	
9001418119	Bill ID - 0125			19.95	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
9014584802	Bill ID - 0105			964.81	
9001398891	Bill ID - 0132			378.33	
9001409474	Bill ID - 0125			11.40	
9001410555	Bill ID - 0147			612.13	
9001412833	Bill ID - 0216			594.51	
9014026229	Bill ID - 0095			162.14	
9014026245	Bill ID - 0094			384.75	
9025743346	Jenkins Avenue Water Main			7,656.30	
112544	**2/09/2025**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**28,053.56**
52880435	Labour hire - Turf Maintenance Officer			2,314.16	
52880434	Labour Hire			1,903.31	
52889458	Labour Hire			1,448.79	
52889457	Labour Hire			1,619.23	
52889456	Temp Staff - Project Engineer			1,872.26	
52899747	Labour hire - Turf Maintenance Officer			1,845.82	
52899744	Temp Staff - Project Engineer			1,631.54	
52908765	Labour Hire			2,045.34	
52899746	Labour Hire			1,751.61	
52899745	Labour Hire			2,262.94	
52889459	Labour hire - Turf Maintenance Officer			1,873.37	
52914520	Labour Hire			166.69	
52910048	Labour hire - Turf Maintenance Officer			1,873.37	
52910047	Labour Hire			1,420.38	
52920756	Labour hire - Turf Maintenance Officer			1,666.92	
52920757	Labour Hire			1,420.38	
52920758	Labour Hire			937.45	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112545	**2/09/2025**	**10231**	**Seek Limited**		**27,500.00**
701321518	Online employment advertisements			27,500.00	
112546	**2/09/2025**	**10261**	**Donegan Enterprises Pty Ltd**		**1,012.00**
00007577	Replace old seat			1,012.00	
112547	**2/09/2025**	**10316**	**Irrigation Australia Ltd**		**825.00**
28052	2025 Waterwise Irrigation Expo			825.00	
112548	**2/09/2025**	**10332**	**Natural Area Consulting Management**		**1,924.34**
00025509	Natural Area and Greenways Maintenance			1,924.34	
112549	**2/09/2025**	**10405**	**C Marinovich**		**1,364.00**
T22032CMA	TAC - Tutor Fees - C Marinovich			1,364.00	
112550	**2/09/2025**	**10409**	**First Five Minutes Pty Ltd**		**2,714.55**
CONS308635	Fire & Emergency Response July-Sept 2025			2,714.55	
112551	**2/09/2025**	**10419**	**Sustainable Outdoors**		**18,540.88**
INV-3301	Golden Crown Beard at various sites.			748.00	
INV-3308	Maintenance Allen Park			354.86	
INV-3307	Greenways Maintenance Swanbourne			17,438.02	
112552	**2/09/2025**	**10429**	**Sonic HealthPlus Pty Ltd**		**3,898.40**
3683795	Pre-employment Medical Cost for 25/26 FY			386.10	
3692370	Pre-employment Medical Cost for 25/26 FY			470.80	
3687159	Pre-employment Medical Cost for 25/26 FY			470.80	
3692371	Pre-employment Medical Cost for 25/26 FY			470.80	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
3704108	Pre-employment Medical Cost for 25/26 FY			470.80	
3708553	Pre-employment Medical Cost for 25/26 FY			386.10	
3702971	Pre-employment Medical Cost for 25/26 FY			470.80	
3710474	Pre-employment Medical Cost for 25/26 FY			386.10	
3714118	Pre-employment Medical Cost for 25/26 FY			386.10	
112553	**2/09/2025**	**10444**	**Arbor Carbon Pty Ltd**		**825.00**
102286	Consultation fee for presentation			825.00	
112554	**2/09/2025**	**10483**	**DFS Industrial & Environmental Services Pty Ltd Drainflow S**		**87,337.89**
00022436	Sweepings			1,372.54	
00022379	Sweepings			396.00	
00021907	Drainflow Traffic Control			5,529.15	
00022459	Drainflow Educting			1,679.96	
00022435	City wide sweeping			24,325.63	
00022434	Drainage works -Crawler camera.			4,483.46	
00022418	City wide Drainage Services			4,924.45	
00022498	City wide Drainage Services			8,437.71	
00022613	City wide sweepings			2,425.48	
00022645	City wide sweeping			1,528.78	
00022650	City wide sweeping			2,572.47	
00022718	City wide sweeping			1,414.88	
00022643	City wide sweeping			557.46	
00022767	City wide sweeping			612.43	
00022815	City wide sweepings			24,325.63	
00022816	City wide sweepings			1,306.54	
00022725	City wide sweeping			1,445.32	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112555	**2/09/2025**	**10518**	**Ms J Rogers**	**1,036.00**
0031	TAC - Tutor Fees - J Rogers		1,036.00	
112556	**2/09/2025**	**10553**	**Mr I De Souza**	**420.00**
MT325_3	Life Models for Life Drawing Thursdays		220.00	
MT325_4	Life Models for Life Drawing Thursdays		200.00	
112557	**2/09/2025**	**10561**	**Internode Pty Ltd**	**2,950.50**
132	Internode IDC COLO: Full Rack Next DC		2,950.50	
112558	**2/09/2025**	**10617**	**Aus Chill Technical Services Pty Ltd**	**3,461.48**
14994	MCCC aircon repairs		827.20	
15069	MCCC aircon repairs		1,341.78	
14987	Split system A/C deep cleans		1,292.50	
112559	**2/09/2025**	**10667**	**CTI Couriers Pty Ltd**	**745.34**
CISC4808840	Library courier - six months		745.34	
112560	**2/09/2025**	**10688**	**Officeworks Ltd**	**2,084.08**
622810103	Stationery for Depot		256.46	
623017435	Logitech Slim Keyboard FolioiPad 10.9" 1		159.00	
622998105	Notepads		355.00	
622939008	Depot Stationery Order - July 2025		113.98	
622887719	Stationery Order Multiple Depts		597.27	
622889923	J.Burrows Porcelain Whiteboard Silver		413.95	
623264631	Arnott's Shortbread Cream & Scotch Finge		100.96	
623322286	TAC Stationary Order - School Holiday		87.46	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112561	**2/09/2025**	**10704**	**Budo Group Pty Ltd**	**919.60**
1589/01	Concrete plinth for Library 60th		919.60	
112562	**2/09/2025**	**10720**	**Muchea Tree Farm**	**6,268.00**
INV-0549	Plant Stock Greenways 2025		6,268.00	
112563	**2/09/2025**	**10733**	**TPG Telecom**	**5,121.16**
22308635	TPG Telecom - Internet Service		5,121.16	
112564	**2/09/2025**	**10735**	**WINC Australia Pty Ltd (Previous name**	**1,803.98**
9048110116	Kitchen consumables		164.42	
9048111983	Kitchen consumables		99.11	
9048522823	Nedlands Library Winc Order 08/08/2025		161.92	
9048504105	Nedlands Library Winc Order 08/08/2025		1,378.53	
112565	**2/09/2025**	**10800**	**Living Turf**	**5,494.50**
167721/01	FERTILISER SUPPLY		3,256.00	
168848/01	Soil Sample Analysis & Results		2,238.50	
112566	**2/09/2025**	**10803**	**Carramar Resource Industries**	**935.00**
INV-10078877	20m3 PLASTERERS/TURF SAND		935.00	
112567	**2/09/2025**	**10815**	**Stephanie Reisch**	**1,364.00**
2517	TAC - Tutor Fees - Stephanie Reisch		1,364.00	
112568	**2/09/2025**	**10842**	**Retro Roads - Tagsat Pty Ltd**	**7,335.96**
01709217	Yellow no stopping line marking		2,575.39	
01709093	Line marking		4,760.57	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112569	**2/09/2025**	**11101**	**Snap Osborne Park**	**356.40**
F034-26040	Accident report Brochures		356.40	
112570	**2/09/2025**	**11182**	**Brownes Foods Operations Pty Ltd**	**67.32**
18539420	Standing order - Depot milk 2025-26		67.32	
112571	**2/09/2025**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**	**34,676.50**
61140710	Residential Waste collection		51,953.17	
112572	**2/09/2025**	**11277**	**GFG Consulting (Previously GFG Temp Assist)**	**15,301.95**
INV-4422	Project Management resource		7,524.00	
INV-4455	Project Management resource		7,524.00	
INV-4374	Project Management Services		253.95	
112573	**2/09/2025**	**11280**	**Programmed Skilled Workforce Limited**	**17,001.60**
5071900	Permenant placement fee		17,001.60	
112574	**2/09/2025**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIONAL TR**	**12,646.59**
2255	Habitat Prune for 92 Louise St. by PTS		1,912.52	
2262	Habitat Prune for 14 Sutcliffe St. by PT		1,657.51	
2265	Stump grinding at various locations.		1,466.87	
2260	Habitat Prune for 10 Burwood St. by PTS		1,479.02	
2296	Stump grinding at various locations.		1,032.37	
2340	Emergency Call Out- Tree Works.		440.57	
2316	Emergency After Hours Call Out - Tree Wo		3,246.32	
2190	6 Hooley St- Prune Eucs as per site meet		1,411.41	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112575	**2/09/2025**	**11374**	**Western Suburbs Cricket Club Inc**		**39,272.32**
INV-0527	Turf Wicket Maintenance			39,272.32	
112576	**2/09/2025**	**11386**	**Swanbourne Cricket Club**		**506.00**
25010	Clay purchase subsidy (Allen Park)			506.00	
112577	**2/09/2025**	**11398**	**Totally Workwear Mt Hawthorn R & J Marinich Pty Ltd**		**2,559.20**
0001-00012892	PPE - Irrigation Staff			885.60	
0001-00013935	Uniforms for new staff			783.60	
0001-00014402	PPE- Irrigation Staff			418.50	
0001-00014479	PPE - Uniform			471.50	
112578	**2/09/2025**	**11468**	**Level 5 Design Pty Ltd**		**5,390.00**
1639	Existing Parking information survey			5,390.00	
112579	**2/09/2025**	**11523**	**SAI Global Australia Pty Ltd**		**9,587.99**
SAIG1IS-1404194	Aust Stand Subs Renew 25 26 FY			9,587.99	
112580	**2/09/2025**	**11573**	**Veale Auto Parts**		**3,282.80**
21974786	Edger Parts			151.60	
21971775	Spare PART Various as per Quote 465779			2,763.70	
22012121	Battery Charger			140.40	
22012964	Battery			227.10	
112581	**2/09/2025**	**11618**	**Advanced Spatial Technologies**		**11,720.50**
00005807	2 architecture Engineering & Construct			11,720.50	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112582	**2/09/2025**	**11673**	**Nola Britton**	**240.00**
147	Life Drawing Social			80.00
148	Life Drawing Social			80.00
149	Life Drawing Social			80.00
112583	**2/09/2025**	**11778**	**Omnicom Media Group Australia Pty Ltd**	**1,146.65**
1866595	Late Cancellation Fees Nedlands News July			82.50
1866596	Advertising RFT 2024-25.10			497.85
1866597	Job Advertisement The West			566.30
112584	**2/09/2025**	**11931**	**McLeods Lawyers**	**2,998.60**
146835	McLeods Lawyers - Legal Advice			2,998.60
112585	**2/09/2025**	**11949**	**Thomas Pontre**	**1,751.75**
00000381	Legal Advice			1,751.75
112586	**2/09/2025**	**11961**	**People2People Recruitment**	**11,399.52**
0000108709	Labour Hire			3,814.80
0000109257	Labour Hire			3,769.92
0000109807	Labour Hire			3,814.80
112587	**2/09/2025**	**11971**	**iPrintPlus**	**591.80**
83755	Emerge YAA Certificates			49.50
83754	Print flyers Library 60th Anniversary			303.60
83987	2025 Citizenship Programs Sept			238.70
112588	**2/09/2025**	**11993**	**Office Solutions IT PTY LTD**	**21,924.59**
158386	Managed Services Agreement			20,637.10
159747	Monthly Billing for July 2025			1,158.48
159026	AzureHostingPlan-Modern Commerce- June25			129.01

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For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112589	**2/09/2025**	**11995**	**PERTH PEST CONTROL PTY LTD**	**7,490.00**
51134	ANT CONTROL MASONS GARDENS PK		1,760.00	
51185	Beehive removal		220.00	
51187	Termite Baiting & Inspection		330.00	
51225	Termite Baiting & Inspection		5,180.00	
112590	**2/09/2025**	**12010**	**ELM WA PTY LTD**	**8,362.20**
INV-5192	Infill planting at Swanbourne Beach Rsv		363.00	
INV-5216	Gardening at Mt Claremont Community Ctr		2,596.00	
INV-5210	General Landscape Services July 2025		5,403.20	
112591	**2/09/2025**	**12023**	**LOCHNESS LANDSCAPE SERVICES LLS AUST PTY LTD**	**32,455.24**
90550	BROADACRE MOWING		14,258.75	
90572	PARK/TURF MAINTENANCE - Cut #6		18,196.49	
112592	**2/09/2025**	**12032**	**Driva Pty Ltd**	**758.68**
FORTNIGHT 24/08/2025	Novated Lease Driva - Pre Tax		632.24	
PP3252026	Adjustment 102537		63.22	
PP2252026	Adjustment 102115		63.22	
112593	**2/09/2025**	**12033**	**James Giddy Artworks**	**150.00**
402	Judging – Emerge Youth Art Awards		150.00	
112594	**2/09/2025**	**12053**	**Melissa Clements**	**550.00**
250074	Melissa Clements Artist Talk		550.00	
112595	**2/09/2025**	**12061**	**Pelican Advisory BARRETT, ALAN BERNARD**	**12,500.00**
NEDS2501-02	Remuneration Review		12,500.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

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112596	**2/09/2025**	**12070**	**Award Contracting Pty Ltd**		**4,950.00**
00031055	Potholing - The Avenue			4,950.00	
112597	**2/09/2025**	**12083**	**CHOICEONE PTY LTD**		**26,849.55**
A064334	Coordinator Environmental Conservation			1,133.62	
A064333	Supervisor Landscape relief 7/7 - 8/8/25			2,837.45	
A064541	Coordinator Environmental Conservation			2,226.31	
A064540	Supervisor Landscape relief 7/7 - 8/8/25			3,006.85	
A064774	Coordinator Environmental Conservation			2,446.96	
A064673	Supervisor Landscape relief 7/7 - 8/8/25			2,159.85	
A064863	Coordinator Environmental Conservation			3,254.91	
A064864	Supervisor Landscape relief 7/7 - 8/8/25			3,557.40	
A065028	Coordinator Environmental Conservation			3,431.10	
A065029	Supervisor Landscape relief 7/7 - 8/8/25			2,795.10	
112598	**2/09/2025**	**12086**	**Emily Tsokos Purtill**		**389.00**
10	Nedlands Library Subjects of Note event			389.00	
112599	**2/09/2025**	**12099**	**True Ground The Trustee for Davies Family Trust**		**1,210.00**
INV-0023	Playground Audit Repairs			220.00	
INV-0025	Playground Audit Repairs			550.00	
INV-0022	Playground Audit Repairs			220.00	
INV-0024	Playground Audit Repairs			220.00	
112600	**2/09/2025**	**12106**	**Watercom KUSTOM ENGINEERING PTY LTD**		**9,609.60**
INV-250599	Perpetual DRAINS Licensing			9,609.60	

City of Nedlands - List of Accounts Paid

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Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112601	**2/09/2025**	**12109**	**PROFESSIONAL SEARCH GROUP PTY LTD**		**14,221.03**
INV-26665	Contact Staff			1,078.84	
INV-26706	Contact Staff			2,648.05	
INV-26749	Contact Staff			2,615.36	
INV-26799	Contact Staff			2,631.71	
INV-26841	Contact Staff			2,615.36	
INV-26888	Contact Staff			2,631.71	
112602	**2/09/2025**	**12110**	**Western Suburbs Building & Landscape Supplies C K Landsc**		**220.00**
INV-000183	Landscape Mix 2x cube			220.00	
112610	**4/09/2025**	**10001**	**Australian Taxation Office**		**3,626.00**
FORTNIGHT 31/08/2025	Withholding Tax (PAYG)			3,626.00	
112611	**4/09/2025**	**10006**	**Westpac Banking Corporation**		**562.18**
FORTNIGHT 31/08/2025	SGC Employer Contribution			322.18	
FORTNIGHT 31/08/2025	SGC Employer Contribution			240.00	
112612	**4/09/2025**	**10013**	**Alinta Energy**		**1,083.55**
977901950	12 May 2025 to 12 Aug 2025			98.80	
441535710	12 May 2025 to 12 Aug 2025			82.45	
795999111	12 May 2025 to 12 Aug 2025			37.55	
530105310	22 May 2025 to 21 Aug 2025			85.25	
493345330	20 May 2025 to 20 Aug 2025			200.20	
921743550	20 May 2025 to 20 Aug 2025			81.50	
350890590	19 May 2025 to 18 Aug 2025			239.80	
552359310	16 Jul 2025 to 18 Aug 2025			258.00	

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Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112613	**4/09/2025**	**10021**	**Australia Post**		**1,787.97**
1014167723	July Envelopes 2025			1,787.97	
112614	**4/09/2025**	**10025**	**Boc Limited**		**23.30**
4039734582	Gas bottle lease			23.30	
112615	**4/09/2025**	**10043**	**Western Australia Police Force**		**35.20**
127093758	2025/2026 Volunteer National Police			35.20	
112616	**4/09/2025**	**10046**	**Team Global Express Pty Ltd**		**533.26**
P60837243	July 2025			533.26	
112617	**4/09/2025**	**10139**	**Western Metropolitan Regional Council**		**365.67**
M-2508211	Council greenwaste disposal 2025/26			365.67	
112618	**4/09/2025**	**10183**	**Water Corporation**		**3,283.71**
9001434741	Bill ID - 0155			731.63	
9001426506	Bill ID - 0153			165.10	
9001419939	Bill ID - 0160			332.94	
9001419920	Bill ID - 0147			429.73	
9001418733	Bill ID - 0152			230.43	
9001418629	Bill ID - 0158			867.35	
9001399093	Bill ID - 0143			526.53	
112619	**4/09/2025**	**10229**	**WALGA**		**1,014.50**
PS25-17	WALGA PLANNING SHOWCASE 2025 Tickets			360.00	
SI-014548	LG Act (Advanced) Training			654.50	

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Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112620	**4/09/2025**	**10304**	**Synergy**		**4,995.20**
443627070	Invoice 2098391241			792.10	
380380410	Invoice 2058486202			2,553.33	
301696720	Invoice 2038494456			138.42	
131596660	Invoice 2030498916			1,027.27	
239411960	Invoice 2002577690			484.08	
112621	**4/09/2025**	**10318**	**Perth Irrigation Centre**		**1,232.95**
I8977	Irrigation Materials for Mt Claremont			1,232.95	
112622	**4/09/2025**	**10329**	**Flexipole Industries Pty Ltd**		**540.11**
00003054	BOLLARD REPAIRS ALLEN PK			432.58	
00003053	BOLLARD REPAIRS - CHARLES COURT PARK			107.53	
112623	**4/09/2025**	**10336**	**The Worm Shed**		**840.00**
8628	Worm farm - 7/4 Bulimba Road			280.00	
8627	2 Worm Farms - Hollywood Primary School			560.00	
112624	**4/09/2025**	**10397**	**Mowmaster Turf Equipment**		**341.60**
00070303	Battery			341.60	
112625	**4/09/2025**	**10456**	**G M S Security (WA) Pty Ltd**		**107.25**
INV-21655	Security Response Service - Standing Order			107.25	
112626	**4/09/2025**	**10517**	**Insight Enterprises Australia Pty Ltd**		**1,388.52**
100526664	AZURE PLAN CONSUMPTION			1,388.52	
112627	**4/09/2025**	**10518**	**Ms J Rogers**		**3,348.00**
0032	Emerge Youth Art Awards Curator			3,348.00	

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112628	**4/09/2025**	**10608**	**Corsign WA Pty Ltd**	**1,864.50**
00097053	Supply and Install (puad) signs		1,864.50	
112629	**4/09/2025**	**10689**	**Illion Australia Pty Ltd**	**184.80**
NEDLAN-705248	Tender Advertisement		184.80	
112630	**4/09/2025**	**10693**	**Boyan Electrical Services Boyan Electrical Services**	**13,139.62**
55878	Prior electrical works		1,086.42	
56448	Broken Light Hakea/Banksia		961.96	
56283	Emergency Light & RCD Testing FY2025/26		7,150.01	
56884	Emergency Light & RCD Testing FY2025/26		121.19	
56918	Emergency Light & RCD Testing FY2025/26		151.49	
56378	ALLEN PK UPPER FLOODLIGHTING		3,668.55	
112631	**4/09/2025**	**10697**	**StrataGreen**	**869.91**
178244	Trimmer lINE		869.91	
112632	**4/09/2025**	**10731**	**Bore Stain West /Powell's Pressure**	**120.00**
1	Clean artwork at library		120.00	
112633	**4/09/2025**	**10766**	**Inlogik Pty Ltd**	**549.91**
IN000090827	Promaster/ Expenseme Pro software		549.91	
112634	**4/09/2025**	**10772**	**Ream Clean Property Service**	**1,353.00**
04/A/J/25	Illegal dumping		1,353.00	
112635	**4/09/2025**	**10939**	**RLEC Electrical Contractors**	**858.44**
T0496	Kiln Repair		858.44	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112636	**4/09/2025**	**11012**	**Aussie Broadband Pty Ltd**	**4,930.50**
50952067	NBN Enterprise service- Jul 25 - Jun 26		4,930.50	
112637	**4/09/2025**	**11052**	**Arup Australia Pty Ltd**	**10,281.16**
5002-2503386	TIMON model development - Stage 1		10,281.16	
112638	**4/09/2025**	**11486**	**J and M Asphalt Pty Ltd**	**968.74**
INV-2648	City wide repairs		484.74	
INV-2656	City wide repairs		484.00	
112639	**4/09/2025**	**11532**	**Rent A Fence Pty Ltd**	**727.35**
RF 779361	Security Fencing - Hackett Hall		515.59	
RF 779360	Security Fencing - 118 Woods St		211.76	
112640	**4/09/2025**	**11620**	**AIT Specialists Pty Ltd**	**205.37**
INV-13870	Monthly Fuel Tax Credit - June 2025		40.37	
INV-13913	Fuel Tax Credit May & June25		165.00	
112641	**4/09/2025**	**11630**	**Bobs Odd Jobs AU Pty. Ltd.**	**137.50**
INV-621	Illegal dumping - Micrantha Lane		137.50	
112642	**4/09/2025**	**11639**	**Telstra Limited**	**60.00**
3043361421 - JULY 2025	T 311		20.00	
3043361421 - AUGUST 2025	T311		40.00	
112643	**4/09/2025**	**11731**	**STIHL Shop Osborne Park**	**608.05**
84963	Chains Saw repairs		268.70	
84965	Chains Saw repairs		30.00	
84964	Chains Saw repairs		309.35	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112644	**4/09/2025**	**11737**	**BY WORD OF MOUTH**		**400.00**
00015383	Catering Human/ Nature exhibit open TAC			400.00	
112645	**4/09/2025**	**11758**	**Cynthia Forrest**		**160.00**
156	Life Drawing Social			80.00	
157	Life Drawing Social			80.00	
112646	**4/09/2025**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointments**		**5,296.74**
H5612	Casual Wages			2,536.47	
H5650	Casual Wages			2,760.27	
112647	**4/09/2025**	**11805**	**Aqua Filtration Enterprises Pty Ltd**		**6,055.00**
INV-1974	Tresillian AC Water Cooler Cups			260.00	
INV-1978	x5 D5C Freestanding Water Dispensers			3,850.00	
INV-1979	Filter Change, Rental & Maintenance			1,890.00	
INV-1990	Filter Change, Rental & Maintenance			55.00	
112648	**4/09/2025**	**11810**	**Total Tools Osborne Park Sheridan Robinson Pty Ltd**		**888.46**
120955	Vehicle Jacks			888.46	
112649	**4/09/2025**	**11813**	**Meta Maya Environmental Pty Ltd**		**63,360.00**
E INV7326	Additional asbestos inspect & reporting			63,360.00	
112650	**4/09/2025**	**11898**	**The Workers Shop**		**1,016.80**
TWS - 96110	PPE and Uniforms			1,016.80	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112651	**4/09/2025**	**11905**	**Luxworks Traffic Control and Management PTY LTD**	**3,362.56**
INV-0978	Contract Traffic Management		439.43	
7104	Traffic Control Roads		2,483.70	
INV-0988	Traffic Management		439.43	
112652	**4/09/2025**	**11930**	**Coles Supermarkets Australia Pty Ltd**	**196.60**
229382602	Commissioners Catering & General Order		116.80	
230453689	Nedlands Library Coles Order 29 August		79.80	
112653	**4/09/2025**	**11979**	**J & K HOPKINS HOPKINS AUS PTY LTD**	**319.00**
T35359	Office chair		319.00	
112654	**4/09/2025**	**12030**	**New View Safety Coach WOLLAGE, DAVID CHARLES ROBSC**	**6,510.00**
1046	WHS consulting service		6,510.00	
112655	**4/09/2025**	**12057**	**PERDAMAN ADVANCED ENERGY PTY LTD**	**27,635.94**
00002171	Installation of Solar Panels - Various		27,635.94	
112656	**4/09/2025**	**12060**	**Elevate Facility Management Services Pty LTD Aruni & Thara**	**2,054.25**
100725	Dog Waste Bag - refills 1/7/25 - 30/9/25		684.75	
110725	Dog Waste Bag - refills 1/7/25 - 30/9/25		684.75	
120825	Dog Waste Bag - refills 1/7/25 - 30/9/25		684.75	
112657	**4/09/2025**	**12064**	**Avon Legal Pty Ltd**	**5,972.85**
250493	Legal Advice		4,570.35	
250415	Legal Advice		1,402.50	
112658	**4/09/2025**	**12096**	**LOCAL COASTAL LANDSCAPING PTY LTD**	**451.00**
INV-1251	TURF MAINTENANCE - 1/7/25 To 30/6/25		451.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112659	**4/09/2025**	**12099**	**True Ground The Trustee for Davies Family Trust**	**2,110.00**
INV-0032	Playground Audit Repairs		2,110.00	
112660	**4/09/2025**	**12102**	**Signarama Osborne Park MCHUGH INVESTMENT CO. PTY LT**	**262.35**
INV-30302	Decals		262.35	
112661	**4/09/2025**	**12116**	**AGM Automation North AKI ENTERPRISES PTY LTD**	**1,716.00**
INV-24889	Depot main gate repairs		1,716.00	
112669	**18/09/2025**	**10001**	**Australian Taxation Office**	**135,731.00**
FORTNIGHT 07/09/2025	Withholding Tax (PAYG)		129,682.00	
FORTNIGHT 07/09/2025	Extra Tax		2,053.00	
FORTNIGHT 07/09/2025	HELP		3,168.00	
FORTNIGHT 07/09/2025	TSL		828.00	
112670	**18/09/2025**	**10002**	**Child Support Registrar**	**564.95**
FORTNIGHT 07/09/2025	Child Support Agency		564.95	
112671	**18/09/2025**	**10003**	**Australian Services Union**	**210.00**
FORTNIGHT 07/09/2025	Australian Services Union		210.00	
112672	**18/09/2025**	**10005**	**Easi**	**2,790.00**
FORTNIGHT 07/09/2025	Novated Lease Easifleet - Pre Tax		2,402.47	
FORTNIGHT 07/09/2025	Novated Lease Easifleet- Post Tax		387.53	
112673	**18/09/2025**	**10006**	**Westpac Banking Corporation**	**82,147.89**
FORTNIGHT 07/09/2025	Employee Additional Contrib Pre Tax ($)		685.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 07/09/2025	Employee Additional Contrib Pre Tax (%)			8,738.44
FORTNIGHT 07/09/2025	Employee Additional Contrib Post Tax (%)			245.56
FORTNIGHT 07/09/2025	SGC Employer Contribution			2,423.02
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,623.37
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,854.64
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,576.11
FORTNIGHT 07/09/2025	SGC Employer Contribution			926.45
FORTNIGHT 07/09/2025	SGC Employer Contribution			6,397.99
FORTNIGHT 07/09/2025	SGC Employer Contribution			501.58
FORTNIGHT 07/09/2025	SGC Employer Contribution			997.48
FORTNIGHT 07/09/2025	SGC Employer Contribution			3,455.90
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,129.27
FORTNIGHT 07/09/2025	SGC Employer Contribution			767.95
FORTNIGHT 07/09/2025	SGC Employer Contribution			2,161.33
FORTNIGHT 07/09/2025	SGC Employer Contribution			3,592.94
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,573.66
FORTNIGHT 07/09/2025	SGC Employer Contribution			363.05
FORTNIGHT 07/09/2025	SGC Employer Contribution			939.07
FORTNIGHT 07/09/2025	SGC Employer Contribution			487.25
FORTNIGHT 07/09/2025	SGC Employer Contribution			697.52
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,359.13
FORTNIGHT 07/09/2025	SGC Employer Contribution			3,062.14
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,602.49
FORTNIGHT 07/09/2025	SGC Employer Contribution			3,448.15
FORTNIGHT 07/09/2025	SGC Employer Contribution			3,325.08
FORTNIGHT 07/09/2025	SGC Employer Contribution			564.78
FORTNIGHT 07/09/2025	SGC Employer Contribution			2,075.47
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,870.59

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 07/09/2025	SGC Employer Contribution			807.69
FORTNIGHT 07/09/2025	SGC Employer Contribution			2,514.84
FORTNIGHT 07/09/2025	SGC Employer Contribution			2,111.50
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,962.19
FORTNIGHT 07/09/2025	SGC Employer Contribution			4,338.16
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,970.63
FORTNIGHT 07/09/2025	SGC Employer Contribution			2,381.42
FORTNIGHT 07/09/2025	SGC Employer Contribution			540.63
FORTNIGHT 07/09/2025	SGC Employer Contribution			985.48
FORTNIGHT 07/09/2025	SGC Employer Contribution			1,604.98
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			88.13
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			221.53
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			163.17
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			154.41
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			376.24
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			77.83
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			296.78
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			88.69
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			102.23
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			115.38
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			118.22
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			81.21
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			169.23
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			76.00
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			99.52
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			115.44

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			446.51	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			154.53	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			248.44	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			134.62	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			103.05	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			148.05	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			255.38	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			221.40	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			143.41	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			62.63	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			75.83	
FORTNIGHT 07/09/2025	Employer Contribution (Additional)			26.08	
112674	**18/09/2025**	**10013**	**Alinta Energy**		**136.90**
282000794	29 May 2025 to 1 Sep 2025			41.50	
921344190	29 May 2025 to 1 Sep 2025			95.40	
112675	**18/09/2025**	**10034**	**Chubb Fire & Security Pty Ltd**		**2,416.61**
1486546	Fire Equipment Testing FY 25/26			77.00	
1486455	Fire Equipment Testing FY 25/26			74.80	
1486453	Fire Equipment Testing FY 25/26			68.20	
1486428	Fire Equipment Testing FY 25/26			79.20	
1486427	Fire Equipment Testing FY 25/26			73.70	
1486426	Fire Equipment Testing FY 25/26			59.40	
1486425	Fire Equipment Testing FY 25/26			155.43	
1485496	College Park Fire Pump Shed Maintenance			32.01	
1485495	College Park Fire Pump Shed Maintenance			84.34	
1485494	College Park Fire Pump Shed Maintenance			109.88	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
1485493	College Park Fire Pump Shed Maintenance			44.95	
1485490	Fire Panel Testing			69.26	
1485355	Fire Equipment Testing FY 25/26			167.53	
1485276	Fire Equipment Testing FY 25/26			1,016.18	
1461259	Fire Equipment Testing FY 25/26			134.20	
1485498	Fire Panel Testing			69.26	
1485491	Fire Equipment Testing FY 25/26			69.26	
1485492	College Park Fire Pump Shed Maintenance			32.01	
112676	**18/09/2025**	**10102**	**Fulton Hogan Industries Pty Ltd**		**4,343.35**
20634373	Cold mix bags			4,343.35	
112677	**18/09/2025**	**10104**	**WA Hino Sales & Service**		**2,463.15**
HTCS165578	Fleet 106 Service			2,463.15	
112678	**18/09/2025**	**10136**	**Westbooks**		**1,267.85**
350374	Nedlands Library Stock Book			538.03	
350622	Nedlands Lock Stock items			484.88	
350624	Nedlands Lock Stock items			153.27	
350623	Nedlands Library Stock Book			91.67	
112679	**18/09/2025**	**10151**	**Civica Pty Ltd**		**4,950.00**
C/LG043300	Rates on Demand - FY 2025/26			4,950.00	
112680	**18/09/2025**	**10211**	**WA Rangers Association**		**125.00**
INV-0309	Job Advertisement			125.00	
112681	**18/09/2025**	**10433**	**FOI WA Services, Advice &**		**600.00**
CON 01/08/2025	FOI Consult - Adit Int Rev - Alyce/Nalin			600.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112682	**18/09/2025**	**10489**	**Toyota Material Handling Australia -**	**55,314.94**
0000492591	RFQ 2024-25.12 FOR FORKLIFT		55,314.94	
112683	**18/09/2025**	**10504**	**Ms S Hibbert**	**992.00**
78	TAC - Tutor Fees - S Hibbert		992.00	
112684	**18/09/2025**	**10518**	**Ms J Rogers**	**372.00**
0033	TAC - Curatorial work - J Rogers		372.00	
112685	**18/09/2025**	**10582**	**T J Depiazzi & Sons**	**2,161.83**
INV-10315	Bushland Mulch 30m3		2,161.83	
112686	**18/09/2025**	**10693**	**Boyan Electrical Services Boyan Electrical Services**	**23,913.74**
55869	Prior electrical works		2,189.77	
56828	Emergency Light & RCD Testing FY2025/26		272.99	
56832	Emergency Light & RCD Testing FY2025/26		368.88	
56834	Emergency Light & RCD Testing FY2025/26		515.18	
56833	Emergency Light & RCD Testing FY2025/26		431.58	
56912	Electrical works at Admin.		487.86	
56840	Electrical works at Depot.		532.45	
56510	Various electrical maintenance and instal		77.43	
57121	Various electrical maintenance and instal		269.36	
56827	Emergency Light & RCD Testing FY2025/26		242.19	
56744	Electrical works		456.28	
56750	Electrical works		1,293.72	
56831	Emergency Light & RCD Testing FY2025/26		363.38	
56580	Standing order $25000.00		825.56	

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For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
56861	Electrical repairs		814.65	
56690	Electrical repairs		3,807.49	
57126	Electrical repairs		78.53	
56713	PITBOX REPAIRS MELVISTA OVAL		1,001.84	
55212	Replace corroded light pole - Shirley F		9,884.60	
112687	**18/09/2025**	**10697**	**StrataGreen**	**208.36**
178369	measuring bottle replacement		208.36	
112688	**18/09/2025**	**11172**	**Aerometer Ltd**	**14,712.50**
36728	MetroMap 2D Enterprise Annual -2025-2026		14,712.50	
112689	**18/09/2025**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIONAL TR**	**3,234.73**
1700	Power line pruning. Mt Claremont		3,234.73	
112690	**18/09/2025**	**11827**	**Brightmark Group Pty Ltd**	**39,099.92**
0005191	Provision of Cleaning Services		5,617.26	
0005400	Provision of Cleaning Services		5,804.50	
0005399	Provision of Cleaning Services		25,286.16	
0005401	Cleaning of 36 BBQ Hotplates July - Dec		2,392.00	
112691	**18/09/2025**	**12011**	**Miss Maud TOWN INN PTY LTD**	**121.25**
7002174	2025 WAAION Meeting Catering		121.25	
112692	**18/09/2025**	**12015**	**MT CLAREMONT NEWS RAMRAJ DISTRIBUTORS PTY LTD**	**212.40**
336247	Mount Claremont Newspaper delivery		212.40	
112693	**18/09/2025**	**12043**	**Think Risk International Pty Ltd**	**3,300.00**
INV-0424	Develop formal emergency response plan		3,300.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112694	**18/09/2025**	**12094**	**Margherita Cavani**	**108.00**
2025 15MC	TAC - Tutor Fees Italian		108.00	
112695	**18/09/2025**	**12122**	**Kyocera Leasing Account Kyocera Document Solutions Aust**	**479.60**
INV-174735-N9T5R5	Principal repayment of lease - Plotter		479.60	
112696	**18/09/2025**	**12123**	**Auscorp IT The Trustee for THE MEHTA FAMILY TRUST**	**1,576.41**
INV-00041126	Yealink WH62 Dual Teams DECT Wireless He		1,576.41	
112697	**18/09/2025**	**10001**	**Australian Taxation Office**	**17,302.00**
FORTNIGHT 18/05/2025	Withholding Tax (PAYG)		326.00	
FORTNIGHT 01/06/2025	Withholding Tax (PAYG)		1,284.00	
FORTNIGHT 15/06/2025	Withholding Tax (PAYG)		1,284.00	
FORTNIGHT 24/06/2025	Withholding Tax (PAYG)		794.00	
FORTNIGHT 07/09/2025	Withholding Tax (PAYG)		4,824.00	
FORTNIGHT 07/09/2025	ETP Tax - Code O		8,790.00	
112698	**18/09/2025**	**10006**	**Westpac Banking Corporation**	**6,753.12**
FORTNIGHT 18/05/2025	Employee Additional Contrib Pre Tax (%)		53.85	
FORTNIGHT 01/06/2025	Employee Additional Contrib Pre Tax (%)		269.23	
FORTNIGHT 15/06/2025	Employee Additional Contrib Pre Tax (%)		269.23	
FORTNIGHT 24/06/2025	Employee Additional Contrib Pre Tax (%)		188.46	
FORTNIGHT 18/05/2025	SGC Employer Contribution		123.85	
FORTNIGHT 18/05/2025	Employer Contribution (Additional)		21.54	
FORTNIGHT 01/06/2025	SGC Employer Contribution		619.23	
FORTNIGHT 01/06/2025	Employer Contribution (Additional)		107.69	
FORTNIGHT 15/06/2025	SGC Employer Contribution		619.23	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 15/06/2025	Employer Contribution (Additional)			107.69
FORTNIGHT 24/06/2025	SGC Employer Contribution			452.31
FORTNIGHT 24/06/2025	Employer Contribution (Additional)			75.38
FORTNIGHT 07/09/2025	SGC Employer Contribution			3,845.43
112699	**18/09/2025**	**10019**	**Environmental Health Aust WA Inc**	**550.00**
125803	FoodSafe Online subscription			550.00
112700	**18/09/2025**	**10021**	**Australia Post**	**2,911.90**
1014212025	Envelopes - August 2025			2,911.90
112701	**18/09/2025**	**10028**	**Bunnings Group Limited**	**72.03**
2404/01596412	Standing Order Bunnings Materials			72.03
112702	**18/09/2025**	**10100**	**Paraquad Industries (Alinea Inc)**	**8,376.79**
INV51942	Library Interlibrary Loan Courier			8,376.79
112703	**18/09/2025**	**10121**	**JTagz Pty Ltd**	**418.28**
00035950	Animal registration tags 2025			418.28
112704	**18/09/2025**	**10139**	**Western Metropolitan Regional Council**	**907.17**
M-2508411	Council hardwaste disposal 2025/26			907.17
112705	**18/09/2025**	**10151**	**Civica Pty Ltd**	**330.00**
C/LG043844	Rates on Demand - FY 2025/26			330.00
112706	**18/09/2025**	**10183**	**Water Corporation**	**478.57**
9016775055	Bill ID - 0084			212.70
9001453424	Bill ID - 0123			265.87

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112707	**18/09/2025**	**10185**	**Western Chainwire**	**825.00**
0006410	Fence repairs - Guttman Park - WorkCover		825.00	
112708	**18/09/2025**	**10222**	**Parks & Leisure Australia**	**2,750.00**
PLA55816	Corporate Medium membership		2,750.00	
112709	**18/09/2025**	**10229**	**WALGA**	**220.00**
SI-015426	Authorised Officer Training		220.00	
112710	**18/09/2025**	**10280**	**GHD Pty Ltd**	**2,860.00**
112-0253157	The Avenue Drainage		2,860.00	
112711	**18/09/2025**	**10304**	**Synergy**	**65,936.61**
034081140	Invoice 2006551599		498.04	
214579230	Invoice 2034528474		47,961.83	
661436990	Invoice 2014539336		497.71	
982976450	Invoice 2026528895		320.53	
380380220	Invoice 2058504496		3,981.56	
380380600	Invoice 2058504497		5,592.03	
856995430	Invoice 2078485594		2,055.88	
968214430	Invoice 2022530432		125.72	
801870080	Invoice 3000243116		4,903.31	
112712	**18/09/2025**	**10313**	**Active Transport & Tilt Tray Svces WA**	**440.00**
INV-22705	Tow to Depot		440.00	
112713	**18/09/2025**	**10317**	**Arbor Logic**	**8,525.00**
00005792	Annual Visual Inspection program		8,525.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112714	**18/09/2025**	**10332**	**Natural Area Consulting Management**	**1,539.47**
00026433	Hollywood Reserve winter revegetation		1,539.47	
112715	**18/09/2025**	**10356**	**Blackwell & Associates Pty Ltd**	**1,353.00**
13	Design Review Panel Member Sitting Fees		1,353.00	
112716	**18/09/2025**	**10374**	**Dept of Transport - Information Fees Application**	**3,111.00**
8075855	Dept of Transport - Information Fees App		2,325.60	
8078057	Dept of Transport - Information Fees App		785.40	
112717	**18/09/2025**	**10419**	**Sustainable Outdoors**	**4,913.42**
INV-3315	Greenways Maintenance Heritage Precinct		2,427.58	
INV-3316	Greenways Maintenance Road Verges		2,485.84	
112718	**18/09/2025**	**10430**	**South East Regional Centre for Urban**	**14,530.91**
00006729	Shenton Bushland maintenance		14,530.91	
112719	**18/09/2025**	**10456**	**G M S Security (WA) Pty Ltd**	**107.25**
INV-21783	Security Response Service - Standing Ord		107.25	
112720	**18/09/2025**	**10467**	**The Information Management Group Pty Ltd**	**2,511.72**
94098547	Archive Record Storage & Digitisation		1,523.67	
94098546	Archive Record Storage & Digitisation		988.05	
112721	**18/09/2025**	**10517**	**Insight Enterprises Australia Pty Ltd**	**2,324.74**
100529107	Microsoft 365 E5 - subscription license		2,324.74	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112722	**18/09/2025**	**10548**	**Cohera-Tech Pty Ltd**		**423.99**
INV-000196290	VEMCOUNT REPORTING & ANALYTICSWEB BASED			423.99	
112723	**18/09/2025**	**10549**	**JB Hi-Fi Group Pty Ltd**		**1,362.65**
BD1862602	Alogic Fusion 4K DisplayPort to HDMI Act			470.60	
BD1864940	Lenovo Thunderbolt 4 Cable			377.45	
BD1863499	MSI Pro MP245V 23.8' Full HD 100Hz Busin			514.60	
112724	**18/09/2025**	**10654**	**Tree Care Machinery Bandit Tree Equipment**		**3,322.65**
8BCSW2271	Fleet 322 Service			3,322.65	
112725	**18/09/2025**	**10688**	**Officeworks Ltd**		**276.81**
623304186	Officeworks Monthly Order			276.81	
112726	**18/09/2025**	**10693**	**Boyan Electrical Services Boyan Electrical Services**		**4,036.51**
56747	Completed electrical work			713.18	
56748	Completed electrical work			915.58	
56741	Completed electrical work			638.28	
56746	Completed electrical work			1,097.01	
56742	Completed electrical work			153.69	
56739	Completed electrical work			272.68	
56738	Completed electrical work			246.09	
112727	**18/09/2025**	**10708**	**WCP Civil Pty Ltd**		**227,587.07**
33586	Warratah Avenue Roadway rehabilitation			227,587.07	
112728	**18/09/2025**	**10724**	**TechnologyOne**		**9,555.45**
254201	Technology 1 Q1/Q2 Consulting 24/25			7,286.26	
254202	Technology 1 Q1/Q2 Consulting 24/25			2,269.19	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112729	**18/09/2025**	**10735**	**WINC Australia Pty Ltd (Previous name**	**289.09**
9048524993	Kitchen consumables		270.72	
9048561117	Kitchen consumables		18.37	
112730	**18/09/2025**	**10925**	**Westend Plumbing & Gas**	**478.50**
INV-16394	Repair Allen Park Burst water main		478.50	
112731	**18/09/2025**	**10958**	**CMS Electracom**	**469.46**
145762	Desk top power supply		469.46	
112732	**18/09/2025**	**10968**	**Fiona Buchanan Art**	**2,048.00**
25_0802	TAC - Tutor Fees - Fiona Buchanan		2,048.00	
112733	**18/09/2025**	**11087**	**Beacon Equipment**	**349.45**
82255	BRUSHCUTTER REPAIR		349.45	
112734	**18/09/2025**	**11214**	**Roof Checks W.A.**	**1,590.00**
420	Mt Claremont CC / Library / Playgroup -		1,590.00	
112735	**18/09/2025**	**11277**	**GFG Consulting (Previously GFG Temp Assist)**	**7,524.00**
INV-4485	Project Management resource		7,524.00	
112736	**18/09/2025**	**11398**	**Totally Workwear Mt Hawthorn R & J Marinich Pty Ltd**	**485.10**
0001-00011343	Uniforms as per Quote 100000255 - 6/6/25		485.10	
112737	**18/09/2025**	**11487**	**Comex Civil Pty Ltd**	**55,330.06**
INV-0503	Jenkins / Bulimba Stormwater Project		28,958.49	
INV-0505	Kennedia Lane Stage 2 - Soakwells		26,371.57	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112738	**18/09/2025**	**11525**	**Civil Sciences and Engineering**	**5,621.00**
INV-00501	RFQ 2024-25.05 - KENNEDIA AND WEBSTER		5,621.00	
112739	**18/09/2025**	**11582**	**BG&E Pty. Ltd.**	**962.50**
A01000054215	Pavement Design for The Avenue - R.about		962.50	
112740	**18/09/2025**	**11588**	**Jane Zandi**	**1,116.00**
113	TAC - Tutor Fees - Jane Zandi		1,116.00	
112741	**18/09/2025**	**11629**	**Tool Kit Depot Bunnings Group Limited**	**1,560.85**
SI300729	FLFLU88V/A-KIT		1,560.85	
112742	**18/09/2025**	**11643**	**Donald Veal Consultant Pty. Ltd.**	**6,820.00**
25010008	Road Safety Inspection		6,820.00	
112743	**18/09/2025**	**11673**	**Nola Britton**	**80.00**
150	Life Drawing Social		80.00	
112744	**18/09/2025**	**11731**	**STIHL Shop Osborne Park**	**633.00**
84917 #4	Chainsaw Chains		204.00	
84969 #4	Hedge Trimmer Head		429.00	
112745	**18/09/2025**	**11758**	**Cynthia Forrest**	**80.00**
158	Life Drawing Social		80.00	
112746	**18/09/2025**	**11773**	**The Fruit Box Group Pty Ltd**	**591.16**
3421650	The Fruit Box Milk Order Library		118.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
3421631	Admin Full Cream Milk Delivery FY24/25		296.40	
3425999	Milk and Fruit for Depot: Standing Order		176.76	
112747	**18/09/2025**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointments**	**2,536.47**
H5690	Casual Wages		2,536.47	
112748	**18/09/2025**	**11834**	**West-Sure Security**	**153.56**
33575	Monthly Cash in Transit Services		153.56	
112749	**18/09/2025**	**11862**	**Motorpass**	**11,346.77**
21	Fuel cards period ending 8 Sept 2025		11,346.77	
112750	**18/09/2025**	**11899**	**KS BLACK PTY LTD**	**3,025.00**
7592	Remove and inspect irrigation pumps.		3,025.00	
112751	**18/09/2025**	**11905**	**Luxworks Traffic Control and Management PTY LTD**	**17,542.32**
7590	City wide drainage traffic management		3,330.52	
7599	Traffic Management		11,617.80	
7601	Traffic Management		2,594.00	
112752	**18/09/2025**	**11930**	**Coles Supermarkets Australia Pty Ltd**	**202.05**
230820173	Coles Order for Staff Room		202.05	
112753	**18/09/2025**	**11946**	**Trev's Tinting**	**1,887.00**
73	Admin window tinting.		1,887.00	
112754	**18/09/2025**	**11955**	**Australian Agribusiness (Holdings) Pty Ltd - Nuturf Nuturf**	**583.00**
SI045189	Herbicide & Surfactant		583.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112755	**18/09/2025**	**11961**	**People2People Recruitment**	**7,988.64**
0000110342	Labour Hire		3,904.56	
0000110859	Labour Hire		4,084.08	
112756	**18/09/2025**	**11976**	**GREENWAY TURF SOLUTIONS**	**28,380.00**
SI-00110575	FUNGICIDE SUPPLY & DELIVERY		28,380.00	
112757	**18/09/2025**	**11993**	**Office Solutions IT PTY LTD**	**12,633.50**
159217	Managed Services Agreement - AUG		12,633.50	
112758	**18/09/2025**	**12032**	**Driva Pty Ltd**	**632.24**
FORTNIGHT 07/09/2025	Novated Lease Driva - Pre Tax		632.24	
112759	**18/09/2025**	**12060**	**Elevate Facility Management Services Pty LTD Aruni & Thara**	**1,589.50**
AD01082025	Relocation of recycling station		220.00	
130825	Dog Waste Bag - refills 1/7/25 - 30/9/25		684.75	
140825	Dog Waste Bag - refills 1/7/25 - 30/9/25		684.75	
112760	**18/09/2025**	**12064**	**Avon Legal Pty Ltd**	**2,820.40**
250565	Legal Advice		2,820.40	
112761	**18/09/2025**	**12069**	**Resolve Legal Solutions**	**1,982.20**
INV-0347	Retainer Agreement		1,982.20	
112762	**18/09/2025**	**12073**	**Sports Surfaces The Trustee for The Peckham Family Trust**	**8,602.00**
INV-1949	LAWLER PARK TENNIS COURT		451.00	
INV-1930	LAWLER PARK TENNIS COURT SURFACE REPAIRS		8,151.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
112763	**18/09/2025**	**12075**	**KW Services WA PTY LTD**	**1,411.08**
00009182	Fleet 321 EWP		1,411.08	
112764	**18/09/2025**	**12080**	**Chatsworth Flowers Co Pty Ltd Chatsworth Family Trust**	**63.95**
26440	2025 Citizenship Florals - Sept		63.95	
112765	**18/09/2025**	**12096**	**LOCAL COASTAL LANDSCAPING PTY LTD**	**374.00**
INV-1317	TURF MAINTENANCE - 1/7/25 To 30/6/25		374.00	
112766	**18/09/2025**	**12098**	**Luke McCulloch**	**389.00**
001	Nedlands Library Subjects of Note event		389.00	
112767	**18/09/2025**	**12099**	**True Ground The Trustee for Davies Family Trust**	**1,980.00**
INV-0033	Playground Audit Repairs		1,980.00	
112768	**18/09/2025**	**12121**	**DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGUL**	**118,097.06**
JULY 2025	BSL Payment for July FY26		118,085.41	
MAY 2025 (2)	BSL May 2025		11.65	
112769	**18/09/2025**	**12126**	**Sheree Dohnt DOHNT, SHEREE ROSE**	**558.00**
10001	TAC - Tutor Fees - Sheree Dohnt		558.00	
Sundry EFT				**17,128.81**
112603	**2/09/2025**	**99998**	**TR and LE Macfarlane Reid**	**42.58**
13082025	Reimbursement parking		Reimbursement parki 42.58	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112604	**2/09/2025**	**99998**	**D Swain**		**19.18**
12082025	Reimbursement parking			Reimbursement parki 19.18	
112605	**2/09/2025**	**99998**	**Leo Heaney Pty Ltd**		**147.00**
752376	Refund of DA Fee			Refund of DA Fee - 1 147.00	
112606	**2/09/2025**	**99998**	**Dasco Building Group**		**271.00**
752700	Refund of DAP fee			Refund of DAP fee - 271.00	
112607	**2/09/2025**	**99998**	**Ms J McKay**		**55.00**
284829	Key Bond Refund			Key Bond Refund 55.00	
112608	**2/09/2025**	**99998**	**Ms J McKay**		**150.00**
281227	Refund of Exhibition Bond			Refund of Exhibition E 150.00	
112609	**2/09/2025**	**99998**	**K Shannon**		**26.25**
19082025	Reimbursement parking ticket			Reimbursement parki 26.25	
112662	**4/09/2025**	**99998**	**A Italiano**		**500.00**
407	Emerge Youth Art Award			Emerge Youth Art Aw 500.00	
112663	**4/09/2025**	**99998**	**K Shannon**		**833.00**
17072025	Reimbursement of Internet			Reimbursement of Int 833.00	
112664	**4/09/2025**	**99998**	**M Kwan**		**108.08**
25082025	Reimbursement catering			Reimbursement cater 108.08	
112665	**4/09/2025**	**99998**	**Plunkett Homes**		**1,700.00**
632643	Verge Bond Refund			Verge Bond Refund - 1,700.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112666	**4/09/2025**	**99998**	**Brewer Building Pty Ltd**		**1,700.00**
603755	Verge Bond Refund		Verge Bond Refund -	1,700.00	
112667	**4/09/2025**	**99998**	**A J Sargent**		**1,700.00**
661902 (2)	Verge Bond Refund		Verge Bond Refund -	1,700.00	
112668	**4/09/2025**	**99998**	**Thomas Brett Kirk**		**852.61**
REFUND2026-02	Refund of rates credit		Refund of rates credit	852.61	
112770	**18/09/2025**	**99998**	**NEPAA Pty Ltd**		**930.24**
REFUND2026-03	Refund for overpayment of rates		Refund for overpayme	930.24	
112771	**18/09/2025**	**99998**	**R M Wade**		**133.87**
27082025	Reimbursement Stationery/ Catering		Reimbursement Stati	133.87	
112772	**18/09/2025**	**99998**	**Bauen Projects WA Pty Ltd**		**1,700.00**
648159	Verge Bond Refund		Verge Bond Refund -	1,700.00	
112773	**18/09/2025**	**99998**	**T H Koh**		**2,000.00**
691597	Verge Bond Refund		Verge Bond Refund -	2,000.00	
112774	**18/09/2025**	**99998**	**Millstone Homes**		**1,560.00**
411796	Verge Bond Refund		Verge Bond Refund -	1,560.00	
112775	**18/09/2025**	**99998**	**Secunda Pty Ltd**		**1,700.00**
621564	Verge Bond Refund		Verge Bond Refund -	1,700.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
112776	**18/09/2025**	**99998**	**S Amasi**		**750.00**
05092025	Reimbursement AICD Membership		Reimbursement AICD	750.00	
112777	**18/09/2025**	**99998**	**J K Smeulders**		**250.00**
16092025	Youth Grant		Youth Grant	250.00	
Direct Debit					**15,959.67**
100647	**1/09/2025**	**10141**	**Westpac Banking Corporation**		**7,848.43**
AUGUST 2025	PC & CC Purchase card August 2025			7,848.43	
100648	**1/09/2025**	**10141**	**Westpac Banking Corporation**		**1,028.49**
MERCH FEES	WESTPAC MERCHANT FEES			1,028.49	
100649	**3/09/2025**	**11506**	**Commonwealth Bank Australia (CBA)**		**547.31**
BPOINT FEE	Bpoint Transaction Fees Aug-25			547.31	
100651	**15/09/2025**	**11506**	**Commonwealth Bank Australia (CBA)**		**149.34**
BPOINT FEE	Bpoint Transaction Fees Aug-25			149.34	
100650	**18/09/2025**	**10133**	**West Australian Newspaper Ltd**		**102.60**
Sep-25	Newspapers			102.60	
100652	**26/09/2025**	**10871**	**Dept of Justice**		**6,283.50**
35103875	FER Lodgement Fee			6,283.50	

City of Nedlands - List of Accounts Paid

For the Period 01-Sep-2025 to 30-Sep-2025

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Cancelled Payments					**10,076.79**
112515	**2/09/2025**	**99998**	**Sundry Creditor - EFT**		**1,700.00**
EFT Cancel				1,700.00	
112540	**18/09/2025**	**10100**	**Paraquad Industries**		**8,376.79**
EFT Cancel				8,376.79	
Payroll					**892,620.67**
FORTNIGHT 07/09/2025	**7/09/2025**	**109000900010010**	**City of Nedlands**		**449,613.33**
FORTNIGHT 07/09/2025	Additional Bank 1			4,175.00	
FORTNIGHT 07/09/2025	Additional Bank 2			750.00	
FORTNIGHT 07/09/2025	Net Pay			417,243.89	
FORTNIGHT 07/09/2025	Net Pay			27,444.44	
FORTNIGHT 21/09/2025	**21/09/2025**	**109000900010010**	**City of Nedlands**		**443,007.34**
FORTNIGHT 21/09/2025	Additional Bank 1			4,175.00	
FORTNIGHT 21/09/2025	Additional Bank 2			750.00	
FORTNIGHT 21/09/2025	Net Pay			434,663.02	
FORTNIGHT 21/09/2025	Net Pay			3,419.32	
			TOTAL PAYMENTS		**3,021,453.38**

City of Nedlands - Purchasing & Credit Card Payments September 2025

For the Period 28 August 2025 to 28 September 2025

Date	Supplier	Description	AUD	Comment
28/09/2025	CARD FEE	Card Fee	5.00	
28/09/2025	CARD FEE	Card Fee	5.00	
3/09/2025	PAYPAL	Local studies Find my fast family history database	2282.76	
3/09/2025	PAYPAL	Transaction fee	68.48	
3/09/2025	SP CBCA MERCHANDISE	Children's Book council mascots for MTC Lib	55.00	
3/09/2025	SP CBCA MERCHANDISE	Children's Book council mascots for NED Lib	55.00	
11/09/2025	FUTURE PUBLISHING LTD	Nedlands Library Country Life subscription	1220.00	
25/09/2025	AVERYPRODUCTS.COM.AU	Avery labels for Junior genre stickers	204.77	
28/09/2025	CARD FEE	Card Fee	5.00	
1/09/2025	COLES 0299	Catering for Technical Services meeting	140.50	
16/09/2025	POST BROADWAY NEDLANDS	Stationery for Depot	2.50	
17/09/2025	TAYLOR RD IGA	Catering for Depot	47.95	
19/09/2025	SUPER CHEAP AUTO	Phone holder for Council vehicle	69.98	
22/09/2025	BP ROSEGARDEN 6161	Milk for depot	9.20	
28/09/2025	CARD FEE	Card Fee	5.00	
29/08/2025	R U OK LIMITED	Merchandise for RU OK Day	157.33	
8/09/2025	LinkedIn Recruiter P57094	LinkedIn recruitment monthly subscription	224.99	
8/09/2025	Dominos Estore Nedlands	Fuel & Learn Pizza Hidden Disabilities	278.00	
8/09/2025	KMART	Refresh stations	308.75	
10/09/2025	PARTYTOWN	Balloons for RU OK DAY	95.85	
13/09/2025	KMART	REFUND FOR ITEM NOT IN STOCK KMART	-12.00	Refund
28/09/2025	CARD FEE	Card Fee	5.00	
1/09/2025	CONTENTSQUARE.COM	2025-HotJar-website analytics	575.57	
1/09/2025	CONTENTSQUARE.COM	Foreign Transaction	17.27	
1/09/2025	Google GSUITE_nedlands.wa	Google Workspace-GSuite	46.20	
9/09/2025	MICROSOFT#G111765730	MS Azure Storage 1 aug to 31 aug 2025	90.38	
9/09/2025	MICROSOFT#G112476773	MS Azure Storage 25 aug to 31 aug 2025	140.16	
13/09/2025	Intuit Mailchimp	Sep 2025 - Mailchimp - Comms dept.	113.72	
14/09/2025	MSFT * E0200X59AI	Aug 2025-MS Azure SQL-PAYG	601.43	
19/09/2025	TWILIO INC	Text message integration service	358.58	
28/09/2025	CARD FEE	Card Fee	5.00	
17/09/2025	CERAMICRAFT	Pottery Tool Kit 8pc	151.20	
17/09/2025	CERAMICRAFT	Shipping	10.18	
23/09/2025	COLES 0392	Consumables for Tresillian - Coles Milk x 17	29.80	
23/09/2025	COLES 0392	Consumables - Family choc x 3 (volunteers S&T)	12.80	
28/09/2025	CARD FEE	Card Fee	5.00	
10/09/2025	AUSPOST ONLINE SHOP	Registered Post Labels	245.70	
28/09/2025	CARD FEE	Card Fee	5.00	
28/09/2025	CARD FEE	Card Fee	5.00	
2/09/2025	OXLADE ART SUPPLIES	Art materials for school holiday workshops	240.68	
28/09/2025	CARD FEE	Card Fee	5.00	
25/08/2025	BUNNINGS 309000	College Park storage shed roof repairs	49.69	
26/08/2025	BUNNINGS 483000	College Park storage shed roof repairs	23.68	
27/08/2025	BUNNINGS GROUP LTD	Training room - small table for presenter	89.95	
28/08/2025	BUNNINGS 483000	Depot safety mesh + soap dispenser batteries	177.64	
29/08/2025	OFFICEWORKS 0602	Replacement wall clock	22.60	
3/09/2025	BUNNINGS 483000	Coat hooks - projects office	23.24	
4/09/2025	BUNNINGS 483000	Depot storage containers	120.00	
5/09/2025	BUNNINGS 483000	Depot electrical work materials	23.30	
19/09/2025	BUNNINGS 483000	Door weather seals - Maisonettes	102.24	
22/09/2025	BUNNINGS 483000	Front meeting room sound proofing - depot	168.00	
22/09/2025	BUNNINGS 483000	Soap dispenser batteries - City wide public toilet	65.94	
28/09/2025	CARD FEE	Card Fee	5.00	
29/08/2025	JB HI FI CLAREMONT	Usb cable	19.95	
29/08/2025	COLES 0299	Tea bags	20.00	
1/09/2025	ID SUPPLIES	Swipe card holders	164.45	
28/09/2025	CARD FEE	Card Fee	5.00	
29/08/2025	OFFICEWORKS 0622	Stationery for irrigation Staff	36.98	
28/09/2025	CARD FEE	Card Fee	5.00	
9/09/2025	KMART	Walking School Bus - items	3.00	
9/09/2025	KMART	Walking School Bus items - whistles	22.00	
9/09/2025	CUSTOMBRND* GP278996	Walking School bus items - vests	112.98	

10/09/2025	COLES 0299	R U Ok Day Staff BBQ lunch	185.02
23/09/2025	WILSON PARKING AUSTRALIA	ALGA WA seminar - parking ticket	25.34
25/09/2025	LIZZI BEE	Flowers for staff member following passing of fami	120
28/09/2025	CARD FEE	Card Fee	5
3/09/2025	COLES 7712	Coffee beans for admin kitchen	24
6/09/2025	ALDI STORES	Coffee beans for staff kitchen	175.92
6/09/2025	ALDI STORES	Credit Card Surcharge	0.87
11/09/2025	ASIC	Company Searches - Historical Information	40
15/09/2025	ASIC	Company Searches - Historical Information	20
17/09/2025	SUBWAY UWA	Catering for lunch and learn	57
23/09/2025	SQ *LAWLEYS BAKERY CAFE	Catering for Training	47.72
28/09/2025	CARD FEE	Card Fee	5
			9859.24

City of Nedlands - Purchasing & Credit Card Payments August 2025

For the Period 28 July 2025 to 27 August 2025

Date	Supplier	Description	AUD	Comment
21/08/2025	BUNNINGS 483000	Employee's farewell gift	50.00	
22/08/2025	TAYLOR RD IGA	Employee's farewell morning tea	18.30	
22/08/2025	TAYLOR RD IGA	Employee's farewell morning tea	14.85	
27/08/2025	CARD FEE	CARD FEE	5.00	
6/08/2025	NORTHCOTE TENNIS CTR.	Tennis Court tools	459.80	
26/08/2025	CONCEPT PRODUCTS AUS	Boardwalk Repairs	370.23	
27/08/2025	CARD FEE	CARD FEE	5.00	
27/08/2025	CARD FEE	CARD FEE	5.00	
28/07/2025	WALGA EVENTS	WALGA Transport and Road Forum	100.00	
12/08/2025	DEPARTMENT OF TRANSPOR	Jetty renewal licence fee	47.70	
27/08/2025	CARD FEE	CARD FEE	5.00	
5/08/2025	SQ *WORKFORCE HEALTH ASSE	Pre employment medical regional candaidate	277.20	
5/08/2025	SQ *WORKFORCE HEALTH ASSE	Pre employment medical regional candaidate	419.10	
5/08/2025	STEWART FINE ART PIC	Picture of King for Chambers	170.00	
8/08/2025	Kmart Photo Centre	City Star MUGS - REWARD & RECOGNITION	90.00	
8/08/2025	LinkedIn P526772466	LinkedIn - Recruiter Lite for recruitment purposes	224.99	
14/08/2025	Coles Group Limited -	Vouchers for employee reward and recognition programme	1514.85	
27/08/2025	CARD FEE	CARD FEE	5.00	
29/07/2025	KEYKO* SSLTRUST 581996	SSL certificate renewal for nedlands.wa.gov.au	149.61	
1/08/2025	Google GSUITE_nedlands.wa	Communication-Livestream	46.20	
9/08/2025	MICROSOFT#G106104122	MS Azure Storage	91.83	
13/08/2025	Intuit Mailchimp	Communication-Survey tool	116.34	
14/08/2025	MSFT * E0200WVU30	MS Azure SQL PAYG	578.22	
27/08/2025	CARD FEE	CARD FEE	5.00	
27/08/2025	CARD FEE	CARD FEE	5.00	
27/08/2025	CARD FEE	CARD FEE	5.00	
12/08/2025	TUDOR HOUSE WA PTY LTD	Australian Flag - Printed on Woven Polyester	215.00	
27/08/2025	CARD FEE	CARD FEE	5.00	
4/08/2025	BUNNINGS 483000	Classroom safety ramp	54.40	
7/08/2025	TAYLOR RD IGA	Library staff 40th work anniversary	27.94	
7/08/2025	LS Big Loaf Factory Ba	Library staff 40th work anniversary	40.90	
11/08/2025	FARINOSI & SONS PTY	Classroom heaters	124.00	
27/08/2025	CARD FEE	CARD FEE	5.00	
23/07/2025	BUNNINGS 309000	Admin refresh stations, wall shelves	136.80	
23/07/2025	BUNNINGS 309000	Admin refresh stations, wall shelves	12.00	
28/07/2025	BUNNINGS 483000	Main sliding gate minor repair	48.56	
28/07/2025	BUNNINGS 483000	Main sliding gate minor repair	34.45	
31/07/2025	BUNNINGS 483000	MTCC cupboard lock install materials	97.11	
12/08/2025	BUNNINGS 483000	Batteries for various remotes and clocks etc	23.42	
13/08/2025	BUILDINGPOINT AUST	SketchUp Australia annual subscription renewal.	603.90	
27/08/2025	CARD FEE	CARD FEE	5.00	
12/08/2025	RSEA PTY LTD - ONLINE	PPE	329.94	
27/08/2025	CARD FEE	CARD FEE	5.00	
15/08/2025	Jaycar - Belmont	Materials for irrigation Team	39.90	
19/08/2025	ECO ENVIRONMENTAL HOLD	calibrate pH tester for Irrigation	277.20	
27/08/2025	CARD FEE	CARD FEE	5.00	
6/08/2025	WAREQUIP SOLUTIONS PTY LT	Parts for library trolley - replacement	81.95	
13/08/2025	HIDDEN DISABILITIES	Merchandise for hidden disabilities initiative	610.98	
14/08/2025	BCF MYAREE	Tables for Positive Ageing - Mahjong	199.98	
26/08/2025	OFFICEWORKS	Name Badges for events - Citizenship	75.78	
27/08/2025	CARD FEE	CARD FEE	5.00	
27/08/2025	CARD FEE	CARD FEE	5.00	
			$ 7,848.43	

City of Nedlands - Purchasing Card - Fuel

For the Period 10 August 2025 to 8 September 2025

WEX Australia Pty Ltd ABN: 68 005 970 570

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 106
20/08/2025	2.05	BP Rosegarden	SURCHARGE	FLEET 106
20/08/2025	128.27	BP Rosegarden	ULS DIESEL	FLEET 106
20/08/2025	-1.26	BP Rosegarden	DISCOUNT	FLEET 106
20/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 106
3/09/2025	2.03	BP Rosegarden	SURCHARGE	FLEET 106
3/09/2025	127.23	BP Rosegarden	ULS DIESEL	FLEET 106
3/08/2025	-1.24	BP Rosegarden	DISCOUNT	FLEET 106
3/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 106
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 106
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 107
15/08/2025	2.21	BP Rosegarden	SURCHARGE	FLEET 107
15/08/2025	138.67	BP Rosegarden	ULS DIESEL	FLEET 107
15/08/2025	-1.35	BP Rosegarden	DISCOUNT	FLEET 107
15/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 107
22/08/2025	1.90	BP Rosegarden	SURCHARGE	FLEET 107
22/08/2025	119.00	BP Rosegarden	ULS DIESEL	FLEET 107
22/08/2025	-1.17	BP Rosegarden	DISCOUNT	FLEET 107
22/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 107
5/09/2025	1.80	BP Rosegarden	SURCHARGE	FLEET 107
5/09/2025	112.79	BP Rosegarden	ULS DIESEL	FLEET 107
5/09/2025	-1.10	BP Rosegarden	DISCOUNT	FLEET 107
5/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 107
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 107
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 512
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 512
11/08/2025	2.19	BP Rosegarden	SURCHARGE	FLEET 218
11/08/2025	137.09	BP Rosegarden	ULS DIESEL	FLEET 218
11/08/2025	-1.33	BP Rosegarden	DISCOUNT	FLEET 218
11/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 218
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 218
4/09/2025	1.74	BP Rosegarden	SURCHARGE	FLEET 218
4/09/2025	109.35	BP Rosegarden	ULS DIESEL	FLEET 218
4/09/2025	-1.06	BP Rosegarden	DISCOUNT	FLEET 218
4/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 218
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 218
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 644
21/08/2025	2.35	BP Rosegarden	SURCHARGE	FLEET 644
21/08/2025	147.01	BP Rosegarden	ULS DIESEL	FLEET 644
21/08/2025	-1.44	BP Rosegarden	DISCOUNT	FLEET 644
21/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 644
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 644
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1002
4/09/2025	1.62	BP Rosegarden	SURCHARGE	FLEET 1002
4/09/2025	101.46	BP Rosegarden	REGULAR ULP	FLEET 1002
4/09/2025	-1.04	BP Rosegarden	DISCOUNT	FLEET 1002
4/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1002
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1002
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 555
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1373
3/09/2025	1.28	WEX Australia	SURCHARGE	FLEET 1373
3/09/2025	80.51	WEX Australia	REGULAR ULP	FLEET 1373
3/09/2025	-0.78	WEX Australia	DISCOUNT	FLEET 1373
3/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1373
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1373
3/09/2025	3.64	BP Rosegarden	SURCHARGE	FLEET 182
3/09/2025	227.52	BP Rosegarden	ULS DIESEL	FLEET 182
3/09/2025	-2.21	BP Rosegarden	DISCOUNT	FLEET 182
3/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 182
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 182
13/08/2025	2.44	BP Rosegarden	SURCHARGE	FLEET 643
13/08/2025	153.00	BP Rosegarden	ULS DIESEL	FLEET 643
13/08/2025	-1.49	BP Rosegarden	DISCOUNT	FLEET 643
13/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 643
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 643
22/08/2025	2.27	BP Rosegarden	SURCHARGE	FLEET 643
22/08/2025	142.00	BP Rosegarden	ULS DIESEL	FLEET 643
22/08/2025	-1.39	BP Rosegarden	DISCOUNT	FLEET 643
22/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 643
29/08/2025	139.01	BP MINDARIE	ULS DIESEL	FLEET 643
29/08/2025	-1.42	BP MINDARIE	DISCOUNT	FLEET 643
29/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 643
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 643
12/08/2025	101.95	CALTEX	ULS DIESEL	FLEET 201
12/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 201

18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 201
27/08/2025	114.35	AMPOL	DIESEL	FLEET 201
27/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 201
6/09/2025	110.36	BP	DIESEL	FLEET 201
6/09/2025	-1.20	BP	DISCOUNT	FLEET 201
6/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 201
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 201
11/08/2025	1.88	BP Rosegarden	SURCHARGE	FLEET 868
11/08/2025	117.57	BP Rosegarden	ULS DIESEL	FLEET 868
11/08/2025	-1.14	BP Rosegarden	DISCOUNT	FLEET 868
11/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 868
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 868
20/08/2025	2.10	BP Rosegarden	SURCHARGE	FLEET 868
20/08/2025	131.43	BP Rosegarden	ULS DIESEL	FLEET 868
20/08/2025	-1.29	BP Rosegarden	DISCOUNT	FLEET 868
20/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 868
1/09/2025	0.88	BP Rosegarden	SURCHARGE	FLEET 868
1/09/2025	55.35	BP Rosegarden	ULS DIESEL	FLEET 868
1/09/2025	-0.54	BP Rosegarden	DISCOUNT	FLEET 868
1/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 868
5/09/2025	1.85	BP Rosegarden	SURCHARGE	FLEET 868
5/09/2025	115.98	BP Rosegarden	ULS DIESEL	FLEET 868
5/09/2025	-1.13	BP Rosegarden	DISCOUNT	FLEET 868
5/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 868
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 868
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1375
11/08/2025	70.94	CALTEX	ULTRA PULP	FLEET 1375
11/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1375
22/08/2025	0.74	BP	SURCHARGE	FLEET 1375
22/08/2025	46.46	BP	REGULAR ULP	FLEET 1375
22/08/2025	-0.51	BP	DISCOUNT	FLEET 1375
22/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1375
22/08/2025	1.44	BP	SURCHARGE	FLEET 1375
3/09/2025	90.31	BP	REGULAR ULP	FLEET 1375
3/09/2025	-0.90	BP	DISCOUNT	FLEET 1375
3/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1375
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1375
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	WORKSHOP
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1372
20/08/2025	1.59	BP Rosegarden	SURCHARGE	FLEET 1372
20/08/2025	99.43	BP Rosegarden	REGULAR ULP	FLEET 1372
20/08/2025	-0.90	BP Rosegarden	DISCOUNT	FLEET 1372
20/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1372
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1372
13/08/2025	81.88	EG FUELCO	REGULAR ULP	FLEET 1381
13/08/2025	0.83	WEX Australia	SURCHARGE	FLEET 1381
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 1381
20/08/2025	71.72	CALTEX	REGULAR ULP	FLEET 1381
20/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1381
28/08/2025	66.70	VIBE	REGULAR ULP	FLEET 1381
28/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1381
4/09/2025	64.51	VIBE	REGULAR ULP	FLEET 1381
4/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1381
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1381
28/08/2025	2.01	BP Rosegarden	SURCHARGE	FLEET 600
28/08/2025	125.93	BP Rosegarden	ULS DIESEL	FLEET 600
28/08/2025	-1.22	BP Rosegarden	DISCOUNT	FLEET 600
28/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 600
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 600
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 648
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 648
12/08/2025	57.16	AMPOL	ULS DIESEL	FLEET 901
12/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 901
27/08/2025	0.68	BP Rosegarden	SURCHARGE	FLEET 901
27/08/2025	43.01	BP Rosegarden	ULS DIESEL	FLEET 901
27/08/2025	-0.42	BP Rosegarden	DISCOUNT	FLEET 901
27/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 901
28/08/2025	22.83	WEX Australia	ROADSIDE ASSIST	FLEET 901
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 901
9/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 1600
18/08/2025	59.27	REDDY EXPRESS	REGULAR ULP	FLEET 1600
18/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1600
5/09/2025	1.55	BP Rosegarden	SURCHARGE	FLEET 1600
5/09/2025	97.00	BP Rosegarden	REGULAR ULP	FLEET 1600
5/09/2025	-1.04	BP Rosegarden	DISCOUNT	FLEET 1600
5/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1600
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1600
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 200
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 200
8/08/2025	1.45	BP Rosegarden	SURCHARGE	FLEET 322
8/08/2025	90.78	BP Rosegarden	ULS DIESEL	FLEET 322
8/08/2025	-0.88	BP Rosegarden	DISCOUNT	FLEET 322
8/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 322
14/08/2025	1.25	BP Rosegarden	SURCHARGE	FLEET 322

14/08/2025	78.53	BP Rosegarden	ULS DIESEL	FLEET 322
14/08/2025	-0.76	BP Rosegarden	DISCOUNT	FLEET 322
14/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 322
21/08/2025	1.22	BP Rosegarden	SURCHARGE	FLEET 322
21/08/2025	76.32	BP Rosegarden	ULS DIESEL	FLEET 322
21/08/2025	-0.75	BP Rosegarden	DISCOUNT	FLEET 322
21/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 322
28/08/2025	0.78	BP Rosegarden	SURCHARGE	FLEET 322
28/08/2025	49.27	BP Rosegarden	ULS DIESEL	FLEET 322
28/08/2025	-0.48	BP Rosegarden	DISCOUNT	FLEET 322
28/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 322
4/09/2025	0.61	BP Rosegarden	SURCHARGE	FLEET 322
4/09/2025	38.44	BP Rosegarden	ULS DIESEL	FLEET 322
4/09/2025	-0.37	BP Rosegarden	DISCOUNT	FLEET 322
4/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 322
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 322
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1001
20/08/2025	1.75	BP Rosegarden	SURCHARGE	FLEET 1001
20/08/2025	109.85	BP Rosegarden	REGULAR ULP	FLEET 1001
20/08/2025	-1.07	BP Rosegarden	DISCOUNT	FLEET 1001
20/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1001
3/09/2025	1.87	BP Rosegarden	SURCHARGE	FLEET 1001
3/09/2025	117.40	BP Rosegarden	REGULAR ULP	FLEET 1001
3/09/2025	-1.14	BP Rosegarden	DISCOUNT	FLEET 1001
3/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1001
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1001
8/08/2025	2.03	WEX Australia	SURCHARGE	FLEET 108
8/08/2025	127.49	BP Rosegarden	ULS DIESEL	FLEET 108
8/08/2025	-1.24	BP Rosegarden	DISCOUNT	FLEET 108
8/08/2025	0.83	BP Rosegarden	TRANSACTION FEE	FLEET 108
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 108
14/08/2025	4.47	BP Rosegarden	SURCHARGE	FLEET 108
14/08/2025	279.86	BP Rosegarden	ULS DIESEL	FLEET 108
14/08/2025	-2.72	BP Rosegarden	DISCOUNT	FLEET 108
14/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
21/08/2025	4.73	BP Rosegarden	SURCHARGE	FLEET 108
21/08/2025	296.08	BP Rosegarden	ULS DIESEL	FLEET 108
21/08/2025	-2.90	BP Rosegarden	DISCOUNT	FLEET 108
21/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
28/08/2025	3.63	BP Rosegarden	SURCHARGE	FLEET 108
28/08/2025	227.27	BP Rosegarden	ULS DIESEL	FLEET 108
28/08/2025	-2.21	BP Rosegarden	DISCOUNT	FLEET 108
28/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
4/09/2025	4.65	BP Rosegarden	SURCHARGE	FLEET 108
4/09/2025	290.69	BP Rosegarden	ULS DIESEL	FLEET 108
4/09/2025	-2.82	BP Rosegarden	DISCOUNT	FLEET 108
4/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 108
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1374
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1374
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 190
19/08/2025	2.25	BP Rosegarden	SURCHARGE	FLEET 190
19/08/2025	140.96	BP Rosegarden	ULS DIESEL	FLEET 190
19/08/2025	-1.38	BP Rosegarden	DISCOUNT	FLEET 190
19/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 190
5/09/2025	2.23	BP Rosegarden	SURCHARGE	FLEET 190
5/09/2025	139.52	BP Rosegarden	ULS DIESEL	FLEET 190
5/09/2025	-1.36	BP Rosegarden	DISCOUNT	FLEET 190
5/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 190
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 190
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1371
11/08/2025	1.09	BP Rosegarden	SURCHARGE	FLEET 1371
11/08/2025	68.15	BP Rosegarden	REGULAR ULP	FLEET 1371
11/08/2025	-0.78	BP Rosegarden	DISCOUNT	FLEET 1371
11/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1371
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1371
4/09/2025	0.56	BP Rosegarden	SURCHARGE	CIVIL
4/09/2025	35.26	BP Rosegarden	REGULAR ULP	CIVIL
4/09/2025	-0.36	BP Rosegarden	DISCOUNT	CIVIL
4/09/2025	0.83	WEX Australia	TRANSACTION FEE	CIVIL
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	CIVIL
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 505
21/08/2025	0.96	BP Rosegarden	SURCHARGE	FLEET 505
21/08/2025	60.35	BP Rosegarden	ULS DIESEL	FLEET 505
21/08/2025	-0.59	BP Rosegarden	DISCOUNT	FLEET 505
21/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 505
29/08/2025	4.42	BP Rosegarden	SURCHARGE	FLEET 505
29/08/2025	276.71	BP Rosegarden	ULS DIESEL	FLEET 505
29/08/2025	-2.69	BP Rosegarden	DISCOUNT	FLEET 505
29/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 505
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 505
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 503
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 503
19/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1386

1/09/2025	1.33	BP Rosegarden	MANAGEMENT FEE	FLEET 1386
1/09/2025	83.40	BP Rosegarden	ROADSIDE ASSIST	FLEET 1386
1/09/2025	-0.87	BP Rosegarden	MANAGEMENT FEE	FLEET 1386
1/09/2025	0.83	WEX Australia	ROADSIDE ASSIST	FLEET 1386
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1386
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 137
18/08/2025	2.30	BP Rosegarden	SURCHARGE	FLEET 137
18/08/2025	144.34	BP Rosegarden	ULS DIESEL	FLEET 137
18/08/2025	-1.42	BP Rosegarden	DISCOUNT	FLEET 137
18/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 137
29/08/2025	124.20	REDDY	DIESEL	FLEET 137
29/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 137
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 137
14/08/2025	66.54	AMPOL	REGULAR ULP	MINOR PLANT
14/08/2025	0.83	WEX Australia	TRANSACTION FEE	MINOR PLANT
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	MINOR PLANT
10/08/2025	9.08	BP Rosegarden	ROADSIDE ASSIST	FLEET 1000
15/08/2025	1.81	BP Rosegarden	SURCHARGE	FLEET 1000
15/08/2025	113.23	BP Rosegarden	ULTRA PULP	FLEET 1000
15/08/2025	-1.07	BP Rosegarden	DISCOUNT	FLEET 1000
15/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1000
28/08/2025	1.91	BP Rosegarden	SURCHARGE	FLEET 1000
28/08/2025	119.97	BP Rosegarden	ULTRA PULP	FLEET 1000
28/08/2025	-1.09	BP Rosegarden	DISCOUNT	FLEET 1000
28/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1000
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1000
22/08/2025	76.14	BP Rosegarden	REGULAR ULP	FLEET 1388
22/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1388
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1388
8/08/2025	103.79	AMPOL	REGULAR ULP	FLEET 1385
8/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
15/08/2025	102.67	AMPOL	REGULAR ULP	FLEET 1385
15/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
19/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1388
25/08/2025	90.66	AMPOL	REGULAR ULP	FLEET 1385
25/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
3/09/2025	116.35	AMPOL	REGULAR ULP	FLEET 1385
3/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1385
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 616
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 616
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 109
19/08/2025	3.82	BP Rosegarden	SURCHARGE	FLEET 109
19/08/2025	239.03	BP Rosegarden	ULS DIESEL	FLEET 109
19/08/2025	-2.34	BP Rosegarden	DISCOUNT	FLEET 109
19/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 109
27/08/2025	3.96	BP Rosegarden	SURCHARGE	FLEET 109
27/08/2025	247.97	BP Rosegarden	ULS DIESEL	FLEET 109
27/08/2025	-2.41	BP Rosegarden	DISCOUNT	FLEET 109
27/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 109
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 109
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 113
19/08/2025	156.44	AMPOL	ULS DIESEL	FLEET 113
19/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 113
5/09/2025	2.31	BP COLLINS RD	SURCHARGE	FLEET 113
5/09/2025	144.44	BP COLLINS RD	DIESEL	FLEET 113
5/09/2025	-1.49	BP COLLINS RD	DISCOUNT	FLEET 113
5/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 113
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 113
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 191
25/08/2025	135.81	AMPOL	ULS DIESEL	FLEET 191
25/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 191
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 191
10/08/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 136
20/08/2025	2.26	WEX Australia	SURCHARGE	FLEET 136
20/08/2025	141.40	BP Rosegarden	ULS DIESEL	FLEET 136
20/08/2025	-1.39	BP Rosegarden	DISCOUNT	FLEET 136
20/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 136
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 136
26/08/2025	2.17	BP Rosegarden	SURCHARGE	FLEET 100
26/08/2025	136.04	BP Rosegarden	ULS DIESEL	FLEET 100
26/08/2025	-1.33	BP Rosegarden	DISCOUNT	FLEET 100
26/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 100
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 100
22/08/2025	1.24	BP Rosegarden	SURCHARGE	FLEET 701
22/08/2025	78.09	BP Rosegarden	ULS DIESEL	FLEET 701
22/08/2025	-0.77	BP Rosegarden	DISCOUNT	FLEET 701
22/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 701
26/08/2025	1.24	BP Rosegarden	SURCHARGE	FLEET 701
26/08/2025	77.95	BP Rosegarden	ULS DIESEL	FLEET 701
26/08/2025	-0.76	BP Rosegarden	DISCOUNT	FLEET 701
26/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 701
26/08/2025	1.27	BP Rosegarden	SURCHARGE	FLEET 701
26/08/2025	79.87	BP Rosegarden	ULS DIESEL	FLEET 701

26/08/2025	-0.78	BP Rosegarden	DISCOUNT	FLEET 701
26/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 701
29/08/2025	1.27	BP Rosegarden	SURCHARGE	FLEET 701
29/08/2025	79.83	BP Rosegarden	ULS DIESEL	FLEET 701
29/08/2025	-0.78	BP Rosegarden	DISCOUNT	FLEET 701
29/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 701
4/09/2025	1.22	BP Rosegarden	SURCHARGE	FLEET 701
4/09/2025	76.80	BP Rosegarden	ULS DIESEL	FLEET 701
4/09/2025	-0.75	BP Rosegarden	DISCOUNT	FLEET 701
4/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 701
5/09/2025	1.27	BP Rosegarden	SURCHARGE	FLEET 701
5/09/2025	79.66	BP Rosegarden	ULS DIESEL	FLEET 701
5/09/2025	-0.77	BP Rosegarden	DISCOUNT	FLEET 701
5/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 701
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 701
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 646
25/08/2025	1.63	BP Rosegarden	SURCHARGE	FLEET 202
25/08/2025	102.15	BP Rosegarden	ULS DIESEL	FLEET 202
25/08/2025	-1.00	BP Rosegarden	DISCOUNT	FLEET 202
25/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 202
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 202
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 111
10/08/2025	65.43	REDDY	REGULAR ULP	FLEET 1003
10/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1003
19/08/2025	64.90	REDDY	REGULAR ULP	FLEET 1003
19/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1003
1/09/2025	66.94	AMPOL	REGULAR ULP	FLEET 1003
1/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1003
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1003
18/08/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 1382
29/08/2025	0.48	BP Rosegarden	SURCHARGE	FLEET 1382
29/08/2025	30.30	BP Rosegarden	PREMIUM	FLEET 1382
29/08/2025	-0.30	BP Rosegarden	DISCOUNT	FLEET 1382
29/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1382
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1382
19/08/2025	1.01	BP Rosegarden	SURCHARGE	FLEET 1004
19/08/2025	63.16	BP Rosegarden	REGULAR ULP	FLEET 1004
19/08/2025	-0.78	BP Rosegarden	DISCOUNT	FLEET 1004
19/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1004
27/08/2025	1.22	BP Rosegarden	SURCHARGE	FLEET 1004
27/08/2025	76.62	BP Rosegarden	REGULAR ULP	FLEET 1004
27/08/2025	-0.74	BP Rosegarden	DISCOUNT	FLEET 1004
27/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1004
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1004
13/08/2025	1.23	BP Rosegarden	SURCHARGE	FLEET 301
13/08/2025	77.23	BP Rosegarden	ULS DIESEL	FLEET 301
13/08/2025	-0.75	BP Rosegarden	DISCOUNT	FLEET 301
13/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 301
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 301
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 115
13/08/2025	2.00	BP Rosegarden	SURCHARGE	FLEET 101
13/08/2025	125.48	BP Rosegarden	ULS DIESEL	FLEET 101
13/08/2025	-1.22	BP Rosegarden	DISCOUNT	FLEET 101
13/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 101
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 101
26/08/2025	2.13	BP Rosegarden	SURCHARGE	FLEET 300
26/08/2025	133.74	BP Rosegarden	ULS DIESEL	FLEET 300
26/08/2025	-1.31	BP Rosegarden	DISCOUNT	FLEET 300
26/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 300
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 300
13/08/2025	1.57	BP Rosegarden	SURCHARGE	FLEET 880
13/08/2025	98.21	BP Rosegarden	ULS DIESEL	FLEET 880
13/08/2025	-0.95	BP Rosegarden	DISCOUNT	FLEET 880
13/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
20/08/2025	1.07	BP Rosegarden	SURCHARGE	FLEET 880
20/08/2025	67.40	BP Rosegarden	ULS DIESEL	FLEET 880
20/08/2025	-0.66	BP Rosegarden	DISCOUNT	FLEET 880
20/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
27/08/2025	1.52	BP Rosegarden	SURCHARGE	FLEET 880
27/08/2025	95.00	BP Rosegarden	ULS DIESEL	FLEET 880
27/08/2025	-0.92	BP Rosegarden	DISCOUNT	FLEET 880
27/08/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
2/09/2025	1.28	BP Rosegarden	SURCHARGE	FLEET 880
2/09/2025	80.38	BP Rosegarden	ULS DIESEL	FLEET 880
2/09/2025	-0.78	BP Rosegarden	DISCOUNT	FLEET 880
2/09/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
8/09/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 880
8/09/2025	696.56	WEX Australia	LATE PAYMENT FEE	NA
	11,346.77			

16.5 Adoption Leasing and Licencing Policy

Report Number	**CPS44.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Legislative
Contributing Officer	Anita Stirrat – A/Coordinator Strategic Land & Property
Responsible Officer	Anita Stirrat – A/Coordinator Strategic Land & Property
Director	Keri Shannon - Chief Executive Officer
Attachments	Attachment 1 – Draft Leasing and Licencing Policy

Purpose

The purpose of this report is for Council to consider the proposed Leasing and Licensing Policy, which would be applicable to the leasing and licencing of City facilities where they are used for commercial/profit purposes.

The new policy promotes the implementation of consistent and equitable terms and conditions, establishes minimum standards and seeks to ensure leasing and licencing arrangements contribute to a sustainable City.

Officer Recommendation

That Council ADOPTS the Leasing and Licencing Policy as per Attachment 1.

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council DEFERS this item to the next Ordinary Council Meeting held on 05 November 2025, to allow Commissioners to be briefed with respect to the changes.

Reason:
Given the impact such a policy may have, it is in my view that a briefing be provided to the Commissioners prior to determining the policy.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

The City has an existing policy relating to the leases and licenses for community facilities and not for profit purposes – the *Lease, Licence, Exclusive Licence and Hire of Community Facilities Policy*.

That policy does not deal with the City's approach to leasing and licensing where the lease or license if for a commercial/for profit use. The proposed Leasing and Licensing policy seeks to address that gap.

Discussion

The City manages a diverse portfolio of properties comprising of buildings and structures, as well as reserve land over an area of approximately 20km², either as freehold or managed property which is reserved or dedicated under the Land Administration Act 1997.

Properties used for recreation and community purposes are considered community facilities and are managed by the City for the benefit and in the best interest of the residents and ratepayers in accordance with the terms and conditions of the current *Lease, Licence, Exclusive Licence and Hire of Community Facilities Policy*, adopted in February 2023.

Where organisations are run on a commercial/for profit basis, it will not normally be appropriate or in the best interest of ratepayers for these leases or licenses to be granted at a below market rate.

It is also important (both for ratepayers and lessees/licensees) that where leases or licenses are entered into on a commercial basis, that there is consistency in relation to the terms of those leases/licenses – including for example, provisions relating to rent, rent increases, maintenance, management and insurance.

The proposed Leasing and Licensing Policy will form the basis for the assessment, negotiation and granting of all commercial/for profit agreements/licenses and will ensure that a consistent and transparent approach is applied across the City area.

The City's Property and Leasing team is in the process of producing an internal policy that will provide standard terms and conditions to be applied to all new leases and licenses across the City's commercial portfolio. This will guide the negotiation of leases and licenses proposals with prospective leaseholders and licensees.

Under the terms of the Policy, all final decisions and approvals for the granting of leases (including renewals), sub leases, and licenses will remain with Council.

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	**Prosperity**
Outcome	9. A vibrant local economy.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

If Council proceeds with the adoption of the Leasing and Licencing Policy, there will be no immediate cost to the City.

Ensuring commercial/for profit lease and license holders pay a commercial rent will bring in additional revenue for the City and deliver value to ratepayers.

Legislative and Policy Implications

All disposals must comply with the provisions of section 3.58 of the Local Government Act 1995.

Decision Implications

Should Council resolve to endorse the recommendation, the Leasing and Licencing Policy will be implemented and utilised immediately.

If Council resolves to not endorse the recommendation, there will remain a gap in policy provision relating to leasing and licensing of City facilities for commercial/for profit uses.

Conclusion

The Leasing and Licencing Policy seeks to provide clear guidelines, balance appropriate management of the City's facilities and effective administration of these assets in an equitable and consistent manner.

Further Information

Nil

Leasing and Licencing Policy

Responsible Directorate Corporate Services

1. Context & Objectives

The City of Nedlands (City) is committed to providing a clear and consistent approach to the City's Leasing and Licensing arrangements of City Facilities.

The objective of the City is to:

1. Maximise commercial returns to the City, whilst balancing and recognising social, cultural and community benefits generated by a tenant or community group.
2. Ensure consistency and equity in Leasing and Licensing arrangements.
3. Ensure land and buildings are maintained safely and to an appropriate standard (subject to an acceptable allocation of responsibility) preserved and managed responsibly

2. Definitions

Commercial Activity is an activity generating income by the tenant (or its subtenant/licensee) from ongoing activities, or a specific event, that has financial profit as its primary aim or where such activity is conducted by a non-exempt body or organisation under the Local Government Act 1995. This is not intended to include clubs undertaking normal fundraising activities for club members (including bar operations).

Crown Land refers to public land owned by the State of Western Australia and managed by the City pursuant to a Management Order.

Facility land and/or buildings owned or managed by the City.

Lease means a contract outlining the terms under which one party agrees to rent property owned by another party. It guarantees the Lessees exclusive use of an asset and guarantees the Lessor regular payments from the Lessee for a specified term.

Licence means a contract outlining the terms under which one party is granted permission to use property owned by another party for a fee. It guarantees the Licensee non-exclusive use of an asset and guarantees the Licensor a fee from the Licensee for a specified term.

3. Scope

This policy applies to the Leasing and Licensing (both new and renewals) of all land and building assets owned or controlled by the City (including but not limited to uses for residential, industrial, sporting, recreational and other commercial purposes) - other than - those arrangements for community uses that fall within the City's Lease, Licence, Exclusive Licence and Hire of Community Facilities Policy.

4. Policy Requirements

To provide consistent and equitable terms and conditions of tenure, the utilisation of City Facilities will be based on the following principles:

- Maximising usage and commercial return
- Promoting diversity of use.
- Environmental sustainability through considered future upgrade works/alterations.
- Financial sustainability through considered fiscal management.
- Equity, transparency and consistency using standardised leasing and licensing terms.
- Prioritising the City's community.
- Strategic future of underlying land assets.

Meeting the principles set out above does not confer a right to a Lease or License. Council reserves the right to decide whether a facility is offered based on a lease, licence, or exclusive licence; and if so, to whom it is offered.

Commercial Activity

In general, organisations undertaking Commercial Activity will only be permitted to Lease or Licence City Facilities which are located on property held for capital appreciation or income generation. As such, income received from the lease or licence should be maximised and subsidised rental should not be considered.

Renewals and Subleases

Requests for renewals and subleasing will apply the same criteria as new Leases or Licenses.

No subleases will be granted for Commercial Activity on existing Leases that have been granted for community purposes (i.e. to all Leases or Licenses to which the City's Lease, Licence, Exclusive Licence and Hire of Community Facilities Policy will apply).

Terms

All Leases and Licenses will be subject to standard conditions of tenure, which shall be developed, maintained and periodically updated by the City's administration. These shall include (but not be limited to) provisions for suitable maintenance, insurance, indemnity and indexation of rent.

Capital Improvements

All proposed capital improvements to a City Facility will require consent from the Council, unless a delegation applies. This is separate to any owner consent provided as part of a Development application form to allow a development application to proceed.

Signage

All temporary or permanent signs advertised, displayed or erected on property owned or managed by the City of Nedlands is subject to City approval being obtained and/or a Permit also issued, where required.

Crown Land

Crown land reserves may be vested to a local government by way of a management order and are generally subject to conditions. Notwithstanding a local government may have the care, control and management of the land, consent is required from the Minister for Lands prior to the disposal of a property by way of lease or licence.

5. Roles and Responsibilities

All Leases and Licenses must be approved by Council. To consider an approval the Council must be satisfied that the use is consistent with the nature of the land and building asset and the applicant can ensure the safe and appropriate use of the facility.

The City's Property and Leasing team will:

- Develop and maintain standard conditions of tenure to be applied to all Leases and Licenses
- ensure an evaluation methodology will be applied in respect of new Lease and Licence proposals and renewals, to ensure completeness and compliance and are assessed against compliance and qualitative criteria.

6. Related documentation

Lease, Licence, Exclusive Licence and Hire of Community Facilities Policy.

7. Related local law and legislation

Land Administration Act 1997 (WA)

Local Government Act 1995 (WA)

Local Government (Functions and General) Regulations 1996 (WA)

Property Law Act 1969 (WA)

8. Related delegation

NIL

9. Document Control and Review History

Owner: Corporate and Strategy

Approval body: Council

Review frequency:

Triennial

Document Responsibilities			
Version	**Approved date**	**Reference**	**Summary of changes**
V0.1 Draft version for Council review	Click or tap to enter a date.	e.g. Council decision reference (Report CPS33.16) or EMT & date.	

Next Review Date: Click or tap to enter a date.

17. DIVISIONAL REPORTS – CHIEF EXECUTIVE OFFICER

17.1 Elected Members Information Bulletin – October 2025

Report Number	**CEO46.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Information
Contributing Officers	Mikayla Chambers – Senior Governance Officer
Responsible Officer	Thalia Douglas – Executive Assistant to CEO
Director	Keri Shannon - Chief Executive Officer
Attachments	Attachment 1 – Elected Members Information Bulletin October 2025

Purpose

To provide an efficient and effective means of communication of Information between the City's Administration and Council Members.

Officer Recommendation and Council Decision

That Council RECEIVES the Elected Members Information Bulletin dated October 2025.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

To improve transparency and communicate a high-level summary of service activities within the City across the previous month.

Council has requested that all Outstanding Council Resolutions be tabled monthly at the Ordinary Council Meetings. This will be included in item 2.2 of attachment 1.

Discussion

The report has been updated by officers when required. Information will be periodically provided to Councillors on previous resolutions of Council that have not commenced or are in progress. Reasons for any delays or unforeseen challenges are included.

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

There are no budget or financial implications in this report.

Legislative and Policy Implications

Nil

Decision Implications

Nil

Conclusion

The discussion points will be noted.

Further Information

Nil

City of Nedlands

BULLETIN

Elected Member Information

October 2025

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1. City of Nedlands Upcoming Meetings and Events

Audit, Risk and Improvement Committee Meeting	05 November 2025 at 12.00pm
Ordinary Council Meeting	05 November 2025 at 12.00pm
Remembrance Day Ceremony	11 November 2025 at 10.15am
National Seniors Week High Tea	12 November 2025 at 2.00pm
Volunteer Appreciation Event	17 November 2025 at 5.30pm

2. CEO Office

2.1 Governance, Legal and Risk

Overview
The Governance, Legal and Risk team is currently focusing on responding to legal enquires, preparing and submitting insurance claims to our insurance provider LGIS and maintaining our public registers on the City's website.

Key Updates
The team is in the process of implementing Doc Assembler, a new software solution for agenda and minute preparation. This software will streamline report writing, agenda compilation, minute creation, and the development of an Outstanding Council Resolution register. Training for report writers and approvers will be rolled out in the coming weeks, with a launch planned for November 2025.

The Audit, Risk and Improvement Committee (ARIC) recently participated in an Operational Risk workshop. The team is actively progressing actions identified during the session.

Looking Ahead
Work continues on the review, update and rationalisation of public-facing policies. A centralised policy register is being developed, including target dates for scheduled reviews.

A review of the City's compliance with the Privacy and Information Sharing Act 2024 is underway. A project delivery plan is being developed to guide implementation.

2.2 Outstanding Council Resolutions

Task Name	Progress	Update
CPS10.03.25 John XXIII Avenue Mount Claremont Depot for Portion of Reserve 45054 – Proposed Renewal of Lease to Leo Heaney Pty Ltd	Not started	
NOM - 19.5 - 23/05/2023 - Councillor Mangano – Deep Soil Planting Areas on R10-R35	Not started	
TS14.04.24 Street Tree Policy 2024 Minor Amendments	In progress	Policy has been presented to the council. Approved for public consultation in Aug/Sep 2025
CEO40.09.25 - 17.1Unravel Group Pty Ltd | Revised Fee	Not started	
NOM - 22.1 - 27/09/2022 - Councillor Mangano – Sealing of Laneways (original notice of motion lost) Councillor Amiry - Sealing of Laneways (alternate motion adopted)	Not started	
CPS47.08.25 - Adoption of the Annual	Not started	

Budget for Financial Year 2025/26		
TS14.08.25 - 19.2RFT 2024-25.06 The Avenue Roadway Rehabilitation	Not started	
CEO03.03.23 Proposed Repeal Local Law	Not started	
CEO41.09.25 - Additional Purpose Expenditure Incurred Since 1 July 2025	Not started	
PD25.06.25 Local Planning Scheme No.3 – Report of Review	In progress	The review report was endorsed by council at the June OCM. The report is now with DPLH for assessment and recommendation to the WAPC, for approval. The WAPC has advised that the Scheme Review Report is scheduled for consideration at the 22 October 2025 meeting of the Special Planning Committee. The Manager for Planning and Development will be providing a deputation to the WAPC on the matter.
NOM16.03.25 New Sustainable Development Policy	In progress	The revised policy was presented to a Concept Forum 1-07-25. The Policy has been advertised for public comment and is scheduled to be presented to Council with a recommendation in November 2025.
NOM03.02.25 Concept Forum on the new Local Government Legislation	Not started	
TS05.05.25 - Charles Court Reserve Lighting Upgrade	In progress	Project started. Planned completion by Dec 2025.
NOM - 23/11/2021- Energy Efficiency Sustainability	Not started	
TS21.10.22 Repurposing of Former Tennis Courts at David Cruickshank Reserve, Dalkeith	In progress	
NOM09.02.25 Laneway Reserve	In progress	Design is finished and construction works are underway and scheduled for completion in October 2025
TS17.05.24 Brockway Roadside Safety Inspection	Not started	
TS26.12.22 Revised Crossover Construction and Maintenance Council Policy	In progress	specifications, as the existing versions have proven inadequate, particularly in relation to drainage issues and other implementation challenges. One major issue identified is the lack of enforceability of the current policy. There are no infringement mechanisms in place and some residents have proceeded to build crossovers without even applying for approval, undermining compliance and consistency. While it is important to have the revised specifications formally approved, the Commissioners have paused the Concept Forums, which previously served as a platform for such discussions. To ensure transparency and

		secure endorsement, one option is to present the updated guidelines through a Council Report for approval.
CSD03.08.25 - 21.1Community Consultation: John Leckie Pavilion - License Proposal	In progress	Conversations have commenced with the CPSA on next steps to making the ground floor of JLP a more usable space for the club.
NOM11.02.25 Ranger Services	In progress	A preliminary review has been undertaken. The Rangers team has been relocated to the main administration building to improve collaboration. A free trial of additional two Aero Ranger units, so all Ranger vehicles now have Aero Ranger systems fitted. The systems will be used to collate data to inform future workforce planning. Two casual Ranger positions considered including operational impacts and working with HR to finalise recruitment process.
CPS36.07.25 - 9.1Acknowledgment of Submissions received for Differential Rates 2025/2026	Not started	
ARC73.05.25 Major Outage Impact Report – Authority 11 April 2025	Not started	
TS02.02.25 Consideration of the Long-Term Cycle Network for the City of Nedlands.	In progress	Community consultation is currently on the way.
NOM - 22.2 - 22/03/2022 - Councillor Smyth - Amendments to Standing Orders	Not started	
ORC01.06.22 Workforce Plan Implementation Committee	Not started	
TS06.03.24 - Allen Park Trail Construction Options, Swanbourn	Not started	Project not progressed due to ongoing political issue with hospice.
NOM15.03.25 Grievance Resolution Policy and Procedure for Complaints Against City Employees	Not started	
NOM44.12.24 WALGA Central Metropolitan Zone	Not started	
TS15.09.25 - RFT 2024-25.06 The Avenue Roadway Rehabilitation	Not started	
NOM28.06.25 - Discount for Verified Tree Owners	Not started	
CPS13.03.25 Hackett Play Centre, 2 Draper Street in Floreat on Reserve 24029 – Floreat Toy Library Inc. New Lease Proposal	Not started	
CPS26.05.25 John Leckie Pavilion, College Park Sports Association Inc. – Licence Proposal	Not started	
CSD04.08.25 - 21.2Mt Claremont Mountain Bike Trail	Not started	Pending outcome of council endorsement of Mt Claremont MasterPlan, to OCM on

		17 Sept
TS13.08.24 - 19.1Proposed Amendments - Street Tree Policy	Not started	
13.9 - 27/10/2020 - Investigations into Use of Masons Gardens by Dog Owners and Options for Fenced Dog Parks	In progress	Items 1- 3: The diverse habitat and local wildlife remain unchanged at Masons Gardens. Residents can access a dog exercise area approximately 250 meters west of Masons Gardens at College Park however dogs must be on lead. With regards to the infringements for dogs being off lead at Mason Gardens, through the appeals process the CEO has the discretion to consider withdrawing an infringement notice under compassionate grounds. Since January 2021, four (4) notices were issued to dog owners in Masons Gardens for 'Dog not held or tethered in a public place'. Records confirm that no infringement notices for this offence were appealed and withdrawn. Item 4 Development WA completed the construction of two dog parks (situated on the corner of Lemnos Street and Guttmann Approach) within the southern end of the Montario Quarter, Shenton Park in 2024. In July 2024, a Council Report seeking approval to give local public notice for at least 28 days of its intention to specific a public place as a dog exercise area. After public notice was given and submissions were received between 16 August and 16 September 2024, a second Council Report was submitted in October 2024 to adopt a Dogs in Public Places Policy (the Policy) which outlines places where dogs are prohibited absolutely, and places which are dog exercise areas. Council resolution approved the Policy which was updated to include the two new parks within Montario Quarter. The naming of the dog park is now sits with Parks Team (in Technical Services) as per the naming-of-parks-streets-public-facilities- buildings-and-signs-on-reserves Policy and Policy and Standards for Geographic Naming in Western Australia (Sections 1 and 5). Until such name is confirmed, the areas will be listed in the

		Policy. Item 5 To be completed by Parks Team (Technical Services), they are to develop draft guidelines for a discussion paper for a Concept Forum in 2024. Officer's note indicates - No recent progress made as they were waiting on available resources (see ORGN-952623142-123 notes under 'View All Properties').
CEO44.10.24 Bushcare Volunteer Advisory Committee	Not started	No visibility about the Council Resolution until 1 July 2025. However, the team has started working on Friends Group manual as the existing manual is not effective.
(November 2020) Initiatives for the Department of Transport's Perth Greater Central Business District Transport Plan	Not started	
CPS41.08.25 - David Cruickshank Reserve - Variation of licence	Not started	
CEO23.07.24 Workforce Agreements	Not started	
PD19.04.25 Draft Amendments to Local Planning Policy 5.14 Precincts: Alexander Road Height Limit Revision	In progress	Local Planning Policy 5.14: Precincts went to the City of Nedlands Council on the following dates in 2025: 10 February 2025: A Notice of Motion was carried to reinstate height limits previously covered under LPP 5.8. This led to the preparation of amendments to LPP 5.14 [1]. n29 April 2025: Council adopted the draft amended LPP 5.14 for the purpose of public advertising [1]. The public consultation period for the amended policy ran from 16 May to 6 June 2025, and a community information session was held on 26 May 2025. The City is proposing to present the final policy to Council in November 2025.
CPS42.11.23 Superannuation for Council Members	In Progress	Marked complete given the changes to the Local Government Act and the requirement to pay superannuation from 19 October 2025
CPS14.03.25 Drabble House, 2 Webster Street in Nedlands – Proposed Expression of Interest for Cafe Operators	Not started	
(November 2021) Allen Park Cottage - Structural Defects	Not started	
NOM - 21.8 - 22/08/2025 - Councillor Bennett – Demolition Permit Condition to avoid secondary poisoning of wildlife	Not started	
CPS31.06.25 - Mount Claremont Community Centre, 105-109	Not started	

Montgomery Avenue, Mt Claremont – Proposal to Licence Kitchen for Use as a Café		
NOM05.02.25 Dalkeith Bowling Club Community Hub	Not started	
NOM34.06.25 - Council Plan 2023-2033 Reporting Requirement	In progress	
TS08.07.25 - Proposed Trial | 40km/h Residential Roads Speed Limit	In progress	We are monitoring the progression with Perth Inner City Group. As it is ongoing, updates will be provided as it comes through.
NOM - 21.3 - 26/11/2024 - Councillor Smyth - Land Tenure Access Arrangements for Greenway Corridors	Not started	
NOM Foreshore Drainage	Not started	
NOM10.02.25 Staff Engagement Survey	In progress	This is rolling out in October 2025
NOM46.11.24 Point Resolution Planting Proposal	Not started	
CPS12.03.25 College Park Family Centre, 100 Princess Road in Nedlands at Reserve 1670 – Proposal for Expression of Interest	Not started	
CPS51.10.24 Mains West Mt Claremont Depot Lease	In progress	
ARC71.05.25 Internal Audit Update	Not started	Noted - confidential report
NOM17.05.25 Laneway Rehabilitation	Not started	
CPS21.04.25 Point Resolution Child Care Centre, 53 Jutland Parade in Dalkeith on Reserve 38876 – Rejection, Acceptance and Consideration of Expression of Interest Submissions	Not started	
NOM - 21.7 - 26/11/2024 - Councillor Hodsdon- Condition Report on Tennis Court Surface at Lawler Park	In progress	That the city prepares a report on the condition, repair and/ or replacement of the tennis court surface at Lawley Park by Decembers council meeting.
CPS16.03.25 Nedlands Yacht Club – 2024/25 Budget Amendment	Not started	
CPS39.08.24 - Provision of Pest Control Services	Not started	
NOM - 20.2 - 26/07/2022 - Councillor Mangano – Standing Orders Local Law Amendment	Not started	
CSD06.09.22 CRSFF Application Nedlands Yacht Club Sail Training Centre Redevelopment	Not started	Works are currently being undertaken, however the funding component management with the yacht club isn't being managed by the Community Development team.
CEO Council Policy Reviews	Not started	
CPS27.05.24 Underground Power – Consideration of Results from Consultation and Next Steps	Not started	
NOM 18.05.25 Cat Policy	In progress	Local law preferred - The Minister is

		looking at reviewing the Cat Act 2011. The local law should be considered after this review. Admin recommendation in the NOM was for 2026 however this wasn't carried.
PD37.05.24 Invitation for involvement in the Design Process of the Proposed Greenspace Adjacent to WA Bridge Club, Allen Park, Swanbourne	Not started	
CEO21.04.25 Whadjuk Trail – Norn Bidi Parkland | Allen Park	Not started	The Lands Minister John Carey has moved to excise 3,000 square metres of land at Allen Park from council control, pending a motion in state parliament. The project is on hold until then.
PD31.08.25 - 16.2Proposed Amendments - Local Planning Policy 3.1 – Landscaping Plans	In progress	This item was presented to Council and adopted for advertising purposes. The item is currently being advertised for 42 days as requested by the Commissioners. It will be returned to Council in November 2025.

2.3 Digital and Information Services

Overview
The Digital and Information Services team has welcomed a new CIO in September, along with two new IT Support engineers, replacing departed staff. The team has been focused on remediating critical and aged issues to minimise disruption to services and strengthen operational integrity. A review of the operating model and associated services has been recently completed. A strategy aligned to relevant Service and Council plans is being developed and will be finalised throughout October 2025.

Key Updates
A project management office (PMO) has been established within Digital and Information Services, to focus on the delivery of ICT Minor works and Projects. This will create and improve inter alia:

- Strategic Alignment
- Standardization & Best Practices
- Improved Governance
- Enhanced Resource Management
- Increased Visibility & Reporting
- Risk Management
- Improved Project Success Rates
- Cost Control & Budget Management
- Stakeholder Communication
- Continuous Improvement

A baselining of IT services has been completed. This encompassed understanding the people, processes, technology, vendors, finance and other aspects involved in the daily provisioning of services to the City of Nedlands and its customers, with visits to key sites and stakeholders.

Looking Ahead

A Digital Transformation strategy is being developed to help the City of Nedlands achieve its organisational goals.

A number of works are being planned for facilities and services across the City over the next 3 months, which are expected to provide benefits to City staff and residents.

We continue to adopt and assess opportunities with Artificial Intelligence, ensuring any adoption is conducted in line with relevant frameworks and legislation.

The Microsoft Enterprise Agreement expires end of November 2025. A RFQ has been submitted through WALGA for response and evaluation.

3. Corporate Services

3.1 Finance

Overview
The pressures on working capital have now resolved following the issuance of rates notices. Staff resourcing remains a challenge and continues to impact the delivery of services to the City and the ability to complete key activities in a timely manner.

Key Updates

- The rates notices have been issued which has assisted with increasing cash availability however, there has also been an increase in calls to the Finance team in relation to rating enquiries. An increased volume of front counter transactions has resulted following the closure of the Australia Post over the counter facility due to a significant increase in fees which no longer made the service viable.
- An additional accountant with extensive experience in public accounting and senior finance roles was appointed on a temporary basis in September to assist with completing the FY25 audited financial statements and support the finance team to resolve legacy issues, however they have since departed to undertake a permanent role. Although a suitable replacement has been appointed due to the changeover approximately 2 weeks will be added to the originally planned completion of the draft financial report for 2024/25.
- An extension request has been submitted to permit the late supply of the financial report for 2024/25 to the auditor. It is expected this report will be presented to the Audit, Risk and Improvement Committee for the meeting to be held on 5 November 2025 and then submitted to the auditor by the 15 November 2025. The auditor has not yet advised an entry meeting date or the timing for the final audit, although it is anticipated that it will be completed before the Christmas shutdown.
- The 2025/26 budget has mostly been loaded to the budget module in Technology One, after which the chart of accounts will be streamlined which will improve the quality of reporting to budget owners.
- Underground Power enquiries have dramatically increased following the issuance of rates notices. There have been numerous requests for alternative payment options and unfortunately also a number of complaints made about the funding arrangements.

Looking Ahead

- The recruitment of a Coordinator Accounting Services has progressed to preferred candidate. This has been a very difficult position to fill and has not had a permanent person in the role since April 2025. The role is key to ensuring that improvements to the accounting practices are realised, including resolving outstanding audit issues and more efficient transactional processing.
- There is an ongoing focus to improve monthly financial reporting to Council. It is expected the benefits will be realised in November reporting.

- A review of the chart of accounts is being undertaken to rationalise the number of project and activity accounts. The current structure has caused significant problems for the creation of the FY26 budget.
- A review of the Investment Policy and improved working capital management is planned for action during October 2025.
- Work is continuing on process improvements in response to internal and external audit issues.

3.2 Procurement and Contracts

Overview
The Procurement team reviewed and made draft amendment to the Procurement of Good and Services Council Policy to ensure that the Policy is up to date and consistent with current requirements.

The draft policy is currently under review by the Governance team followed by the Executive Management Team review before presenting to the Council to review and adopt.

Key Updates
A contract has been drafted for Local Planning Strategy Review, pending on the outcome of WAPC Report Review.

- Following the ordinary meeting of Council on the 1 October 2025, Council adopted a resolution authorizing the CEO of the City of Nedlands to enter into a contract with CD&P Pty Ltd to complete a new Local Planning Strategy for the City of Nedlands, subject to the Western Australian Planning Commission (WAPC) adopting the City of Nedlands 'Report of Review' into the operation of the City's Local Planning Scheme No.3.
- The WAPC has advised that the 'Report of Review' into the City's Local Planning Scheme No.3 will be considered by the Special Planning Committee on the 22 October 2025.

Looking Ahead

- Reviewing all Procurement related documents and templates and update where appropriate.
- Current procurement activities with the Technical Services team
  Request for Tender: Scope development
  - John XXIII Fence and Retaining Wall Repairs
  - Drainage Improvement - Jenkins Ave Catchment (Taylor Road)
  - Asquith St Roadway Rehabilitation Stage #1

  Request for Quote:
  - Groundwater Bore Drilling and Testing (*New Bore holes Charles Court Reserve, Nedlands Library, Nedlands Park*).
  - Swanbourne Beach Shelter Replacement
  - Kennedia Lane Section 1 & 2 - Road Rehabilitation

3.3 Strategic Land and Property

Overview

The Strategic Land and Property Team at the City of Nedlands is responsible for the strategic management, planning, and optimisation of the City's land and property portfolio. This supports community needs, operational requirements, and long-term sustainability in accordance with the City of Nedlands Council Plan 2023–33, Corporate Services Operational Plan 2025–29, and other key plans.

The team oversees the acquisition, disposal, leasing, licensing, and development of land and property assets, ensuring compliance with legislative requirements and alignment with Council's strategic objectives. It plays a key role in maximising the value and utility of the City's property assets, providing specialist advice to internal stakeholders and fostering partnerships that enhance community benefit and organisational efficiency.

Key Updates

- At the 15 October OCM, a new leasing policy will be put forward for adoption. The intent of this policy is to provide direction and guidance on the leasing of the City's commercial and for-profit properties. It will not replace the current policy but rather work alongside it.
- At the 6 October OCM, Council deferred the recommendation for a new lease agreement for Lot 502 John XXIII Avenue to Leo Heaney, to allow time for a new valuation and public notice. The valuation is currently underway.
- The Associate Rugby Union Football Club (ARUF) submitted a Development Application (DA) for upgrades to the change rooms at their facility. This DA has been approved to progress to the next stage of the planning process.

Looking Ahead

- Dalkeith Nedlands Bowling Club Inc. (DNBC) is currently seeking approval for a significant redevelopment of its facilities. This proposal is under review.
- NetWorks Padel Group has approached the City with a two-phase development proposal to transform the currently degraded and disused futsal courts into a vibrant padel tennis facility at the Hollywood Subiaco Bowling Club Inc. This currently is under review.
- Hollywood Subiaco Bowling Club Inc. has also requested a new lease agreement with a term longer than 15 years. This currently is under review.
- Nedlands Tennis Club has requested a new lease agreement, which is also currently under review.

In March 2025, Council resolved that an Expression of Interest (EOI) process be undertaken to explore the potential for establishing a café in Drabble House is currently under review by the planning, building and health compliance teams.

4. Technical Services

4.1 Parks and Environment

Dot Bennett Park – Condition

Project Title	Dot Bennett Park Condition	**Council decision:**	24 September 2024 NOM39.9.24
Summary	General condition of turf and gardens needs improvement following reduced level of service and attendance by City Staff. This follows reductions in staff numbers from the recent Workforce Plan outcomes.		
Commencement date	5 August 2024	**Completion date**	Ongoing
Total Budget	$20,000	**Actual Cost to Date**	$5145.00
Risk	Further reduction to Level of Service to other parks	**Updated Est Total budget**	$27,000.00

Due date	Activity	Proposed date	Explanation
Aug 2024	In-fill planting carried out	Complete	Included Kangaroo Paws as they were Dot Bennett's favourite according to her son John. Currently hidden amongst weeds.
Oct 2024	Contractors to carry out initial comprehensive service to Aberdare Road and Smyth Road Verges	1 Oct 2024	Completed
Oct 2024	Turf Mowing	Ongoing	Regular in-house mowing of turf to reduce appearance of "striping". Last mowed w/e 11 October 2024.
Oct 2024	Landscape Team to carry out physical weed control in garden beds	Ongoing	Hand removal amongst plants and brush cut open areas. Partial completion. Required to seek external assistance based on present resourcing levels.
Oct 2024	Landscape Team to collect fallen branches	8 Nov 2024	To be collected within a week
Oct 2024	Landscape Team to carry out chemical weed control in garden beds	Complete	Completed

Oct 2024	Assistance from Contractor for physical weed removal amongst plants in park.	24 Oct 2024	Completed
Nov 2024	Investigate Irrigation Programming Issues	5 Nov 2024	Completed - Program adjusted to promote recovery whilst utilising water efficient products.
Oct 2024	Mulch 1000m2 garden bed adjacent Lupin Hill Grove.	29 Nov 2024	Awaiting final quotations.
Nov 2024	Re-prioritisation of activities to minimise recurrence of condition issues.	Ongoing	Cease formalising hedges and refocus on weeding activities. Keep vegetation clear of fence, paths and kerbs.
Jan 2025	Mulching completed of garden beds	10 Jan 2025	Completed
Jan 2025	Verge pruning and weeding	13 Jan 2025	Completed
Jan 2025	Mowing of turf	17 Jan 2025	Completed
Jan 2025	Large dead Eucalyptus globulu (Tasmanian Blue gum) on Smyth Aberdare Road removed	10 Jan 2025	Completed – Stump cannot be removed due to High Pressure gas and Utility objection.
Jan 2025	Tree pruned on Lupin Hill Grove	23 Jan 2025	Completed
Jan 2025	Limb Failure	Jan 2025	Completed 24th Jan 2025. Euc. saligna adj Aberdare Rd side of park. No damage/threat to persons or property.
Feb 2025	Mowing of turf	12 Feb 2025	Completed
Feb 2025	Park lighting requires repairing – electrical contractor order part and awaiting delivery	Ongoing	Completed 11 March 2025
April 2025	Quotations obtained and Purchase Order to be raised for infill planting	June 2025	Planting of 52 Agonis flexuosa ‘nana’ planted for screening completed in June ($343).
June/July 2025	Scheduled round landscaping and mowing continued.	Ongoing	Ongoing

Lawler Park Tennis Courts

Project Title	Lawler Parks Tennis Courts	**Council decision:**	NOM from Councillor Hodsdon
Summary	Investigate minor refurbishments to Lawler Park Tennis Courts, including repair of trips hazards, tree root pruning, table re-alignment and additional window in hut		
Commencement date	February 2025	**Completion date**	July 2025 (weather dependant)
Total Budget	$12K	**Actual Cost to Date**	$11,960.00 excl GST
Risk	Probable - further complaints; asset condition worsening; Reputational harm considering Hackett Hall issues; Lack of physical activity	**Updated Est Total budget**	$12K

Due date	Activity	Proposed date	Explanation
Feb 2025	Investigate repairs to court surface	March 2025	Awaiting quotations
Feb 2025	Investigate replacement court fence	March 2025	Awaiting quotations
Mar 2025	Site visit to investigate hut issues	March 2025	Table in Western hut to be aligned. Additional window cannot be added due to structural impacts and incursion of rain in Winter. Will likely have negligible effect. Repairs to timber slats required Awaiting quotations for all of the above.
April 2025	No quotations received. Additional contractor sought	April 2025	Quotations received
May 2025	Asphalt repairs completed 19 May 2025.	May 2025	Asphalt requires 28 days curing prior to surface coating
June 2025	Surface coat and Line Marking	August 2025	Eastern court completed. Western court will require work in 2025/26.
June 2025	Review of Enviroscape plan	June 2025	Review masterplan in relation to waterwise initiatives and Urban Forest Strategy

September 2025	Consider Western court repairs	October 2025	Quotes to be sought to determine impact on reduced budget.
September 2025	Consider Enviroscape Plan detailed design and consultation	February 2026	Detailed design and Consultation scheduled for 2025/26

2025 Street Tree Planting Program

Project Title	2025 Street Tree Planting Program	**Council decision:**	
Summary	Street planting program to increase canopy within the City		
Commencement date	July 2025	**Completion date**	September 2025
Total Budget		**Actual Cost to Date**	42,678.33
Risk	Possible – complaints from residents	**Updated Est Total budget**	85,875.33

Due date	Activity	Proposed date	Explanation
July 2025	547 trees will be planted on verges and parks within the City this year starting July	August 2025	As part of previous strategy recommended quantities
July 2025	Tree locations have been finalised in verges, parks and reserves	August 2025	Some tree locations proposed from last year not suitable
July 2025	Submitted WA Tree Recovery program application which, if successful, will fund the replacement of around 95 trees equating to $100k +	October 2026	Successful application of grant funding for Round 1 of the WA Tree Recovery Program amounting to $107,068. Two-year term, with planting in 2026 and maintenance over two years. The team can add an additional 95 trees to 25/26 planting program.

Banksia Woodlands – Point Resolution Reserve and Birdwood Parade Reserve (Dry zone)

Project Title	Banksia Woodlands – Point Resolution Reserve and Birdwood Parade	**Council decision:**	26 November 2024 NOM46.11.24

	Reserve (Dry zone).		
Summary			
Commencement date	12 March 2025	**Completion date**	2028-2029
Total Budget	$ NIL	**Actual Cost to Date**	Staff time only – material costs to be recorded for reimbursement.
Risk	Possible – complaints from residents	**Updated Est Total budget**	$ NIL

Due date	Activity	Proposed date	Explanation
12 March 2025	Site meeting to discuss proposal	12 March 2025	• Professor Dixon, City Staff and Natural Area Consulting management on site.
26 March 2025	Herbicide spraying (with dye) commenced.	April 2025	• Two (2) sprays completed in March and April
14-18 April 2025	Irrigation adjustments	April 2025	• Completed with no new materials purchased.
29 April 2025	Birdwood Parade Reserve Plantings approved by Council	29 April 2025	• Approved at OCM 29 April 2025.
1 May 2025	Construction and Environmental Management Plan and Safety Plan submitted to DBCA and approved.	1 May 2025	• Approved for construction
2 May 2025	Bollard removal and grass scarification commenced	Mid-June 2025	• Completed
30 May 2025	Update	N/A	• PH testing of soil is slighly acidic (ideal for Banksia woodland). • Deep Root Planting being trialled. • Woodland to include Soil Moisture sensors. • Rabbit problem detected. Fencing protection to be considered along with humane trapping if required. No poisons to be used due to risk

			of secondary poisoning. • MOU's with Governance for Legal assessment.
9 June 2025	Planting of 3800 Banksias commenced at Point Resolution Reserve.	30 June 2025	• Completed in June.
	Meeting to address river access complaints and fire break requirements.	11 June 2025	• Double gate installed adjacent 68 Jutland • Unlocked pedestrian gate with an informal path created, linked to informal river track. • Whadjuk Trail sign removed from middle of woodland and relocated to front of path.
18 June 2025	Planting of approximately 6200 Banksias commenced at Birdwood Parade Reserve	30 June 2025	• Plantings yet to be inspected. • Planned for minimal maintenance. • No residential views to be impacted.
	Interpretative Signage required	ASAP	• City has provided feedback to Professor Dixon on signage and wayfinding requirements. • Professor Dixon to progress to design and production. •
July 2025	Weed Control required	August 2025	• Commenced spraying 29 July 2025.
August 2025	Signage for uneven track	September 2025	• Purchase Order raised. • Full repair will require a Capital project.
Sept 2025	Herbicide Spraying of weeds by Contractor	Ongoing	• Improvement noticed but work in progress
Oct 2025	Projected listed on application for Waterwise Platinum Award	March 2026	• Applications close 31 October 2025 • Notified by February/March 2026
2026	Year 2 proposal	July 2026	• Supplementary planting.

2027	Year 3 proposal	July 2027	• Tissue Culture being utilised.
2028-29	Year 4 & 5 proposals	July 2028 and July 2029	• Orchid planting • Supplementary planting

Environmental Conservation

Project Title	Environmental Conservation	**Council decision:**	
Summary			
Commencement date	3 October 2025	**Completion date**	June 2025
Total Budget	TBC	**Actual Cost to Date**	TBC
Risk	Possible – complaints from residents Loss/degradation of important Environmental areas.	**Updated Est Total budget**	TBC

Due date	Activity	Proposed date	Explanation
Oct. 2025	Winter/Spring weed control in all bushlands and Greenways	Sept./Oct. 2025	• In progress
Oct.2025	Dieback treatment	October 2025	• Treatment will commence in Hollywood, Shenton and Allen Park bushlands depending on weather.
Oct. 2025	Feral fox and rabbit control	Oct. 2025	• In progress
Oct. 2025	Increased predation on wildlife and new plantings		• Contractor to commence work in Oct.
Oct. 2025	Fauna surveys	Oct. 2025	• Ongoing
Oct. 2025	Steam Trials for Black Flag weed control postponed	Oct.2025	• To commence in Oct.

4.2 Tree Removal

Council policy states:
"Any verge tree above 5 metres in height which is not either dead, diseased or dying, or presents an imminent safety risk must be presented to Council for decision."

"Other than where there are imminent safety risks, Administration shall notify ward Councillors of all proposed street tree removals not requiring formal Council approval at least two weeks prior to removal and the reasons why in accordance with the preceding provisions. Where a tree has been, or is proposed to be, removed as a result of imminent safety risk, specific details of the hazard should be provided as part of that report. Accepted forms being the weekly CEO Update, or an email to Councillors."

The spreadsheet in Attachment 1 provides the latest information on tree removals for the financial year 2024-25.

PROPOSED TREE REMOVALS: July 2025 to June 2026													
Type	**Ward**	**Address**	**AIN**	**Species to be removed**		**Replacement Species**			**Reason for Removal**	**Date after which work will be undertaken**	**No.**	**Height**	**Date Reported to Council**
				Botanic Name	**Common Name**	**Botanic Name**	**Common Name**	**Replacement Number**					
Street	Dalkeith	54 Browne Ave	4727	*Callistemon viminalis*	Weeping Bottle Brush	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25
Street	Melvista	16 Vincent St	9296	*Iophostemon confertus*	Queensland Box	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25
Street	Coastal	47 Wood St	13889	*Agonis flexuosa*	WA Peppermint	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25
Street	Melvista	10 Vieway	8865	*Callistemon viminalis*	Weeping Bottle Brush	*To Be Confirmed*	Marri	1	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25
Street	Melvista	16 Betty St- Located in DoonanRd		*Iophostemon confertus*	Qld Box	*To Be Confirmed*	Tuart	2	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25

Street	Melvista	69 Melvista Ave- Located in Betty St		*lophostemon confertus*	Qld Box	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25
Street	Melvista	14B Clark St	9117	*lophostemon confertus*	Qld Box	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25
Street	Hollywood	Government Rd- Opposite 41 Carrington	17184	*Pinus pinaster*	Maritime Pine	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25	1	>5m	03-Oct-25
Street	Hollywood	45 Boronia Avenue Nedlands	17253	*lophostemon confertus*	Qld Box	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25		9m	11 Sep 2025
Street	Hollywood	45 Boronia Avenue Nedlands	17254	*lophostemon confertus*	Qld Box	*To Be Confirmed*	City to Consult	1	Dead/ In Decline	19-Oct-25		11m	11 Sep 2025

Elected Member Information Bulletin

October 2025

City Projects Look Ahead (Site Construction Activities Only).

Current for: 15/09/25

Project Name	October 2025				November 2025				December 2025				January 2026					February 2026			
	06-Oct-25	13-Oct-25	20-Oct-25	27-Oct-25	03-Nov-25	10-Nov-25	17-Nov-25	24-Nov-25	01-Dec-25	08-Dec-25	15-Dec-25	22-Dec-25	29-Dec-25	05-Jan-26	12-Jan-26	19-Jan-26	26-Jan-26	02-Feb-26	09-Feb-26	16-Feb-26	23-Feb-26
Charles Court Reserve Lights																					
Underground Power - Nedlands North																					
Underground Power - Nedlands West																					
Underground Power - Hollywood East																					
Roads																					
Roads - Stubbs Tce. (Multi year project. Only FY 2025/26 considered)																					
Asquith St - Rochdale - Strickland																					
Roads - Kennedia Laneway Stage 2 & 3																					
The Avenue - Traffic Calming (Black Spot)																					
Monash Ave - Road Rehab (Caladenia Cres West to Williams Rd) (Smyth to East of Clifton)																					
Victoria Ave - Road Rehab (Waratah to Watkins)																					
Waratah Ave - Road Rehab (Robert to Alexender)																					
Kennedia Lane - Renewal																					
Webster Street - Road Rehab (Stirling Hwy to Edward)																					
Building																					
Hackett Hall demolition																					
Strickland Street Infant Health Centre - Renewal																					
Drainage																					
Drainage Improvement - 3 Waroonga Road																					
Drainage improvement - Taylor Rd upgrade to connect to new pits and pipes																					
Drainage improvement - Edwards Green upgrade to connect to new pits and pipes																					
Drainage Improvement - Jenkins Ave Catchment (Taylor Road)																					

Legend

Document Version: V3 - 09/25

5. Planning and Development

5.1 Health and Compliance

Ranger Services

	End of September
Infringement Notices issued	515
Infringement Notices around building sites	89
Total afterhours callouts (trees, parking, City building issues, dogs)	10
Infringement Notice Appeals	23

Project title	Operational Activities		
	Rangers have been supporting Technical Services in managing temporary parking restrictions implemented for the duration of the Perth Royal Show. Historically, there is a significant increase in parking demand and traffic flow during the event, so to ensure the safety and amenity of the community, Rangers have also increased their weekend patrols to monitor parking and compliance. The West Waratah Parking Precinct community consultation has now closed. The community's feedback relating to three parking options proposed to surround the construction of a health and wellness centre will now be reviewed and to be reported in November for consideration. Ranger Services are preparing to post the annual Animal Registration Renewal Letters to pet owners with expiring animal registrations. This is prepared to ensure all registrations are renewed after 31 October each year. Members of the Ranger Service attended the WA Rangers Association Conference held at The Esplanade in Fremantle this month. This professional development opportunity inspired new ways of thinking and was packed with a diverse line-up of special speakers, whilst providing valuable networking opportunities. The City's Ranger Service also attended the annual WARA Awards Night to help celebrate the Ranger and Ranger Team of the Year. Ranger Joseph Sidoti was presented with the WARA President's Award for ongoing excellence, support and commitment within his role as a Ranger and as committee member. This was presented to Joe as he approaches 25 years as a Ranger.		
Start date	Ongoing	Completion date	Ongoing
Total Budget	Part of the Operational Services	Actual cost to date	Part of the Operational Services

Risk	Low	Updated Estimated total Budget	N/A

Environmental Health

Inspections	
Food premises	10
Public buildings	5
Aquatic facilities and recreational water sampling	8
Mosquito trapping and surveillance	0
Skin penetration	1
Lodging house	0
Referrals	
Development approval	18
Breach of compliance (Construction management plan)	15
Applications	
Street trading licenses	3
Food business (registration, notification)	6
Out-of-hours noise management plan	10
Mount Claremont Farmers Market	3
Bee Application	1
Liquor Licences	0
Outdoor Dining Licence	1
Event Licences	8
Skin Penetration	0
Public Buildings	0
Enquiries & complaints	28

Development Compliance

Verge and Thoroughfare Permits	15
Infringement Notices	0
Court Prosecutions	0
Complaints	9
Construction Management Plans	8
Correspondence	208
Site visits	207

Swimming Pools

Swimming pool barrier inspections scheduled	268
Inspections cancelled	43
Inspections conducted	225
Notice of Possible Infringement issued	26

5.2 Urban Planning

New development and subdivision applications – September 2025

Address	Proposal
New Development Applications	
66 Thomas Street, Nedlands	Residential – Single House
8 Strickland Street, Mt Claremont	Residential – Single House (Additions & Alterations)
55 Jutland Parade, Dalkeith	Nedlands Bowling Club - 3 Padel Tennis Courts with Roof
8 Hooley Street, Swanbourne	Residential - Single House (Additions & Alterations)
7 Finch Way, Mt Claremont	Residential - Single House (Carport Addition)
57 Circe Circle, Dalkeith	Residential - Single House (Additions & Alterations)
72 Viking Road, Dalkeith	Residential - Single House (Additions & Alterations)
42 Waratah Avenue, Dalkeith	Residential - Single House
8 Boronia Avenue, Nedlands	Tree Removal
146 Victoria Avenue, Dalkeith	Residential - Amendment to DA25-103136
19 Zamia Street, Mt Claremont	Residential - Single House (Patio Addition)
22 Wattle Avenue, Dalkeith	Residential - Amendment to DA23-87752
61 Tyrell Street, Nedlands	Residential - Single House
47 Mengler Avenue, Claremont	Residential - Single House
111 Adelma Road, Dalkeith	Residential - Single House
49 Beatrice Road, Dalkeith	Extension of Time to DA23-88753 (Residential – Single House Additions)
17 Bedford Street, Nedlands	Residential - Single House (Ancillary Addition)
52 Browne Avenue, Dalkeith	Residential - Single House
55 Doonan Road, Nedlands	Residential - Single House
7 Greenberry Close, Mt Claremont	Residential - Single House (Patio Addition)
New Deemed-to-Comply Checks (R-Codes Volume 1)	
60 Mayfair Street, Mt Claremont	Residential - Single House (Additions & Alterations)
31 Meriwa Street, Nedlands	Residential - Single House (Additions & Alterations)
49 Goldsmith Road, Dalkeith	Residential - Single House (Additions & Alterations)

99 Grovedale Road, Floreat	Residential – Additions and Alterations
134A Rochdale Road, Mt Claremont	Residential - Single House (Additions & Alterations)
New WAPC Subdivision Referrals (Form 1A)	
7 Watkins Road, Dalkeith	2 Lots
19 Thomas Street, Nedlands	3 Lots
28 Seymour Avenue, Shenton Park	28 Lots
20 Thomas Street, Nedlands	5 Lots
New Built Strata Applications (Form 15A)	
Nil	
New Local Development Plans	
15 Karella Street, Nedlands (Nedlands Reserve)	Local Development Plan for Nedlands Reserve for two future residential street blocks in the west of the site. To be presented to Council for consent to advertise.
New WAPC Development Referrals	
9 John XXIII Avenue, Mount Claremont	Claremont Therapeutic Riding Centre Relocation Project
New DAP/SDAU Applications	
Nil	
New Section 40 (Liquor License)	
Nil	
New Building Applications	
26 Clement Street, Swanbourne	BA01 - Internal renovation to existing two storey residential dwelling.
7 Waratah Avenue, Dalkeith	BA05 - Full site clearance within the property boundaries.
9 Broome Street, Nedlands	BA01 - Steel Carport
24 Loch Street, Nedlands	BA01 - Alterations and Additions to Existing Dwelling
141 Rochdale Road, Mt Claremont	BA19 - Below ground fibreglass swimming pool - Amendment to Building Permit BA340467 Pool length now 5m in lieu of 6m
141 Rochdale Road, Mt Claremont	BA01 - Below ground fibreglass swimming pool – Amendment to Building Permit BA340467 Pool length now 5m in lieu of 6m.
4 Nardina Crescent, Dalkeith	BA01 - Two (2) Storey Residential Dwelling, Including Garage, Alfresco, Shed, Retaining Walls, Swimming Pool and Front Fence

47 Marita Road, Nedlands	BA02 - Patio
24A Lisle Street, Mt Claremont	BA01 - New Shed
1 Neville Road, Dalkeith	BA01 - New Swimming Pool ONLY
2 James Road, Swanbourne	BA01 - Concrete Swimming Pool
18 Kennedia Lane, Mt Claremont	BA01 - Alterations to Existing Residential Dwelling
82 Louise Street, Nedlands	BA01 - Upper Floor Addition and Ground Floor Alteration to Dwelling
1 Neville Road, Dalkeith	BA01 - Masonry Screen Walls and Masonry Retaining Walls (Walls 01-08 inclusive)
53 Marita Road, Nedlands	BA19 - Two storey dwelling and swimming pool
39 Bulimba Road, Nedlands	BA01 - Alterations and additions to existing residence and new carport, store rooms
22 Broome Street, Nedlands	BA02 - Below ground fibreglass swimming pool
100 Stephenson Avenue, Mt Claremont	BA01 - Refurbishment of the existing universal accessible toilet (UAT) and shower.
24 Loch Street, Nedlands	BA05 - Demolish front left hand side carport and rear add-on
100 Stephenson Avenue, Mt Claremont	BA01 - Minor modifications to existing WAIS office workplace
57A Strickland Street, Mt Claremont	BA01 - Construction of new Ancillary dwelling
96 Archdeacon Street, Nedlands	BA02 - Shed Colorbond walls and roof
17 Hobbs Avenue, Dalkeith	BA01 - Three storey dwelling with roof terrace and ancillary structures (swimming pool and safety barrier, retaining walls, screen walls)
7/87 Waratah Avenue, Dalkeith	BA01 - Fit-out of existing tenancy for medical consulting suite
5 Colin Street, Dalkeith	BA05 - Full demolition of main residential dwelling. Pool and shed to remain.
15 Alderbury Street, Floreat	BA02 - Below ground swimming pool
122 Rochdale Road, Mt Claremont	BA01 - Single storey residential dwelling, retaining wall
122 Rochdale Road, Mt Claremont	BA01 - Single storey residential dwelling, retaining wall
5 Boronia Avenue, Nedlands	BA01 - Freestanding Umbrella
60 Mayfair Street, Mt Claremont	BA02 - Shade Patio
69 Meriwa Street, Nedlands	BA05 - Full site clearance within property boundary.

2 & 26 Seymour Avenue, Shenton Park	BA01 - Installation of viewing tower and timber walkway for future residential development
78 The Esplanade (Nedlands Yacht Club)	BA09 - Occupancy Permit

Snapshot		
	This Month	Last Month
Number of DA's lodged this month	**20**	16
Number of deemed-to-comply checks lodged this month	**5**	3
Number of subdivision referrals received	**4**	1
Number of building applications lodged	**33**	27
Number of active DA's	**62**	66
Number of active deemed-to-comply checks	**4**	5
Number of active subdivision referrals	**12**	16
Number of active DAP applications	**2**	3
Number of active City SAT applications	**2**	2
Number of active DAP SAT applications	**2**	2
Number of active Building Applications	**32**	30

Delegated Approvals:

Month	2021	2022	2023	2024	2025
January	8	23	7	8	7
February	10	14	19	16	21
March	24	26	17	12	16
April	26	23	10	20	15
May	27	25	16	7	13
June	24	22	9	15	13
July	18	18	15	12	16
August	24	17	25	11	16
September	23	22	15	19	11
October	23	18	13	8	0*
November	20	15	8	15	
December	16	17	10	9	
Year-to-October	**184**	**194**	**133**	**120**	**128***
Total for Year	**243**	**240**	**164**	**152**	

* Incomplete month

Received Deemed to Comply checks:

Month	2021	2022	2023	2024	2025
January	3	8	1	4	1
February	5	5	8	2	7
March	8	18	2	7	8
April	5	11	3	8	2
May	5	16	3	7	8

June	4	14	5	3	3
July	5	11	1	6	2
August	5	12	3	8	4
September	6	7	1	3	5
October	8	5	7	7	0*
November	15	10	2	6	
December	6	7	3	2	
Year-to-October	**46**	**102**	**27**	**48**	**40***
Total for Year	**75**	**124**	**39**	**63**	

*Incomplete month

Received Building Applications:

Month	2021	2022	2023	2024	2025
January	46	29	24	35	43
February	22	39	-	38	31
March	40	44	26	40	51
April	45	42	29	37	40
May	-	-	-	44	47
June	51	44	33	34	36
July	-	34	28	49	31
August	51	-	49	33	31
September	52	37	29	39	44
October	60	54	38	40	*
November	45	40	27	35	
December	38	20	25	26	
Year-to-October	**256-**	**225-**	**185-**	**359**	**354***
Total for Year	**450-**	**383-**	**308-**	**450**	

*** Incomplete month**
- Inaccurate Total (lack of stats)

Design Review Panel

Address	Proposal	DRP Meeting
Nil		

Current DAP Applications

Address	**14 Tyrell Street, Nedlands**
Status	New Application
Proposal	Four Grouped Dwellings (Form 1)
Summary	Residential R60 Application proposes four grouped dwellings. Further information/amendments are required to progress with application.
Information Session Date	N/A due to small scale of development
DAP Meeting Date	17 September 2025 – Approved
RAR Due Date	-
Council Meeting Date	-

Address	**4 Hillway, Nedlands**
Status	Under Assessment
Proposal	Four Grouped Dwellings (Form 2)
Summary	Residential R60 Application proposes an amendment to existing approved four grouped dwellings. Further information/amendments are required to progress with application.
Information Session Date	N/A due to small scale of development
DAP Meeting Date	**TBD**
RAR Due Date	**15 October 2025**
Council Meeting Date	**TBD**

Address	**11-13 Webster Street, Nedlands**
Status	Under Assessment
Proposal	12 Grouped Dwellings (Form 2)
Summary	Residential R60 Application proposes an amendment to existing approved twelve grouped dwellings. Further information/amendments are required to progress with application.
Information Session Date	N/A due to small scale of development
DAP Meeting Date	**City to determine**
RAR Due Date	**City to determine**
Council Meeting Date	**TBD**

Current Complex Applications (DPLH / SDAU Significant Development Pathway Assessment Unit)

Property Address	Status	Summary
120 Esplanade, Dalkeith	Determined by the WAPC – **Approved** on 10 July 2025	Extension of Time - Recreation Facility with Restaurant/Café (Tawarri Hot Springs) On 27 May 2025 OCM council resolved: **"That Council ADVISES the State Development Assessment Unit it DOES NOT SUPPORT the proposed Extension of Time of Approval for the Tawarri Hot Springs Development at 120 (Lot 502) Esplanade, Dalkeith, subject to the same reasons as the provided previously (SDAU-036-21)"** The refusal recommendation is consistent with Council's 28 June 2022 resolution on the original development application for the

		site, whereby Council resolved that it does not support the proposal. Note: The City is a referral body only. SDAU is Responsible Authority and will have due regard to the recommendation provided by the City as part of its assessment. The WAPC approved the development at its meeting held on 10 July 2025.

Current SAT Applications (City as Respondent)

Property Address	Appeal	Status	External Costs Incurred by the City to Date
1 Underwood Avenue, Shenton Park	DR/155/2024	Review of DA24-96387 refusal Most recent mediation occurred on 24 January 2025	Nil

Current SAT Applications (DAP as respondent)

Property Address	Appeal	Status
6 Alexander Road, Dalkeith	DR69/2025	SAT appeal lodged as the DAP resolved that the proposal for 5 Multiple Dwellings was refused. Mediation date 23 July 2025. SAT made orders on 23 July 2025 for the applicant to provide further information. Amended plans have been received and have been advertised for public comment. SAT Order for reconsideration. RAR report will be presented to Council in November 2025. DAP meeting scheduled to occur prior to the 2 December 2025. 6 Alexander Road reconsideration RAR to be considered by Council on 5 November 2025

Building Services – September 2025

Building Permits Issued	31
Demolition Permits Issued	9
Occupancy Permits Issued	2

6. People and Community

6.1 People and Culture

September focused on strengthening leadership capability, advancing key learning platforms, progressing workforce development initiatives and mental health and well-being activities.

Overview & Key Deliverables

- Delivered Goal Setting and KPI workshop for all leaders to support organisational alignment and performance focus.
- Delivered a refreshed New Starter Induction with practical, interactive components to enhance employee engagement and connection.
- Continued data collation and analysis of the Skills Matrix and Development Plans to inform capability and workforce planning.
- Completed Finance Module within the LMS; OneCouncil module currently in development.
- Progressed development of the Organisational Development SharePoint page as a central resource hub.
- Advanced planning for Mental Health Week, including production of Respectful Conversations training video.
- Finalised RFQ and confirmed commencement of the Leadership Fundamentals Program for 26 November.
- Activities to celebrate RU Okay Day and continued roll out of Mental Health training.

Looking Ahead (October and Beyond)

- Launch Leadership Fundamentals Program communications and participant engagement activities.
- Finalise and test OneCouncil LMS module prior to release.
- Deliver Mental Health Week initiatives across the organisation.
- Complete analysis of Skills Matrix data to shape the 2025 Learning and Development Strategy.
- Launch the People & Culture SharePoint site to provide streamlined access to learning tools and resources.

6.2 Customer Service

Overview

September remained a busy period for the Customer Service team, with a high volume of enquiries related to rates. Notices were ultimately delivered at the very end of the month, prompting further calls and walk-ins from residents seeking clarification and unable to pay at Australia Post.

Calls

Monthly Total September	Daily Average	Busiest Day
3064	145	Monday

CRM

Monthly Total September	Daily Average	Highest requests
1431	68	Parks, Ranger, Rates and Underground Power, Waste

Call Volume and Trends Overview

Average call volumes increased from August, driven by a rise in general rates enquiries with the delayed distribution of rates notices. While CRM submissions declined, collaboration with the Rates team enabled effective handling of incoming queries to create less CRM's.

Staffing Updates

Training and Recruitment

Casual staff continue to be deployed across Customer Service and other areas of the organisation, including the library, to support service delivery during peak periods. Ongoing communication and training remain a priority to ensure all team members are equipped to provide consistent, quality customer service. In preparation for upcoming service demands, we are also looking to expand the casual staff pool this month to enhance flexibility within the Customer Service Department and coverage across departments.

Staff Development

To support continuous growth and maintain high service standards, the team continues to follow structured operational routines complemented by regular one-on-one coaching. This dual approach helps strengthen individual capability, reinforce consistent practices, and boost overall team performance, ensuring staff remain confident and informed.

Process Improvements

Several procedural enhancements have been implemented to strengthen operational efficiency and safeguard sensitive communications. Updates to the management of the Council Inbox now include clearer protocols for handling confidential correspondence, particularly emails addressed to the CEO. Mail and parcel distribution processes have also been tightened to ensure greater accountability and security. In response to increased cash transactions—resulting from Australia Post no longer accepting payments—banking collections will now occur more frequently. Additionally, new end-of-day cashiering and money-handling procedures have been introduced to support accurate reconciliation and secure cash management.

Key Updates

- Staff Development and Training: Ongoing training continues to be a focus, with tailored content offered to support skill-building and improved service across the Customer Service team.
- Staff Wellbeing: Mindfulness seminars were made available to all staff through the Fuel and Learn initiative, supporting mental wellness.
- Cross-Team Collaboration for Resident Support: Continued partnership with Technical Services and the Finance team is improving internal coordination and enabling frontline staff to deliver accurate, timely responses—particularly regarding rates and Underground Power charges.

- Process Enhancements for Rates and Cashiering: Adjustments have been made to accommodate new rates procedures and increased cash handling, ensuring smoother end-of-day reconciliation and improved service delivery.
- IT Systems Review: Collaboration with the IT team is underway to identify pain points and streamline software and procedural workflows for greater efficiency.
- Council Inbox Optimisation: Efforts are ongoing to streamline the management of the Council Inbox ensuring communications are handled appropriately.
- Home Meets Office Day: Staff and their families have been invited to explore and connect with our departments across the City, offering a unique opportunity to showcase our workplace.
- Internal job role changes.

Looking Ahead

- Final preparations and hosting of Home Meets Office event.
- Continued support for rates enquiries following notice distribution and payment channel changes.
- Adjusted rostering to manage increased walk-ins, with Australia Post no longer accepting rate payments.
- Ongoing coaching and integration support for staff.
- Reviewing complaints management procedures to ensure staff respond to enquiries with confidence and consistency.
- Regular team catchups to align on priorities, share insights, and strengthen resident engagement.
- Preparing for Mental Health Week with structured mindfulness sessions and guided walks to support staff wellbeing.
- Monitoring service volumes and CRM activity to inform operational planning and continuous improvement.

6.3 Community Development - Sporting & Community Groups, Facility & Reserve Usage

Overview

- In September, the City facilities' usage totalled 3091.25 hours.
- The reserve usage totalled 382 hours for the month of September, which is the transition period between winer and summer sports. Usage will be at peak capacity with the start of the cricket season in early October.

6.4 Community Development - Seniors and Positive Ageing Program

Overview

The Positive Ageing program is still buzzing with lots of attendance. The Shopping Bus Service on Thursdays and Fridays is very popular, with both days being fully booked for residents to be supported to do their weekly shopping and errands at the local bigger shopping centres.

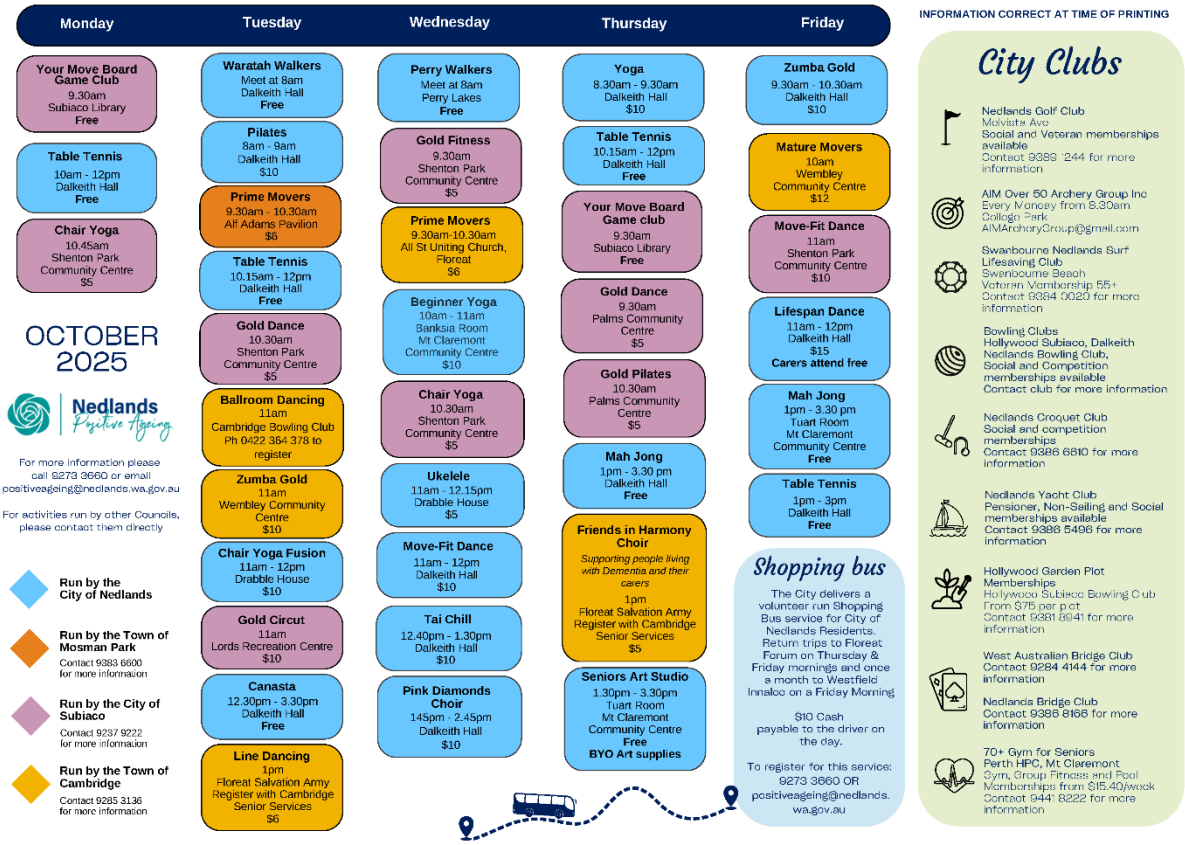
September 2025 statistics across the Positive Ageing program is below:

Volunteers led activities	Total
Table Tennis Monday	58
Table Tennis Tuesday	80
Table Tennis Thursday	44
Table Tennis Friday	51
Canasta	18
Mahjong Thursday	103
Mahjong Friday	38
Seniors Art Studio	40
Waratah Walking Group	66
Perry Lakes Walking Group	12
Shopping Bus Thursday	13
Shopping Bus Friday	25

Instructor led activities	Total
Chair Yoga Fusion	23
Beginner Yoga	35
Tai Chill	22
Move Fit Dance	134
Senior Yoga	33
Zumba Gold	60
LifeSpan	73
Choir	57
Ukelele	37
Pilates	59

Looking Ahead

The Calendar for October positive Ageing activities is below:



6.5 Community Development - Tresillian Arts Centre

Overview

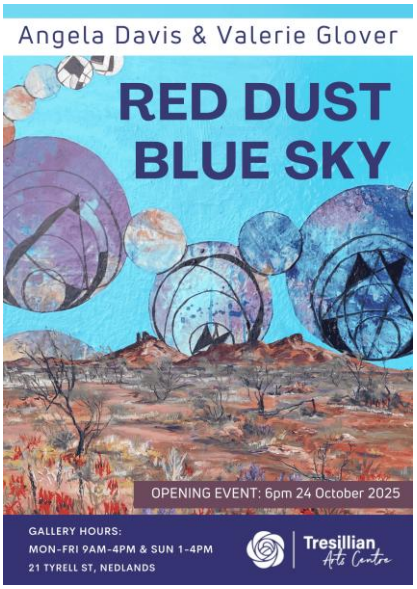
Tresillian Arts Centre's school holiday program is currently running until Friday 10 October. 20 School Holiday art and craft workshops are on offer for the October school holidays with more than 130 students enrolling.

The Tresillian Student & Tutor Exhibition had more than 150 people attend the opening night. Commissioner Sandri officiated and presented the 4 Highly Commended Student Awards. Voting for the People's Choice Award remains open, with the exhibition running until 18 October, open daily from 10am – 4pm including weekends.

More than 150 Tresillian students submitted work into the exhibition with 295 artworks on display.

Key Updates
The group from 'Home Meets Office Day' will visit Tresillian Arts Centre on 9 October with participants arriving between 12:00 – 12:30pm. This will be a great opportunity for staff and families to view the Tresillian Student & Tutor Exhibition.

Looking Ahead
The next exhibition opening at Tresillian *Red Dust, Blue Sky* a combined exhibition by two Tresillian Studio Tenant Artists; Angela Davis & Val Glover.



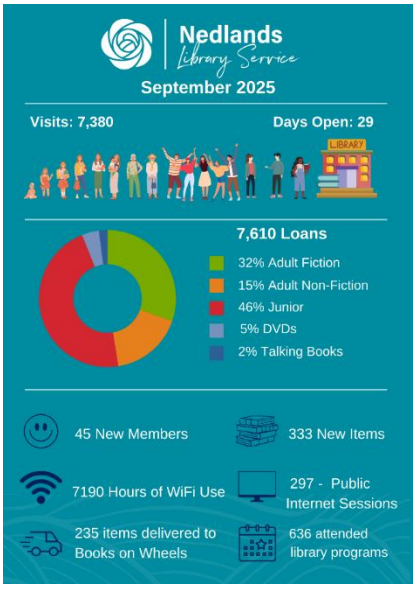
Red Dust, Blue Sky opens 6pm on 24 October – all Commissioners and Executive are warmly invited to attend. Exhibition continues to 14 November.

Tresillian – Term 4 starts on 20 October – 12 December with 71 classes running. The classes running at Tresillian are art, craft, ceramics, languages, yoga, pilates and after school programs for school students. The After School program is a growth area for TAC, with consistent demand in the community for young people to have access to art classes. To address the growing interest, we have added an additional 3 after school courses for Term 4. There are currently 650 students booked for Term 4 courses.

6.6 Community Development - Libraries

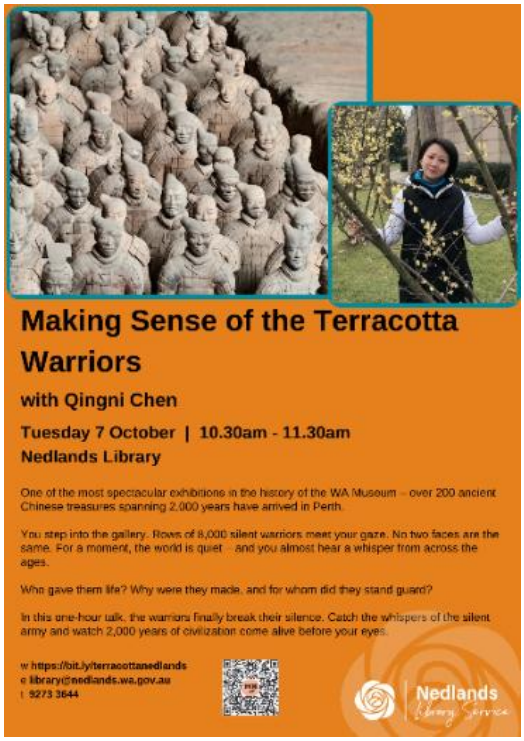
Overview
September Statistics
The libraries had several events in September:

- Father's Day Sunday Screening at Nedlands Library on Father's Day 7 September
- Subjects of Note – Creating Black Cockatoo Friendly Suburbs Nedlands Library Sunday 14 September – 20 attendees
- School Holiday Activities commenced with 20 activities scheduled across both Nedlands and Mt Claremont Libraries



The Claremont Concert Band's 50th anniversary display is being showcased at the Nedlands Library in September and October. The CCB has been a part of the City of Nedlands Cultural community for the whole of their 50-year history and the display captures some wonderful moments for the community to view and read about.

On 7 October, an author talk "Making Sense of the Terracotta Warriors" with Qingni Chen was fully booked with 25 people attending this talk in support of the exhibition on at the WA Museum.



Looking Ahead

Regular Library events delivered weekly and monthly at both libraries, including Language groups, Family History workshops, Book Clubs, Tech help sessions, Children's activities and JP services.



6.7 Community Development - City and Community Events

Remembrance Day Ceremony
All welcome, no RSVP required. RSL are providing poppies for purchase from administration in the lead up to the event and at the event.



Commissioner Caddy will be laying a wreath on behalf of the City.

When: Tuesday, 11 November 2025
Time: 10.15am for a 10.30am ceremony start time, concluding at 11.30am
Where: Perth War Cemetery, Smyth Road, Nedlands

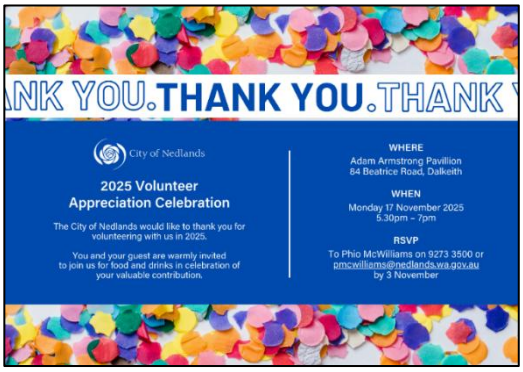
Seniors Week High Tea
To Celebrate Seniors week at the City, all senior residents are invited to attend a High Tea. This is an informal event where we acknowledge Seniors Week and the promote the Positive Ageing program for Seniors in the community.



Commissioner Caddy is attending this open invitation event. All Commissioners and Executive are warmly invited to attend.

When: Wednesday 12 November 2025
Time: 2 – 3.30pm
Where: Adam Armstrong Pavilion, Dalkeith

Volunteer Appreciation Event
This annual event is the City's celebration of Nedlands Volunteers. There are currently 86 active volunteers at the City, working across areas including Bushcare, Seniors Shopping Bus service, Positive ageing Activities, Language classes and art classes. These volunteers make possible a vast array of support and enrichment services for the community.



Commissioner Caddy will be officiating at this invitation only event. All Commissioners and Elected members are warmly invited to attend and share in our celebration and acknowledgement of the Volunteers.

When: Monday, 17 November 2025
Time: 5.30 – 7pm
Where: Adam Armstrong Pavilion, Dalkeith

17.2 Annual Report 2023/24

Report Number	**CEO47.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Authority/Discretion	Executive
Contributing Officers	Vicky van Heerden – Coordinator Strategy & Performance John Vojkovich - Acting Director Corporate Services
Responsible Officer	Ray Pedretti – Coordinator Communications & Engagement
CEO	Keri Shannon - Chief Executive Officer
Attachments	Attachment 1 – Annual Report 2023/24

Purpose

The purpose of this report is to present the Annual Report for the financial year 2023/24.

The Annual Report, including the Annual Financial Statements for the year ending 30 June 2024, are proposed to be presented to the Annual Meeting of Electors scheduled to be held on **Wednesday, 10 December 2025.**

Officer Recommendation

That Council:

1. **ACCEPTS the Annual Report, including the Annual Financial Statements for the year ending 30 June 2024, as included in Attachment 1.**
2. **DIRECTS the Chief Executive Officer to make any further minor administrative amendments/layout changes as required prior to the publication of the Annual Report 2023/24.**

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council DEFERS this item to the next Ordinary Council Meeting held 05 November 2025 to allow for additional information to be provided in the body of the report.

Reason:
It is important that the annual report, the process and information is summarised and accounted for in the officer report. The deferral allows for additional information to be included to better inform the officer recommendation.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Background

Local Governments must prepare an Annual Report for each financial year. The Annual Report addresses all the requirements of the Local Government Act 1995, section 5.53., including the Annual Financial Report, the Auditor's Report prepared under section 7.9(1) or 7.12 AD (1), and such other information as prescribed.

Section 5.54 of the Act requires the annual report for a financial year to be accepted by the local government no later than 31 December after that financial year, however, if the auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December, the annual report is to be accepted no later than two months after the auditor's report becomes available. On 6 August 2025 a report was provided to the Audit Risk and Improvement Committee on the status and reasons for the delay of the 2023/24 OAG Audit.

An exit meeting with all members of the Audit, Risk and Improvement Committee (ARIC) was held on 3 September 2025 to consider the reports from the Office of the Auditor General's (OAG) and the financial statements.

The Office of the Auditor General's (OAG) Independent Auditor's Report was signed on 5 September 2025 and provided to the City and sets out the OAG opinion on the audit of the City of Nedlands Financial Report.

All OAG observations from the 2023/24 audit have been included in an Audit Log Schedule, with target dates for completion, with the report provided to ARIC on 1 October 2025.

Discussion

The Annual Report and the 2023/24 Annual Financial Statements provide an overview of the activities of the City. The City has prepared the Annual Report in accordance with section 5.53 of the Local Government Act 1995.

The Executive Management Team have reviewed the Annual Report 2023-24 and endorsed the Report for submission to Council on 30 September 2025.

Consultation

In accordance with section 5.55 of the Local Government Act 1995, the CEO is to give local public notice of the availability of the Annual Report as soon as practicable after the report has been accepted by the local government.

The Annual Report will be presented to the Annual Meeting of Electors scheduled to be held on *Wednesday 10 December commencing at 5.00pm.*

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. 12. A happy, well-informed and engaged community.

Budget/Financial Implications

The cost associated with the graphic design of the Annual Report and the giving of local public notice, can be met from the City's operational budget.

Legislative and Policy Implications

Section 5.53 of the Local Government Act 1995 requires a Local Government to prepare an Annual Report for each financial year.

Sections 5.27, 5.29, 5.53, 5.54 and 6.4 of the Local Government Act 1995 respectively deal with the requirement for a General Meeting of Electors each financial year and the requirement for an Annual Financial Report.

Decision Implications

Should Council endorse the recommendation:

- The CEO will give local public notice of the availability of the Annual Report as soon as practicable.
- The Annual Meeting of Electors will be convened.
- The Annual Report will be presented at the Annual Meeting of Electors.

If Council does not endorse the recommendation, the City will be in breach of its above statutory obligations.

Conclusion

Council's acceptance of the Annual Report for the City of Nedlands for the year ended 30 June 2024 comprising the Annual Report and Financial Report is recommended.

Further Information

Nil

Annual Report
2023-2024

City of Nedlands





Welcome to the 2023–24 Annual Report

The City of Nedlands is proud to present our Annual Report for the financial year ending 30 June 2024.

The report outlines the City's financial and operational performance for the year against our Council Plan.

It is the aim of the City to meet the ever-changing needs and expectations of the community as is detailed throughout the Annual Report.

ACKNOWLEDGEMENT OF COUNTRY

The City of Nedlands acknowledges the traditional custodians of this land, the Whadjuk people of the Noongar Nation, and pays respect to Elders both past, present and emerging.

Front cover artwork: *Housework* by Judith Forrest, 2006. Bronze sculpture, located in Loneragan Street, Nedlands. Part of the *Snapshots from Lupin Hill* collection.

Information in this document is accurate as at time of publishing.

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Introductory Statement by the Commissioner

On behalf of the City of Nedlands it is my pleasure to present the Annual Report for the 2023/2024 reporting period. *The Local Government Act 1995* requires every local government to produce an Annual Report by the 31st of December each year. The City of Nedlands Annual Report is being delivered later than expected due to:

- An increased level of complexity that required much more time to resolve matters relating to the disclaimer of opinion issued by the auditor in the 2022/23 reporting period which resulted in the first draft of the financial report not being provided to the auditor until early December 2024; and
- In December 2024, the departure of key staff with knowledge of the 2023/24 financial year further hampered responses to the auditor, meaning the audit work was not recommenced until April 2025 with the final draft of the financial report provided to the auditor in late June 2025.

The Annual Report promotes community awareness of the City's programs and services, which contribute to a better quality of life for our residents, stakeholders and visitors. The report also demonstrates our performance against the long-term vision of the City of Nedlands Council Plan (2023-2033). A highlight of our reporting year is the tremendous work done by our team at the Tresillian Art Centre.

> **A highlight of our reporting year is the tremendous work done by our team at the Tresillian Art Centre. There were nine separate exhibitions featuring work from established and emerging artists, including the City's popular Emerge Youth Art Awards.**

There were nine separate exhibitions featuring work from established and emerging artists, including the City's popular Emerge Youth Art Awards.
A special thank you to our community members who continue to support each other and the City, as we continue to move our aspirations and goals into action.
I look forward to continuing to work closely with the administration to ensure we are meeting our goals and paving the way for future generations to one day enjoy the beauty of the City of Nedlands.

Professor David Caddy
Chair of Commissioners









Our City

Our History

On 1 July 1959 Nedlands was declared a City by the Governor, Sir Charles Gairdner after years of petitioning by the Nedlands Road Board.

According to Council minutes from 2 July 1959, 300 ratepayers packed into Dalkeith Civic Hall to hear the proclamation. John Charles Smith became the first Mayor and would go on to dedicate 43 years of his life to the local government of Nedlands.

Since then, the City of Nedlands has been led by 13 Mayors and has celebrated 65 years of service delivery for our community.

Nedlands Today

The City of Nedlands is located seven kilometres west of Perth CBD and is situated within the prosperous western suburbs. The City of Nedlands is comprised of four Wards: Coastal Ward, Hollywood Ward, Melvista Ward and Dalkeith Ward. More than 22,000 people call the City of Nedlands home.

Stretching from the banks of the Swan River to the shores of the Indian Ocean, the City of Nedlands provides its residents with a relaxed and abundant lifestyle. The City includes the suburbs of Nedlands, Dalkeith, Mt Claremont, Swanbourne, Karrakatta, along with parts of Floreat and Shenton Park.

Our City is characterised by its leafy suburbs, abundant bushland, and expansive public open spaces – providing our residents with ample opportunities to connect with nature and with each other. Our playing fields and open spaces are well used by our residents who enjoy an outdoor life.

Located on Whadjuk Nyoongar Boodja, local lands and waterways provided abundant food and shelter for the Mooro peoples, a sub-group of Nyungar peoples, for 45,000 years. Nanulgurup, the shoreline along Birdwood Parade Reserve, was a meeting place and Traditional Custodians established early tracks that became Stirling Highway, Princess Road, Gugeri Street, and Victoria Avenue. Europeans settled in the area in 1831, with the creation of Dalkeith Farm market garden and orchard.

In the 1850-60's, Colonel John Bruce invested in the area for his son Edward, known as Ned, creating "Ned's lands". The late 1800's and early 1900's saw the continued development of Nedlands as an important transportation route and a preferred location for hospitals, defence, and educational institutions.

Many significant community and public purpose facilities are located in the area, such as Hollywood Private Hospital, Irwin Barracks, Shenton College, HBF Stadium, West Metro Recycling Centre and Karrakatta Cemetery.

With natural vegetation ranging from coastal shrublands and grasslands, to Banksia, Marri, Jarrah and Tuart woodlands, and bushlands along the Swan River, these areas provide important habitat and ecological linkages for local flora and fauna, including Carnaby's Black-Cockatoos and Forest Redtailed Black-Cockatoos. The City ensures that these areas are protected and preserved for all to enjoy, explore and admire.

Fast facts

22,132
People

8,369
Dwellings

5,950
Families

2
Average number of cars per household

1.9
Average number of children per family

Female **50.7%**

Male **49.3%**

43 **Median age**

$3,500
Median monthly mortgage repayments

$3,226
Median weekly household income

$520
Median weekly household rent

39.9%
Both parents born overseas

Top languages spoken other than English

Mandarin, Cantonese, Italian, French and Indonesian.

Community Services Facilities

Libraries: 2

Childcare Facilities: 1

Population Projections

2050: 31,000–34,000

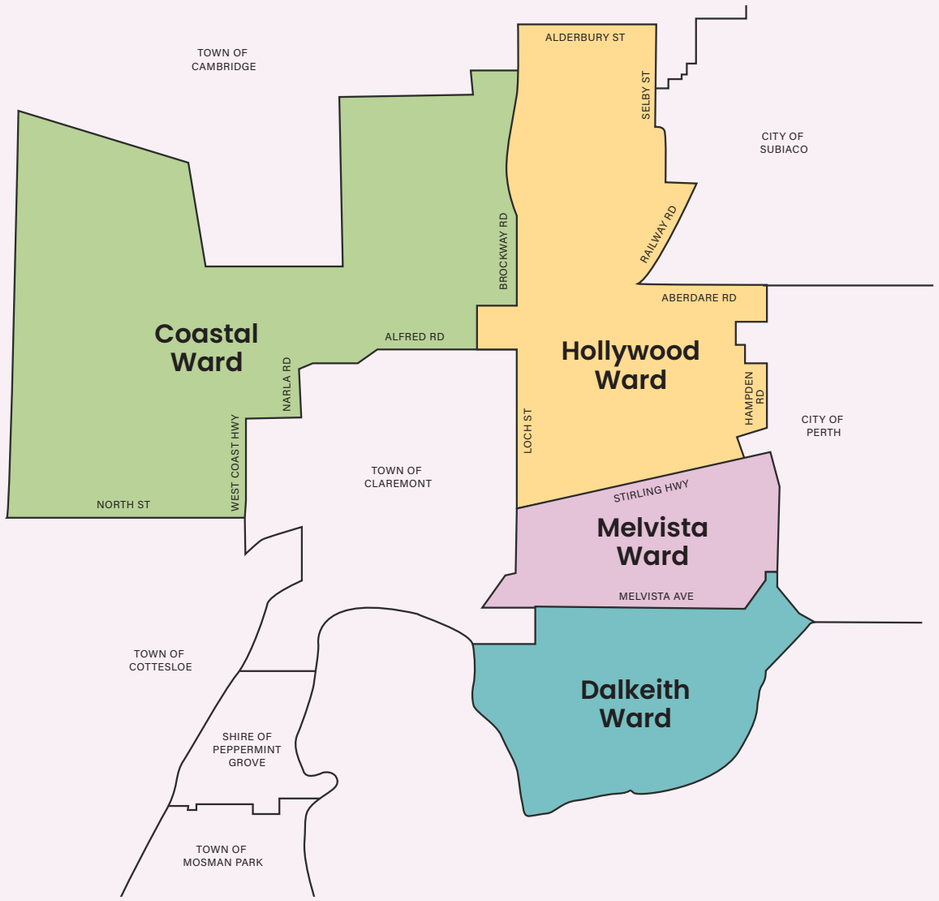
(Estimate – based on State Government-driven urban dwelling infill target of 4,400 new dwellings by 2050).

Dwellings Projections

By 2050, an additional 4,400 new dwellings – State Government-driven urban dwelling infill target.

Data above as at 2021 Census.

Our Council



About Council and the Wards

At the end of the 2023-2024 financial year, the City of Nedlands Council was comprised of eight Council Members and a Mayor.

Council Members are elected to represent their Council Ward. Each of the City's four wards are represented by two Council Members and the Mayor is elected to represent the entire electorate.



Council Members 2023-2024

Fiona Argyle, *Mayor*

Kerry Smyth, Deputy Mayor, *Coastal Ward*

Hengameh Amiry, *Coastal Ward*

Noel Youngman, *Dalkeith Ward*

Fergus Bennett, *Dalkeith Ward*

Rebecca Coghlan, *Melvista Ward*

Blane Brackenridge, *Melvista Ward*

Ben Hodsdon, *Hollywood Ward*

Melanie Pollard, *Hollywood Ward*

Farewells

Leo McManus

Andrew Mangano

Rajah Senathirajah

Olinka Combes

Governance and Strategy

The Local Government Act 1995 sets out the general function of local government, which is to provide for the good government of people in their district (Section 3.1).

The Council is the local government's governing body and is responsible for the performance of the local government's functions (Section 2.7). This includes setting policies, allocating resources, determining services, and planning strategically for the future of the district.

To support this role, the Act requires each local government to "plan for the future" through integrated strategic planning (Section 5.56). The section "Our Council Plan for the Future" provides an overview of the Council Plan.

Governance Framework

The City of Nedlands Governance Framework Policy sets out the Council's decision-making process including meeting structures and cycle, to provide for better transparency, efficiency, participation and statutory compliance.

The policy's key objectives aim to ensure:

- Council Members are engaged in the development of strategy and policy from initiation to adoption
- Council Members are provided with accurate, relevant and timely information by the Chief Executive Officer (CEO) to inform quality decision-making
- Community members can participate in the decision-making process and have access to information used to inform Council decisions.

A copy of the Governance Framework, detailing the Council decision making process as shown on the following page, can be accessed on the City of Nedlands website.

> "The City of Nedlands Governance Framework Policy sets out the Council's decision-making process including meeting structures and cycle, to provide for better transparency, efficiency, participation and statutory compliance.

Council Decision Making Meeting Process

1	**First Tuesday** of the month	**Concept Forum** **Closed to public** 5.30pm - 7.30pm	**To discuss** • Complex matters • Review and performance measurement of strategies • Other matters supported by 3+ Councillors
	Agenda, briefing and discussion papers added to Councillor portal by COB Friday before 1st Tuesday of month.		
2	**Second Tuesday** of the month	**Agenda Forum** **Open to public** 6pm start	Opportunity for Council Members to ask questions and seek information on items to be considered at the forthcoming Ordinary Council Meeting Members of the public may make presentations or ask questions on items contained within the agenda
	Agenda added to Councillor portal and City's website by COB Thursday before Agenda forum.		
3	**Third Tuesday** of the month	**Concept Forum** **Closed to public** 5.30pm - 7.30pm	**To discuss** • Complex matters • Review and performance measurement of strategies • Other matters supported by 3+ Councillors
	Agenda added to Councillor portal and City's website by COB Thursday before Agenda forum.		
4	**Fourth Tuesday** of the month	**Ordinary Council Meeting** **Open to public** 6pm start	Council Members to consider items on the agenda comprising of officer's reports and recommendations Members of the public may make presentations or ask questions on items contained within the agenda
	Agenda added to Councillor portal and City's website by 2pm Friday before OCM		

* December OCM is held on 3rd Tuesday of month | No OCM in January | No OCM in October of ordinary election year

Risk Management

Risk management is an integral part of good management practice. It is also an essential element of sound corporate governance. Strategic and operational risks such as those associated with health and safety, financial, customer, social/cultural heritage, reputation, environment, as well as legal and compliance are all considered by leadership when making decisions or providing services and projects to the community.

The City is committed to maturing the risk management function to enable more robust corporate planning, decision-making and continuous business improvement in corporate performance. Council approved a Risk Management Framework, Risk Management Policy and adopted a Strategic Risk Register during the 2023-24 financial year.

Audit

Internal Audit

Internal Audit services at the City of Nedlands are provided by external consultant Moore Australia (WA) Pty Ltd, supplying an independent, objective review and advisory service to provide assurance that the City's financial and operational controls are operating in an efficient, effective and ethical manner.

Internal audits considered by the Audit and Risk Committee in 2023-24:

- Post implementation review of the ERP system
- Planning approvals process
- Cyber security
- Delegations of authority
- Waste management.

The City is committed to maturing the risk management function to enable more robust corporate planning, decision-making and continuous business improvement in corporate performance.

About the City of Nedlands

Our Organisation

The Chief Executive Officer (CEO) is responsible for the management of the City of Nedlands administration. The CEO provides overall strategic direction, leadership and coordination of operations. Along with the Directors and staff, the CEO actions Council decisions by developing and implementing the Council's resolutions. During the financial 2023/2024 year there were three separate Chief Executive Officers.

Organisation Values

Accountability	We conduct our business and all our services in an open, transparent and financially responsible manner.
Partnership	We work together for the benefits of the community.
Fairness	We provide consistent, fair and unbiased treatment for the whole the community.

Chief Executive Officer and Executive Management Team

At end of 2024



Office of the Chief Executive

The Office of the Chief Executive develops and implements strategic plans that enable the organisation to deliver the community's vision and aspirations. It is responsible for Council Member Liaison, Strategic Planning and Projects, Governance, Legal, Risk Management, Human Resources, Communications and Engagement. It is also responsible for Community Development and Community Service Centres.

Keri Shannon
Chief Executive Officer

Appointment
1 May 2024 (permanent appointment)



Bill Parker
Chief Executive Officer

Appointment
4 July 2022 – 1 December 2023

Supporting the CEO is the Executive Management Team (EMT):



Corporate Services Directorate

The Corporate Services Directorate is responsible for corporate matters and provides services to internal teams. This includes General Financial Services, Land and Property, Information, Communication and Technology (ICT), and Information and Record Management. It is also responsible for Customer Services, which facilitates both internal and external community interactions.

Customer service is a strong focus of the City, work has progressed on strategies to improve messaging and response times to all residents and communities.

Michael Cole
Director Corporate Services

Appointment
14 March 2022 – 2 July 2024



Planning and Development Directorate

The Planning and Development Directorate performs research and creates the plans required to deliver a liveable, prosperous and sustainable City. It is responsible for Strategic and Statutory planning, Building Services and Environmental Health, Environmental Conservation, Sustainability and Ranger Services.

Tony Free
Director Planning and Development

Appointment
20 January 2022 – 11 March 2025



Technical Services Directorate

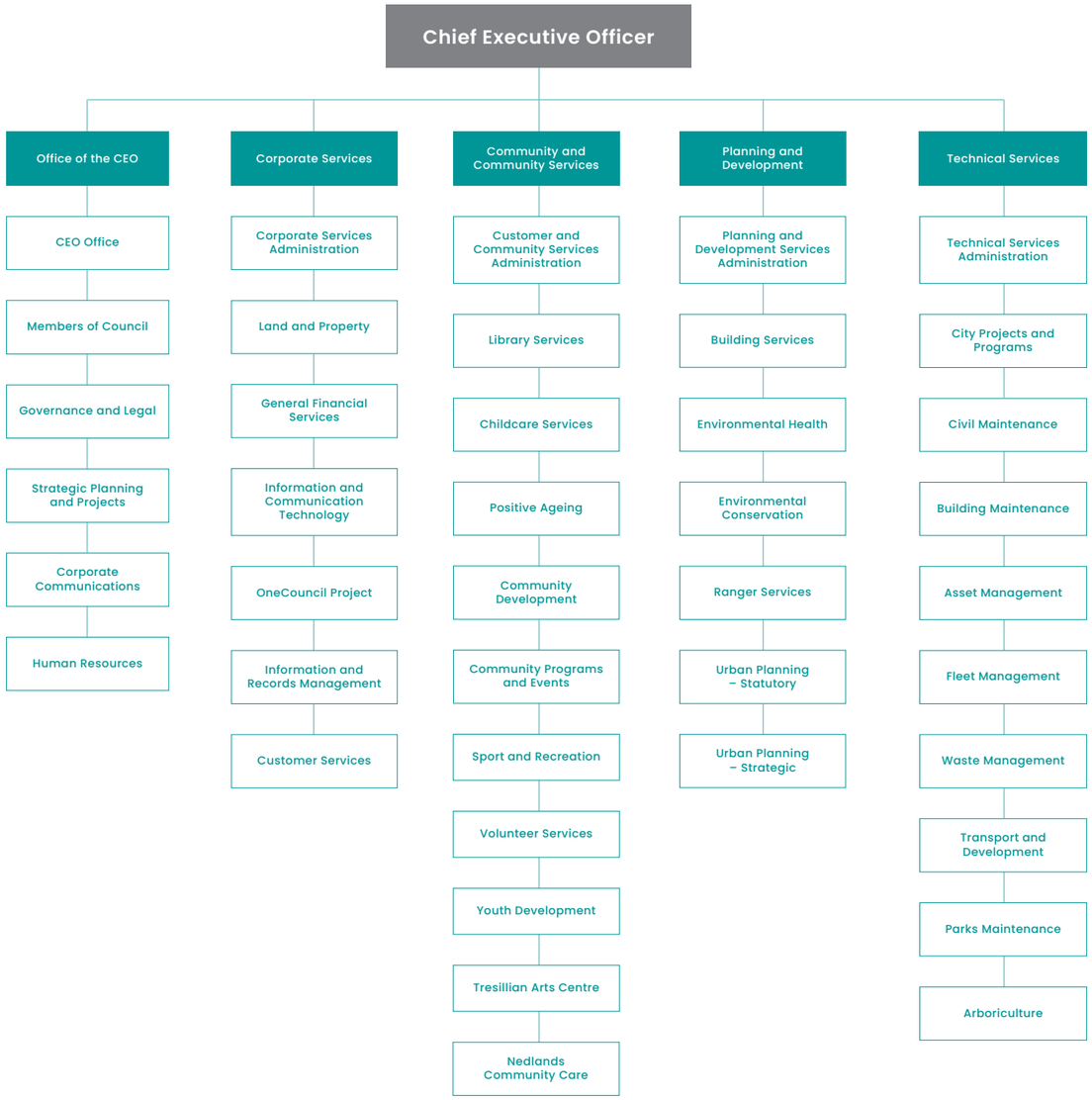
The Technical Services Directorate designs, constructs, manages and maintains infrastructure, buildings, fleet assets and the City of Nedlands' public spaces. It is responsible for City Projects, Civil Maintenance, Building Maintenance, Asset Management, Transport and Development, Fleet Management, Parks Maintenance and Arboriculture.

Matthew Macpherson
Director Technical Services

Appointment
3 January 2023 – 30 November 2024

Organisational Structure

Detailed below is the City of Nedlands organisational structure by Directorate and Service Team.



Source: *"Our Plan for the Future - City of Nedlands - Council Plan 2023-24"* page 52- 54

Workforce

Total number of employees on the payroll system as of 30 June 2024 was **162**

Headcount

127 Full Time employees

24 Part Time employees

11 Casual employees

Employee Demographics (%)

Female employees
54.9%

Male employees
45.1%

Female employees in management
35.7%

Male employees in management
64.3%

First Nations People
0%

Employees with disability
1.2%

Employees from culturally diverse backgrounds
20.4%

Employees by age (%)

Under 25	4.3%
25-34	30.3%
35-44	25.9%
45-54	22.2%
55-64	14.8%
65 and over	2.5%

Please note: Percentages above are rounded up.

Our Council Plan for the Future

WA Local Governments are required to "plan for the future" (*Local Government Act 1995* Section 5.56). This plan comprises two parts: a strategic community plan and a corporate business plan (*Local Government (Administration) Regulations 1996* 19BA).

A Strategic Community Plan (SCP) sets out the long-term vision, aspirations and objectives of the community and the *Corporate Business Plan* (CBP) outlines a local government's priorities to address these, in accordance with its capacities and resources, and through supporting services and actions (*Local Government (Administration) Regulations 1996* Part 5 Division 3).

The City of Nedlands undertook a major review of its SCP and CBP from December 2022 to November 2023. This involved extensive community and stakeholder engagement and resulted in Council adopting *Our Plan for the Future – City of Nedlands Council Plan 2023-34* (Council Plan) on the 28 November 2023.

The Council Plan addresses all the legislated requirements for a SCP and CBP, and integrates resourcing, finance, assets and workforce, with the first year of the Plan being 2023-2024.

Sustainable Development

The *City of Nedlands Council Plan 2033-2033* was developed within the broader framework of and reflects the City's commitment to UN Sustainable Development Goals (OCM 27 September 2022), and a local government's role to "promote economic, social and environmental sustainability" (*Local Government Act 1995* Section 3.1(1A)), also reflected in the City's purpose below.

OUR PURPOSE

The City of Nedlands exists to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.





Our 10 year vision

To be sustainable and responsible for a bright future.

Our Vision

The Council Plan reflects this sustainability commitment in the City's vision and the 12 desired outcomes across the strategic pillars of people, planet, place, prosperity and performance.

People	We are a harmonious, inclusive, and healthy community where people enjoy living through different ages and life-stages.
Planet	We live sustainably within the natural environment, clean and green, with a healthy, growing urban forest.
Place	We are growing and developing responsibly to enhance our lifestyle, unique heritage and character, and beautiful parks and gardens.
Prosperity	We are a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.
Performance	We have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.

"*Our Plan for the Future – City of Nedlands Council Plan 2023-2033*" is available on the City of Nedlands website. It details the plans for 2023-2024 and outlines the major initiatives proposed to commence and continue in the next financial year and following years.

The City's performance across 2023-2024 is presented against these five strategic pillars in the following section, "Delivering to Our Community".



Delivering to Our Community

Service Area Performance

The following pages provide an overview of the City's performance delivering the Council Plan services, projects and the City's leadership to the community over the 2023-2024 reporting period.

This section is set out according to the Council Plan strategic pillars – people, planet, place, prosperity and performance – with each part listing strategic pillar outcomes, objectives and services; setting out the services provided across 2023-2024* and finally an overview of service performance, measured through the Community Scorecard 2023** and progress with Council Plan Actions across 2023-2024***.

*City services are defined in the *Service Plans 2023-24*, available on the City's website.

**The Community Scorecard was published in the *City of Nedlands Council Plan 2023-33*, page 63, available on the City's website.

****Council Plan 2023-33 Report*, received by Council at the OCM on 23 April 2024.



People

We are a harmonious, inclusive, and healthy community where people enjoy living through different ages and life-stages.

Outcomes and Objectives

1. Art, culture and heritage are valued and celebrated
1.1 Grow participation in the arts, cultural activities, and community events.
1.2 Recognise and celebrate local First Nations peoples, places and stories.
1.3 Preserve and showcase local history and heritage.
2. A healthy, active and safe community
2.1 Facilitate community health and wellbeing.
2.2 Grow participation in sport and recreation activities.
2.3 Grow participation in volunteering.
2.4 Encourage the responsible ownership of pets.
2.5 Provide safe community spaces.
3. A caring and supportive community for all ages and abilities
3.1 Support the health and wellbeing of families and children.
3.2 Support young people to flourish.
3.3 Support people to age safely, happily, with dignity and respect.
3.4 Advance opportunities, community participation and quality of life for people with disability.

Services

- Community Development
- Community Programs and Events
- Sport and Recreation Services
- Volunteer Services
- Positive Ageing Program
- Nedlands Community Care (Service ceased Dec 2023)
- Youth Development
- Childcare Services
- Tresillian Arts Centre
- Environmental Health
- Ranger Services.

Services: Definition and Key Points 2023-24

Community Development

Service Definition 2023-24:

Develops, plans and implements a suite of projects and programs that lead, facilitate or advocate the development of strategic community partnerships. Builds capacity and empowerment within the community to develop and implement sustainable solutions that respond to local needs, and are aimed at improving social resilience, health and wellbeing of the City's community and its neighbourhoods.

Community Development sub-services include:

- Reconciliation
- Disability access and inclusion
- Public art.

KEY POINTS

- Ongoing work to ensure all internal team consider access and inclusion requirements in City strategies, projects and service delivery
- Installation of a sensory garden at the Jo Wheatley All Abilities Play Space
- The annual Emerge Youth Art Awards held in July 2023 and several students from DADAA, an organisation that provides access to arts and culture for people with a disability in Western Australia, submitted their work
- Installation of a universal shelter table at the Hollywood Tennis Courts to replace a rusted-out asset.

DISABILITY ACCESS AND INCLUSION PLAN 2023-2028

The *Disability Services Act 1993* requires all Local Governments to develop and implement a *Disability Access and Inclusion Plan* (DAIP). The City of Nedlands DAIP outlines the actions the City will undertake to improve inclusion and ensure access to facilities, services and resources for people living with disability.

In 2023, the City developed a revised DAIP for the 2023-2028 period. This was developed with input from the community and key stakeholders, and the plan was lodged with the Department of Communities.

Community consultation for the DAIP was conducted through several accessible methods, including online surveys, printed surveys, and two drop-in sessions held at the City's Nedlands and Mt Claremont libraries.

The primary focus of the DAIP is to provide equitable access and opportunity for people with disability. The plan also benefits other groups of people within our community such as seniors, youth, families, and people from minority groups who may face language or cultural barriers.



Community Program and Events

Service Definition 2023-24:

Strengthen local connections and community spirit by bringing people together at a wide range of local events, including those provided by the City and those provided by the community itself.

Community Programs and Events sub-services include:

- Community programs
- Community grants
- Community events
- External event approvals
- Citizenship services.

KEY POINTS

- Citizenship Ceremonies to welcome and celebrate new Australian Citizens were held in January, May and September
- 89 City of Nedlands residents were welcomed as Australian Citizens
- 300 community members attended the 2024 Anzac Day Ceremony held in partnership with the Nedlands RSL
- Community Grants were provided for several events including, Deaf Community Markets, Ability Heroes Friendship Group Meetings, Sporting Club Open Days, Local street parties.





Sport and Recreation Services

Service Definition 2023-24:

Provides point-of-contact for the City's sporting clubs, enables the City's 34 sporting clubs' orderly use of City facilities and secures grant funding for the upgrade of sporting facilities.

Sport and Recreation Services sub-services include:

- Reserve bookings
- Facility usage
- Sports club liaison
- Community Sport and Recreation Facilities Fund.

KEY POINTS

- Reserves and sporting clubs include: 3 cricket clubs, 2 rugby clubs, 3 AFL clubs, 2 hockey clubs, 2 soccer clubs, 3 tennis clubs, 2 yacht clubs, 2 golf courses, 2 bowls clubs, 1 croquet club, 1 surf lifesaving club, 1 futsal court, 1 sand volleyball court, 1 skate park, 1 bike pump track
- Outdoor fitness equipment provided at: Beaton Park – Jo Wheatley All Abilities Play Space, Charles Court Reserve, College Park and Melvista Park
- Charles Court Reserve in Dalkeith hosted several international teams to train for the 2024 HSBC World Rugby Sevens Series
- 3 Nedlands senior sporting teams were grand final winners in their respective competitions in 2023-2024.



Volunteer Services

Service Definition 2023-24:

Building a more self-reliant and connected community by involving volunteers in the delivery of Council-provided services. Decreases dependence on government services and builds local relationships.

Volunteer Services sub-services include:

- Volunteer services
- Volunteer appreciation event.

KEY POINTS

- Over 130 volunteers gave their time, knowledge and skills to extend services for our community
- Over 4,930 hours were contributed by City of Nedlands volunteers to extend crucial services to the local community
- Volunteers contributed to the delivery of services at Tresillian Arts Centre, Nedlands and Mt Claremont libraries, Bushcare, Local Studies archives, Nedlands Community Care, Positive Ageing, Audit and Risk Committee and the Public Art Committee.

TWO NEW FREEMAN OF THE CITY WELCOMED

Two eminent City of Nedlands residents were awarded the honorary status of Freeman of the City of Nedlands.

Christian Martineau and Christine Martineau were bestowed with the title at a formal ceremony at the Cottesloe Golf Club on the evening of Wednesday 22 November 2023.

The City of Nedlands Mayor, Fiona Argyle, said:

"The City is proud to have officially recognised Christian and Christine Martineau for their contribution to our community, and to officially bestow the honorary title of Freeman of the City."

"I am proud to have initiated the nominations for our new Freemen. They are each outstanding individuals who have contributed so much to the betterment of the community."

Mr and Mrs Martineau have served the community of the City of Nedlands, and the wider Perth community, for close to four decades. Their pride and joy, Martineau's Patisserie, offered more than just baked goods – it served as a meeting place where the community could connect.

Martineau's Patisserie opened in 1987 in the Captain Stirling Shopping Centre where it continued to operate until its recent closure.



In her speech at the formal ceremony, Mayor Argyle said:

"Martineau's [Patisserie] has been the anchor of the Nedlands community. It was one of the few cafes that remained open throughout the duration of the COVID-19 pandemic and became somewhat of a community centre for many generations over many years."

Mr and Mrs Martineau officially bring the City's total number of Freeman of the City to six, the maximum number of persons that may hold the honorary title at a given time.

Christian Martineau and Christine Martineau join the current Freeman of the City:

- Gordon Davies
- Sue Morey OAM FRCNA
- Mary 'Lennie' McCall AM
- Ruth Reid (deceased).

Youth Development

Service Definition 2023-24:

Provide events, activities and grants that connect local children, young people and their families with their local community.

Youth Development sub-services include:

- Youth events and activities
- Children's events and activities
- Youth grants
- School pools subsidy
- School holiday programs.

KEY POINTS

- Youth Grants supported YouthCare Chaplaincy services at Shenton College, and young people seeking funding to attend local, national and international programs in the areas of sports and community
- 172, a record number of young artists (12-25 years) submitted entries for the Emerge Youth Art Awards
- Pool Subsidy Program supported, and enabled broader community access to, the Hollywood Primary School swimming pool.



Childcare Services

Service Definition 2023-24:

Provide Commonwealth accredited, open plan (mixed-age groups) long day care for children from eight months to six years for residents and ratepayers in the City of Nedlands.

Childcare Services sub-services include:

- Childcare services
- Point Resolution Childcare Centre (PRCC).

KEY POINTS

- PRCC maintained an 87% capacity rate throughout 2023-2024
- PRCC received a 100% service satisfaction rate in the annual parent survey.

Positive Ageing Program

Service Definition 2023-24:

Provide a positive ageing program to support seniors in the City of Nedlands through the Affinity Club and Connected Seniors program. The Affinity Club provides activities and events for the well-aged 55+. The Connected Seniors program provides events and information sessions for all Nedlands' seniors and liaises with other agencies, NFP's and Government departments.

Positive Ageing Program sub-services include:

- Affinity Club
- Connected Seniors.

KEY POINTS

- The Affinity Club had 287 members as of June 2024
- The Positive Ageing Program provides 18 weekly activities for people aged 55+
- Waratah Walkers celebrated 15 years of walking and connecting.

Nedlands Community Care

The Nedlands Community Care Service (NCC), providing Commonwealth Home Support Programme Services, ceased in December 2023, in accordance with the City of Nedlands Workforces Plan and Council Resolution on 28 February 2023.

NEW LOOK FOR POSITIVE AGEING PROGRAM

Following the closure of the Nedlands Community Care in December 2023, the City of Nedlands undertook a review of the services and programs offered for seniors. The overall aim of this review was to consider how the City's services could provide further opportunities for collaboration with neighbouring Councils, increase accessibility for participants, and improve the service's financial sustainability.

Part of this review involved community consultation with service providers, service users, and the wider community to better understand community needs and expectations. We learned that our older people wanted more affordable activities, more variety, and more locations to participate in events and activities. This led to a 'new look' Positive Ageing Program. The City moved to a facilitation model in partnership with the tutors and instructors running services and activities for seniors.

> "We learned that our older people wanted more affordable activities, more variety, and more locations to participate in events and activities.

The new look Positive Ageing Program replaces the pre-existing Affinity Club model and now provides seniors with access to an increased number and variety of activities without the need to pay a membership fee. Additionally, many activities are facilitated by City of Nedlands volunteers and are provided free of charge.

Providing the Positive Ageing Program to the local community continues to be a priority for the City of Nedlands and plays an important role in improving the quality of life of our residents through the different ages and stages of their lives.

Tresillian Arts Centre

Service Definition 2023-24:

Community art centre that brings people together and contributes to community wellbeing through participation in the arts.

Tresillian Arts Centre sub-services include:

- Exhibitions
- Courses
- Facility lease and hire.

KEY POINTS

- 3,500 community members attended courses at Tresillian Arts Centre
- Art History series presented by Emeritus Professor Richard Read covering Turner, Bonnard, three centuries of British and Italian art, Greek sculpture, contemporary sculpture and the reversed canvas
- 2023-24 program included:
  - Emerge Youth Art Awards, July 2023
  - Every Moment Counts, Valerie Glover, August 2023
  - Tresillian Student & Tutor Exhibition, September 2023
  - Connected Spirits – Group Exhibition, October 2023
  - Little Bit Longway, Angela Davis, November 2023
  - Tresillian Studio Artists – New Works, February 2024
  - Inspire – International Women's Day Exhibition, March 2024
  - Unlocked – Abstract Artists Group show, April 2024
  - People in Places – joint exhibition by Portrait artists Steph Shephard and Johnny Qazilbash, May 2024.

Environmental Health

Service Definition 2023-24:

Protect the public from natural and built environmental factors that affect their health and well-being. To foster public health by performing functions and undertaking tasks in line with statutory requirements and City strategic directions.

Environmental Health sub-services include:

- Food businesses
- Public building
- Event management
- Personal appearance establishments
- Trading in public places
- Public health planning
- Mosquito and rodent control
- Noise assessment and monitoring
- Environmental protection
- Recreational water quality
- Aquatic facilities.



KEY POINTS

- Developed and published City's first Public Health Plan, aligned with the *Public Health Act 2016*
- Conducted over 430 health inspections to ensure the safety of the community
- Registered 22 new food businesses
- Continued collaboration with Western Suburbs Organisation of Council Local Governments to manage mosquitos via seasonal surveillance and public messaging.

PUBLIC HEALTH PLAN 2024-2028

The City successfully led the development of its first strategic document on public health – City of Nedlands Public Health Plan 2024-2028 – which was adopted by Council in July 2023. The plan provides a strategic framework for the health and wellbeing of the local community. It is the City's roadmap to continue to enable a healthy, active and safe community.

The Public Health Plan aligns with the requirements of the *Public Health Act 2016*, including the objectives and policy priorities of the State Public Health Plan, and is integrated with the City of Nedlands' Integrated Planning and Reporting Framework.

The plan identifies and addresses key health priorities within the community.

This achievement involved thorough research, stakeholder engagement, collaboration with North Metropolitan Health Service, and public consultation. The plan established strategic objectives aimed at inspiring, empowering and enabling healthy living, prevention and protection for a healthier future, and building resilient community health in a changing climate.

The City of Nedlands is committed to ensuring that we achieve our aspiration of having a healthy community where people enjoying living through the different ages and life-stages. The City of Nedlands Public Health Plan 2024-2028 documents our roles and responsibilities and sets goals to maintain community health now and into the future.



Ranger Services

Service Definition 2023-24:

Provide information and advice on City of Nedlands Local Laws and other relevant legislation to residents and visitors and where appropriate take enforcement action with relation to these laws. Assist with the control and reporting of issues related to events, permits and provide support during emergencies. Maintain a presence by providing a uniformed patrol of the City's parks, reserves, streets, and other facilities.

Ranger Services sub-services include:

- Parking compliance
- Animal management and control
- Local Law (various) compliance
- Emergency Management (prevention, preparedness, response and recovery).

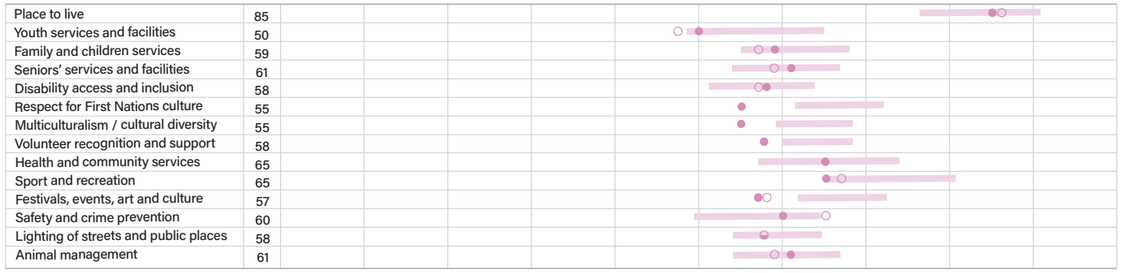
KEY POINTS

- Commenced the Aero Ranger License Plate Recognition (LPR) system for the enforcement of parking restrictions
- Arranged the Lions Club to provide parking services in City reserves during the Royal Show, and implemented parking restrictions to reduce impact on residents
- MOU signed with the City of Stirling allowing temporary accommodation of animals, at their Balcatta Animal Care Facility, in emergencies
- Donated $1,000 to the Cat Haven and Shenton Park Dog Refuge, to support their work rehoming cats and dogs
- Worked collaboratively with Australia Post to educate their delivery staff about reporting, the investigation process and tips for preventing dog attacks.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

People



Legend

- City of Nedlands 2023 performance score
- City of Nedlands 2016 performance score
- No change in performance from 2016 to 2023
- Target Zone. Shading shows industry average to industry high from the MARKYT® Community Scorecard.

For further information, visit catalyse.com.au

MARKYT Community Scorecard

The City of Nedlands participates in the MARKYT® Benchmarking Excellence Program to monitor and benchmark service levels.

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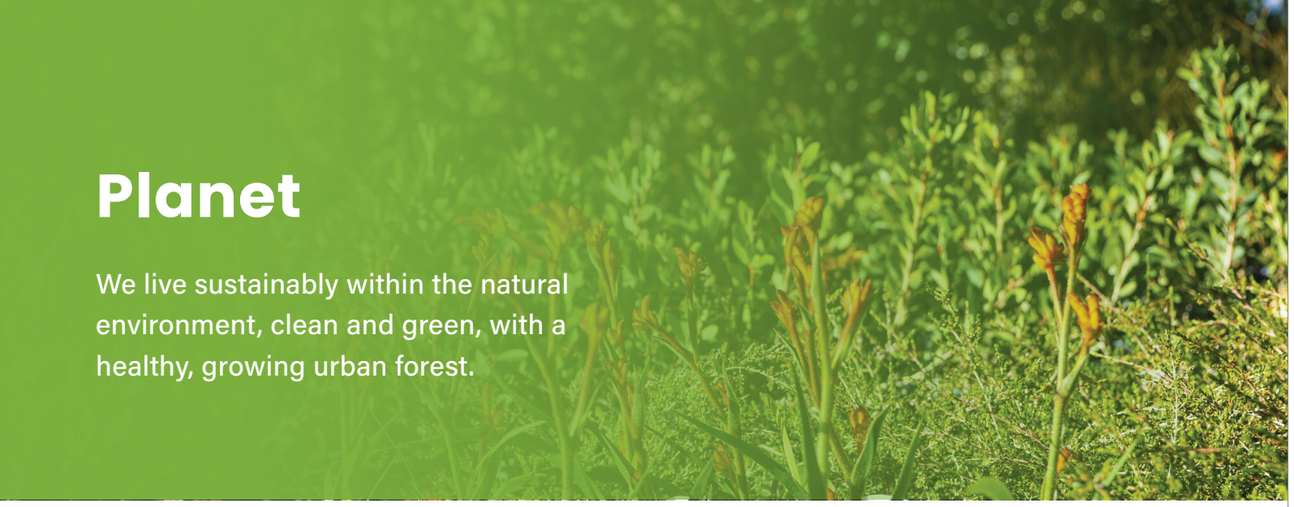
The preferred target zone is shown as coloured bars

Council Plan Actions: Status 2023-24 and Plans 2024-25

Status	Council Plan Actions
●	Completed
●	On Track
●	In Progress
●	Not Started
▶	Continue or start in 2024-25

No.	People - Actions: Status 2023-24 and Plans 2024-25**	Status 23-24	Plans 24-25
1.1.1	Develop a Public Art Strategy to articulate the direction for public art in the local area.	●	▶
1.1.2	Complete a review of the City's Events Program to deliver recommendations to activate the foreshore and local parks with a range of family friendly, inclusive activities and events. Community suggestions for consideration include activities that celebrate local history and cultural diversity (i.e. First Nations, Chinese New Year, Eid and Diwali), music and wine festivals, markets, food trucks, outdoor films and sculpture trails.	●	▶
1.2.1	Develop a Reflect: Reconciliation Action Plan (RAP), the first of four plans in Reconciliation Australia's RAP Framework.	●	▶
1.3.1	Update the Local Heritage Survey and list of places the City deems are, or may become, of heritage significance.	●	▶
1.3.3	Investigate and cost options for a Heritage Circuit with informative signage and plaques to raise awareness of local history and heritage. Consider opportunities to collaborate with neighbouring councils.		▶
1.3.4	Advocate for heritage and activation works to be completed at the Sunset Precinct, Jutland Parade.	●	▶
2.1.1	Develop a Local Public Health Plan in accordance with statutory requirements in the *Public Health Act 2016.*	●	▶
2.2.1	Finalise the Strategic Active Sports Facilities Plan.	●	▶
2.2.3	Support club plans to upgrade existing sporting facilities to provide appropriate change room facilities for all genders.		▶
2.2.4	Support the Claremont Junior Football Club to apply for State Government funding to upgrade reserve floodlighting at College Park to cater for growing demand for Girls AFL games.	●	▶
2.2.5	Finalise options to upgrade reserve floodlighting at David Cruickshank Reserve.		▶
2.2.6	Collaborate with the State Government and neighbouring councils to investigate suitable sites in Mt Claremont for mountain bike trails.	●	▶
2.3.1	Advertise volunteer opportunities across a broader range of communication channels and platforms to attract more volunteers of all ages.	●	▶
2.3.2	Provide an annual volunteer appreciation celebration to recognise and thank current volunteers.	●	▶
2.4.2	Review locations where dogs are permitted to be off leash.	●	▶
2.4.3	Review and improve the process for raising and addressing animal complaints, mediating disputes, and enforcing regulations.		▶
2.5.1	Provide a campaign to improve community awareness of safety and security initiatives.		▶
2.5.2	Investigate potential savings and capacity to improve service levels of street lighting through the City's ownership of streetlights.	●	▶
3.1.1	Map existing facilities, services, events and activities for children aged 0-14 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. When completing this review, include a review of College Park Family Centre to understand current and future needs among users of this facility.		▶
3.2.1	Map existing facilities, services, events, activities and volunteer opportunities for young people aged 15-24 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. When completing this review, consider access to mental health services, and investigate demand for a Youth Centre, new or upgraded skate parks, bike and pump tracks, and playground equipment for teenagers.		▶
3.3.1	Map existing facilities, services, events, activities and volunteer opportunities for seniors, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. When completing this review, consider access to aged care accommodation, home support services, community transport, recreation and wellbeing services and facilities, and life-long learning opportunities.	●	▶
3.3.2	Extend the Positive Ageing Program to deliver more activities across the City of Nedlands.	●	▶
3.4.1	Review and update the Disability Access and Inclusion Plan.	●	▶
3.4.2	Identify opportunities to improve universal access to Council facilities and reserves (i.e. self-opening doors, ramps, sealing footpaths and accessways, parking, beach, and river access etc) and include specific actions when reviewing the Disability Access and Inclusion Plan and Capital Works Program.	●	▶



Planet

We live sustainably within the natural environment, clean and green, with a healthy, growing urban forest.

Outcomes and Objectives

4. Healthy and sustainable ecosystems
4.1 Conserve, restore and enhance local biodiversity and natural assets, including the river foreshore, coastline and remnant bushland.
4.2 Grow the urban forest.
5. Climate resilience
5.1 Encourage the adoption of sustainable practices to work towards zero waste and being carbon neutral.
5.2 Strengthen adaptive capacity to climate-related hazards and natural disasters.

Services

- Environmental conservation
- Sustainability
- Parks services
- Arboriculture
- Waste services.

Services: Definition and Key Points 2023-24

Environmental Conservation

Service Definition 2023-24:

Conserve the natural environment and protect and enhance biodiversity within the City.

Environmental Conservation sub-services include:

- Bushland management
- Volunteer programs
- Community engagement and events
- Bush fire risk management
- Feral animal management
- Water conservation
- Groundwater monitoring.



SWANBOURNE OVAL GREENWAY

> This work has added approximately 0.5 hectares of new bushland to Allen Park, creating a more connected and resilient habitat for local fauna.

What was once a patch of reticulated lawn is now a flourishing extension of coastal bushland, thanks to the final stage of the Swanbourne Oval Greenway project — completed in June 2024 through a strong partnership between the City of Nedlands, the Swanbourne Coastal Alliance, and the Melon Hill Bushland Group.

The transformation began with the successful rehabilitation of the Swanbourne Reserve contaminated site in late 2023. Building on that momentum, the City and its partners set out to restore and reimagine the surrounding landscape. Invasive weeds were carefully removed, certified mulch was laid to protect and nourish the soil, and in June, 2,500 water-wise native shrubs and ground covers were planted — all species naturally occurring in the area.

This work has added approximately 0.5 hectares of new bushland to Allen Park, creating a more connected and resilient habitat for local fauna.

It also marks a shift in how the City manages green spaces, with a focus on sustainability, biodiversity, and climate resilience.

Jointly funded by the City and the Western Australian Planning Commission's Coastwest Grants Program, the Swanbourne Oval Greenway is more than just a landscaping project. It's a long-term investment in the health of our environment — reducing groundwater use, improving ecological connectivity, and helping the City absorb greenhouse gas emissions.

The project reflects the City's ongoing commitment to working with the community to protect and enhance our natural spaces for generations to come.

Sustainability

Service Definition 2023-24:

Provides a future planning and growth focus driving research and creating the vision and plans for a liveable, prosperous, and sustainable City, with a primary focus on sustainability and conservation.

Sustainability sub-services include:

- Sustainable living programs
- Community sustainability promotion
- Energy and greenhouse management.

KEY POINTS

- Electric Vehicle charging stations installed at Council Administration Building, Nedlands Library and Mt Claremont Community Centre.



Parks Services

Service Definition 2023-24:

Ensure the responsible provision, use and protection of the City of Nedlands formalised parks, gardens, reserves and groundwater resources through sustainable practices that provide and maintain healthy, aesthetically pleasing, and useable parks, gardens and reserves in line with community needs, standards and available financial resources.

Parks Services sub-services include:

- Turf services
- Landscape services
- Irrigation services.

KEY POINTS

- 211.17Ha – recreation
- 31.72Ha – natural areas
- 38 playgrounds
- Refurbished 14 garden beds at the Peace Memorial Rose Gardens
- Managed the infestation of Chill-Thrip and the Polyphagous Shot-Hole Borer in line with requirements from the DPIRD
- Remained within the regulatory groundwater allocation
- Established a Waterwise Gold Working Group, to pursue Waterwise Gold status.

Arboriculture

Service Definition 2023-24:

Ensure the responsible provision and protection of the City of Nedlands tree assets through conservation and sustainable practices that provide and maintain healthy, aesthetically pleasing, and safe trees within streetscapes, parks, gardens, and reserves in line with community standards and available financial resources.

Arboriculture sub-services include:

- Tree maintenance services
- Tree planting services.

KEY POINTS

- 24,040 urban trees
- Planted 536 street trees and 35 park trees.



Waste Services

Service Definition 2023-24:

Meet regulatory responsibilities to manage the collection of all residential waste volumes in a way that delivers positive outcomes environmentally, economically, and socially for the City of Nedlands. Offer a commercial waste management program that supports business, rate payer needs and delivers positive outcomes environmentally, economically, and socially for the City. Deliver to the community every day a clean and tidy City by utilising contemporary technologies to achieve the desired outcomes whilst allowing City businesses to operate unhindered by these activities. Proactively remove graffiti from public realm assets across the city.

Waste Services sub-services include:

- Residential and commercial waste collection
- Public bin management
- Waste education
- Graffiti removal.

KEY POINTS

- City among the top five local governments, with 63% of waste diverted from landfill across all City waste streams
- Collected a total of 11,117 tonnes of residential waste, including bulk waste
- Collected and recovered 2705 tonnes of recyclable materials
- Collected 4,725 tonnes of FOGO (Food Organics and Garden Organics) and processed it into Australian Standard AS4736 compost/soil conditioning products, supporting the circular economy
- Provided over 1 million dog waste bags at city parks and reserves
- Provided green waste bags, worm farms, compost bins, and bokashi buckets at discounted rates
- 1,278 residents utilised the JFR transfer station (Brockway Road, Shenton Park) community recycling and waste treatment at no charge
- Delivered waste education programs, including Clean Up events to schools
- Maintained a 48-hour graffiti removal service for public spaces and areas visible from public spaces.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

Planet

Sustainable practices / climate change	54	
Conservation and environment	56	
River foreshore management	61	
Beach / coastal management	63	
Waste management	63	
Noise, pests, food inspections, etc	60	
Natural disaster management	52	

Legend

- City of Nedlands 2023 performance score
- City of Nedlands 2016 performance score
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No.	Planet - Actions: Status 2023-24 and Plans 2024-25*	Status 23-24	Plans 24-25
4.1.1	Prepare a Coastal Hazard Risk Management and Adaption Plan for the river foreshore and coastline.	●	▶
4.1.2	Review and update the City Greenway Policy.		▶
4.2.1	Review and update the Urban Forest Strategy (2024-34). This plan will include a major audit of trees on City managed lands (parks, verges, etc), the establishment of a tree asset register that is maintained regularly, and development of a plant pathogen management plan. When developing this plan, the City will set realistic canopy targets and develop a costed Tree Planting Program, with consideration for financial sustainability and whole-of-life costings.	●	▶
4.2.2	Implement the Tree Planting Program.	●	▶
5.1.1	Prepare a Sustainability Strategy to guide the City's adoption of sustainable practices, improve community awareness and adoption of sustainable practices, and report on progress against key performance indicators via a Sustainability Dashboard Report.		▶
5.1.2	Collaborate with key stakeholders to develop an Electric Vehicle Charging Network Plan.		▶
5.1.3	Improve water management practices to achieve Gold Waterwise Status by 2025/26.	●	▶
5.1.4	Assess and implement a new contract for improved bulk waste collection services.	●	
5.2.1	Develop a Stormwater Management Plan. This plan will determine drainage infrastructure requirements to minimise the risk of flooding, maximise stormwater infiltration at source, minimise pollutant discharge to the Swan River and recharge the aquifer.		▶
5.2.2	Deliver drainage remediation as planned in the Capital Works Program and keep the community informed about progress.	●	▶

17.2 - Attachment 1



Place

We are growing and developing responsibly to enhance our lifestyle, unique heritage, character, and beautiful parks and gardens.

Outcomes and Objectives

6. Sustainable population growth with responsible urban planning

6.1 Responsible planning and development to enhance liveability and the area's unique character.

7. Attractive and welcoming places

7.1 Provide quality community buildings, halls and toilets.

7.2 Enhance playgrounds, parks and reserves.

7.3 Provide beautiful, well-maintained streetscapes.

8. A city that is easy to get around safely and sustainably

8.1 Encourage more people to walk, ride or use other forms of active transport.

8.2 Encourage greater use of public and shared transport.

8.3 Deliver an efficient, safe and sustainable road network.

8.4 Effectively manage parking supply and affordability.

Services

- Strategic Urban Planning
- Statutory Urban Planning
- Building Services
- Transport and Development
- Asset Management
- City Projects and Programs
- Civil Maintenance
- Building Maintenance.

Services: Definition and Key Points 2023-24

Strategic Urban Planning

Service Definition 2023-24:

Deliver holistic, integrated city-wide strategies, plans and policies, that set the direction for the sustainable growth of the City of Nedlands including land use, environmental sustainability, community infrastructure, and economic and cultural heritage outcomes. Ensure integration across all tiers of government and the private sector including management of government relations relating to the planning and development of the city.

Strategic Urban Planning sub-services include:

- Planning strategy and scheme
- Urban planning policy
- Precinct planning
- Heritage planning.

KEY POINTS

- Sustainable Development Local Planning Policy (LPP) adopted
- Tree Retention Local Planning Policy developed and advertised
- Public Open Space Strategy and Public Open Space Contributions LPP adopted
- Endorsement of the Nedlands Stirling Highway Activity Corridor (NSHAC) Strategy and progression of Scheme Amendment 13
- Revisions completed of the City's 'Removal of Occupancy Restrictions' and 'Exempt Development' Local Planning Policies.

DEVELOPING PLANNING STRATEGIES AND POLICIES

The City has made significant progress in delivering upon and aligning to the priorities outlined in the Council Plan, specifically in respect to responsible growth and the development and activation of the City's town centres.

Adoption of the Public Open Space Strategy and accompanying 'Local Planning Policy 7.7 Public Open Space Contributions' reinforces the City's commitment to preservation and sustainable management of the City's public realm. The Strategy and Policy provide the necessary framework and statutory mechanisms to ensure the City's public open space assets are adequately preserved, managed and enjoyed by the community and future generations.

Additionally, Council's adoption of the Nedlands Stirling Highway Activity Corridor Strategy (NSHAC) and the progression of Local Scheme Amendment 13, again demonstrates the City's alignment to upholding community priorities, providing further zoning and development guidance, and addressing the vision for Stirling Highway, built form and vehicle access.

"
The Strategy and Policy provide the necessary framework and statutory mechanisms to ensure the City's public open space assets are adequately preserved, managed and enjoyed by the community and future generations.

Statutory Urban Planning

Service Definition 2023-24:

Deliver assessment and compliance actions to ensure the City meets its land use planning and development control functions and obligations. Ensure land use planning outcomes are consistent with local and state planning policy and legislation and community expectation.

Statutory Urban Planning sub-services include:

- Development assessment
- Development compliance
- Statutory policy formulation
- Design Review Panel administration.

KEY POINTS

- 22 reviews conducted by the Development Review Panel.



Building Services

Service Definition 2023-24:

Provide quality, customer focussed advice and building approval and compliance services to the community including timely assessment and inputs into building permits and relevant applications. Undertake investigations and resolution of building compliance matters. Professionally represent the City of Nedlands on SAT as required. Undertake regular swimming pool safety inspections in line with statutory time frames. Provide sharing and provision of resource cover to other LGA building departments.

Building Services sub-services include:

- Shared services with other local governments
- Development compliance
- Building application assessment
- Swimming pool inspections.

KEY POINTS

- 99.7% of building applications were issued within statutory timeframes
- 142 dwellings were approved, including 88 dwellings within infill areas
- 345 building permits and 60 demolition permits granted
- 100% of properties, due for a pool inspection, were inspected on time
- Shared services collaboratively provided pool inspection programs for the Town of Claremont and Shire of Peppermint Grove visiting 441 properties
- Shared services collaboratively provided building application assessment for neighbouring councils, assessing 204 building applications.

Transport and Development

Service Definition 2023-24:

Provide holistic, integrated plans for the public realm to guide improvements to City of Nedlands streets, places, and spaces. Design the City's transport infrastructure to facilitate an integrated network that optimises transport movements and delivers function, safety, and access across the network. Review development and building applications and their impact on the City's transport network.

Transport and Development sub-services include:

- Technical review – planning and building applications
- Traffic and transport planning
- Traffic management plan review
- Road safety.

KEY POINTS

- Secured Federal Government funding for The Avenue Black Spot Project
- Developed an Integrated Transport Strategy (ITS) that addresses transport challenges and provides a clear framework for the future planning and upgrade of the City's transport system.





Asset Management

Service Definition 2023-24:

Proactively manage City of Nedlands assets to maximise community value, service utility and ensure that remedial and maintenance interventions deliver best value outcomes to our community.

Asset Management sub-services include:

- Asset management
- Capital works project planning
- Capital works project budgeting.

KEY POINTS

- 155km – road network
- 4,749 pits and 71.5km pipes – drainage
- 13.5km – laneways
- 34 – off-street carparks
- 137.1 km – footpath network
- 95 – buildings
- Condition audit and stocktake – building asset class
- Condition audit and stocktake – public open space asset class.

City Projects and Programs

Service Definition 2023-24:

Manage the design, planning and delivery of all infrastructure projects within the annual Capital Works Program. Ensure stakeholder consultation is undertaken where required.

City Projects and Programs sub-services include:

- Capital works planning
- Capital works design
- Capital works procurement
- Capital works construction.

KEY POINTS

- 4 kilometres of road surface renewed and repaired
- 65 new crossovers installed
- 59 new drainage pits installed to address storm water runoff
- 550 drainage pits cleaned and serviced
- 250 meters of footpath repaired
- 1,000 meters of concrete kerbing repairs.

Civil Maintenance

Service Definition 2023-24:

Maintenance of roads, right of ways, footpaths, parking signage, line marking and subsidiary street furniture to facilitate safe usage of the transport network by pedestrians, cyclists and vehicles. Maintenance of the drainage network to ensure the efficient removal of stormwater across the City of Nedlands during normal rainfall events. Street lighting infrastructure is owned and maintained by both the City and Western Power to deliver a safe environment to night-time visitors to our city.

Civil Maintenance sub-services include:

- Road network (including rights of way/laneways)
- Path network
- Drainage network
- Bus shelters
- Parking signs and lines.

KEY POINTS

- 1,100m^2 of Swanbourne Reserve remediated – removing medical and asbestos waste from the 1970s
- 3,930m of new concrete kerbing installed
- 240km^2 of road swept
- 35 drainage pits upgraded to increased capacity
- 2,300 linear meters of crack sealing to improve our road networks.

Building Maintenance

Service Definition 2023-24:

Maintaining the Building portfolio to support the delivery of a wide range of public services which fulfil the social, economic, and environmental needs of the community. Preventing further deterioration or failure that will not impact daily operations with planning work at predetermined intervals to meet Statuary, Health and Safety, and operational reliability. Provide quality customer focussed advice and service to Stakeholders and the Community.

Building Maintenance sub-services include:

- Building security
- Building maintenance
- Building capital works projects.

KEY POINTS

- New roof tiles and insulation to Point Resolution Child Care centre
- Refurbishment of Depot male toilets and locker room
- Refurbishment of Council Chamber
- Upgrades to Tresillian Arts Centre including new air conditioners to leased rooms, activity room upgrades, and refurbishment of front timber security doors
- Resurfacing and recoat of Depot veranda.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

Place

Responsible growth and development	35	
Planning and building approvals	32	
Housing	55	
Local history and heritage	55	
Community buildings, halls, toilets	56	
Playgrounds, parks and reserves	68	
Streetscapes, trees and verges	59	
Footpaths, trails and cycleways	58	
Local roads	62	
Parking management	53	
Public transport	64	

Legend

- City of Nedlands 2023 performance score
- City of Nedlands 2016 performance score
- No change in performance from 2016 to 2023
- Target Zone. Shading shows industry average to industry high from the MARKYT® Community Scorecard.

For further information, visit catalyse.com.au

MARKYT Community Scorecard

The City of Nedlands participates in the MARKYT® Benchmarking Excellence Program to monitor and benchmark service levels.

Council aims to be above the MARKYT® industry average and strives to be the industry leader in all areas. This chart shows Council's Performance Index Score out of 100 compared to the MARKYT® Industry Standards.

The preferred target zone is shown as coloured bars

Council Plan Actions: Status 2023-24 and Plans 2024-25

Status	Council Plan Actions
●	Completed
●	On Track
●	In Progress
●	Not Started
▶	Continue or start in 2024-25

No.	Place - Actions: Status 2023-24 and Plans 2024-25*	Status 23-24	Plans 24-25
6.1.1	Review the Local Planning Framework in collaboration with the community and State Government to agree on an approach for responsible and sustainable development that meets local community needs. When reviewing the framework consider Nedlands town centre, local community hubs, housing needs, appropriate sites for high-density dwellings, and green spaces.	●	▶
6.1.2	Progress Scheme Amendment 13 - Stirling Highway and related policies to introduce limits on building heights.	●	▶
6.1.3	Develop a Planning Policy to mandate sustainable practices in new builds.	●	
6.1.4	Prepare the Mt Claremont Masterplan to resolve land use within and surrounding the Subiaco Wastewater Treatment Plant odour buffer and Graylands Hospital.		▶
6.1.5	Prepare an Integrated Transport Strategy, in consultation with the community and neighbouring councils to meet needs in relation to paths, cycleways, roads, parking, and public transport.	●	
6.1.6	Complete a customer experience review to improve the planning and building approval process through to building completion, for all stakeholders.		▶
7.1.1	Develop a Land Asset Optimisation Strategy to identify opportunities to improve, rationalise or share community assets to ensure sustainable and optimal use of Council assets and resources.	●	▶
7.1.2	Develop a business case for the future operations of the buildings in the Lawler Park precinct with consideration for sport, performing arts and culture, and community meeting space.	●	▶
7.2.1	Implement the preferred developer contribution model (cash in-lieu of land for public open spaces).	●	▶
7.2.3	Develop Foreshore Masterplan to improve social, economic and environmental outcomes.	●	▶
7.2.4	Upgrade the playground in front of the Shorehouse, Swanbourne.		▶
7.2.5	Prepare a Concept Plan for the Loreto Primary School site with consideration for the community's aspirations.	●	▶
7.3.1	Install underground power in Hollywood East, Nedlands West and Nedlands North precincts.	●	▶
7.3.2	Develop a Waterwise Nature-strip Program.		▶
7.3.3	Refer to the City's Urban Forest Strategy for further actions related to street trees.	●	▶
8.1.1	Advocate for an underpass, traffic trench or similar solution across Stirling Highway to improve connectivity and safety for pedestrians and cyclists.	●	▶
8.1.2	Implement planned improvements to footpaths and cycleways as listed in the Capital Works Program.	●	▶
8.2.1	Advocate for improvements in public transport services, and initiatives to increase commuter awareness and usage across the City of Nedlands.	●	▶
8.3.1	Undertake a comprehensive traffic modelling study to be used proactively with future developments, including proposed developments at the Captain Stirling site.	●	▶
8.3.2	Complete planned roadworks as described in the Capital Works Program.	●	▶
8.3.3	Progress plans and seek funding to upgrade lane ways systematically across the City of Nedlands.	●	▶
8.4.1	Develop a Parking Strategy to manage growing demand and traffic congestion.		▶



Prosperity

We are a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.

Outcomes and Objectives

9. A vibrant local economy
9.1 Revitalise commercial areas to retain, support and attract businesses.
10. Active participation in education and life-long learning
10.1 Facilitate access to quality education and lifelong learning opportunities for all.

Services

- Library services
- Strategic urban planning (see Place).

Services: Definition and Key Points 2023-24

Library Services

Service Definition 2023-24:

Provide resources and activities to address information and learning needs of the community in the Nedlands and Mt Claremont libraries and through on-line access.

Library Services sub-services include:

- Library services
- Local studies.

Along with traditional library services, Nedlands and Mt Claremont libraries offer safe, multi-purpose spaces for a range of ongoing activities and events for all ages, including:

- Tech help sessions
- Baby Rhyme Time (ages 0-2)
- Music Time (ages 2-3) and Story Time (ages 3-5)
- Book clubs and 'Subjects of Note' for adults
- Language conversation groups
- Author talks and events
- Books on Wheels
- Library bus
- Justice of the Peace service.

KEY POINTS

- Over 6,500 community members attended 776 library hosted events
- 320,487 library transactions (resource issues, renewals, and reservations)
- 93,531 visits to the libraries
- 837 new members registered for the Nedlands Library Service
- On 1 July 2023 the Nedlands Library Service transitioned to a paperless loan system – all reservation notices, loan reminders, overdue notices and invoices are now delivered by email
- Family history database searches increased by 3,984, showing an increased interest in in the City's Local Studies service
- Visits to the Nedlands and Mt Claremont libraries increased by 14,458
- Public PC usage increased by 582 hours, across both libraries.

BEYOND DOORWAYS

A tribute to learning at Nedlands Library

In May 2024, the City received a donated public artwork for permanent installation at the Nedlands Library. Beyond Doorways by artist Erica Zaino is the 20th artwork in the city's Public Art Collection. The mirrored panels with yellow doorways are a tribute to the learning possibilities offered by libraries. The artist says of the work:

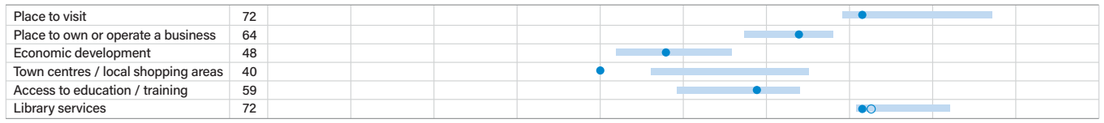
"Within these doors lie the realms of reason and instinct, where minds journey through corridors of choices. Explore, discover, and embrace the wisdom that awaits within the sanctuary of knowledge."



Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

Prosperity



Legend

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- City of Nedlands 2016 performance score
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The preferred target zone is shown as coloured bars

Council Plan Actions: Status 2023-24 and Plans 2024-25

Status	Council Plan Actions
●	Completed
●	On Track
●	In Progress
●	Not Started
▶	Continue or start in 2024-25

No.	Prosperity - Actions: Status 2023-24 and Plans 2024-25*	Status 23-24	Plans 24-25
9.1.1	Partner with the State Government and City of Perth to prepare a UWA-QEII Precinct Plan.	●	▶
9.1.2	Develop a Place Vision for the Nedlands Town Centre.		▶
10.1.1	Undertake a review of the City's library services and propose a costed improvement program to meet current and future needs.		▶





Performance

We have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.

Outcomes and Objectives

11. Effective leadership and governance

11.1 Strengthen Council's leadership and governance.

12. A happy, well-informed and engaged community

12.1 Effectively inform and engage the community about local services and events, key projects, consultation outcomes, Council decisions, and budget allocations.

Services

- Governance and legal
- Members of council
- Strategic planning and projects
- Corporate communications
- Customer services
- Human resources
- Financial services
- Land and property
- Information and communication technology
- OneCouncil project
- Information and records management
- Fleet management.

Services: Definition and Key Points 2023-24

Governance and Legal

Service Definition 2023-24:

Establishes the framework of decision making, systems and processes that assist the organisation in enhancing its statutory compliance, legal and risk management responsibilities.

Governance and Legal sub-services include:

- Governance
- Risk management
- Legal services.

Members of Council

Service Definition 2023-24:

Coordinates communication and information between Councillors and the Administration. Primarily responsible for decision-making across the City of Nedlands.

Members of Council sub-services include:

- Council members support
- Council meeting support
- Local government elections.

Strategic Planning and Projects

Service Definition 2023-24:

Provides an integrated planning and reporting approach in accordance with s5.56 of the *Local Government Act 1995* and subsequent Regulations. Includes: Strategic Community Plan (SCP), Corporate Business (CBP) Plan, Long Term Financial Plan, Asset Management Strategy and Plans, Workforce Plan, Service Plans, Corporate Reporting. Undertakes Business Improvement projects as required.

Strategic Planning and Projects sub-services include:

- Corporate planning
- Corporate reporting
- Business improvement.

KEY POINTS

- The City undertook a major review of its SCP and CBP and the Council adopted "Our Plan for the Future – City of Nedlands Council Plan 2023-34" on November 28, 2023.

Corporate Communications

Service Definition 2023-24:

Provide clear, consistent and proactive messages aligned to the City's broader strategic direction to internal and external stakeholders applying traditional and contemporary media approaches.

Corporate Communications sub-services include:

- Community engagement
- Internal communications
- External communications
- Digital channels management
- Media.

Customer Services

Service Definition 2023-24:

Provide a high level of customer service to facilitate highly effective relationships with the City of Nedlands customers and stakeholders. Manage and promote the Customer Experience and Stakeholder Engagement Frameworks and provide support and advice to ensure a consistent and high standard of customer service and stakeholder engagement across the organisation. Monitor customer satisfaction and respond proactively to identified trends.

Human Resources

Service Definition 2023-24:

Provide workforce supply, employee relations, employee management, workforce planning and workplace safety and health initiatives – to ensure effective service-based allocation of human resources to meet service and project needs, and a safe working environment to meet legislative obligations and deliver against the City of Nedlands Strategic Community Plan. Enable the effective management of the Employee Lifecycle in a safe work environment.

Human Resources sub-services include:

- Recruitment
- Employee relations
- Workplace Health and Safety.



Financial Services

Service Definition 2023-24:

Delivers accurate and timely transactional finance services using clearly articulated, visible financial processes that enable/support the City of Nedlands service units to deliver value for money outcomes to our community. Ensures that the City is financially accountable to its community whilst meeting all statutory financial obligations.

Financial Services sub-services include:

- Accounting services
- Rates and other revenue
- Procurement
- Payroll
- Internal audit.

Land and Property

Service Definition 2023-24:

Coordinate the strategic management of the City of Nedlands property portfolio embracing acquisition, commercial leasing, and disposal.

Land and Property sub-services include:

- Land asset optimisation
- Land asset investment
- Property management.

KEY POINTS

- 60 property agreements were managed by the City including:
  - 13 commercial
  - 5 residential
  - 12 management licences
  - 30 community community/sporting group leases.

Information and Communication Technology

Service Definition 2023-24:

Provides end-to-end information, communication and technological solutions to internal and external customers utilising City of Nedlands services. Ensure the delivery of the technology systems that enable our organisation in delivering excellence customer focussed service. Ensures the security and protection of Sensitive and Private Information from unauthorised access, and/or complete data loss.

Information and Communication Technology sub-services include:

- ICT services
- ICT support.

KEY POINTS

- 2300+ Information Technology support requests serviced.

OneCouncil Project

Service Definition 2023-24:

Capital project and resources to facilitate the transition to, and enablement of, the purchased OneCouncil suite from TechnologyOne.

OneCouncil Project sub-services include:

- OneCouncil project
- OneCouncil system support.

Information and Records Management

Service Definition 2023-24:

Coordinate the City of Nedlands records and information management activities including:

- Education and training for staff, elected members, and contractors regarding their obligations under record keeping, privacy and Freedom of Information
- Coordinate Freedom of Information (FOI) requests.

Information and Records Management sub-services include:

- Information management
- Records management
- Freedom of Information
- Information and records support
- Business continuity.

KEY POINTS

- Record management classification converted into an automated process
- 300,000 circa - records classified
- 20,000 records disposed of via retention process.

Fleet Management

Service Definition 2023-24:

Ensure that the City of Nedlands achieves best value and demonstrates social, economic, and environmental sustainability in the way in which it manages its fleet, mobile plant, and heavy plant equipment. Operate the depot workshop and responsibly manage stores and materials.

Fleet Management sub-services include:

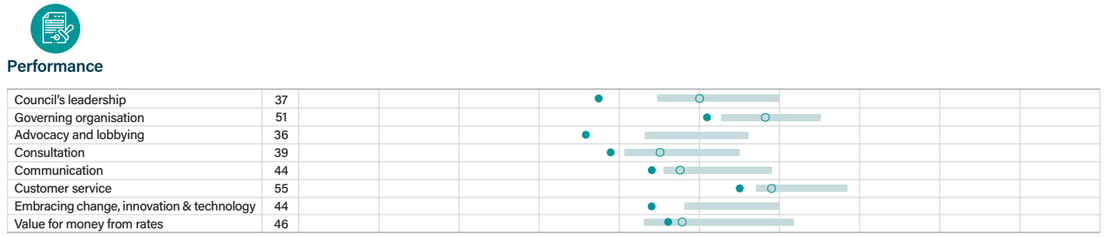
- Fleet, plant and equipment management
- Fuel management
- Minor fabrication.

KEY POINTS

- Fleet includes: 11 trucks, 16 utilities, 19 cars, 3 tractors, 2 out-front mowers, 1 elevated work platform, 1 bus, 1 skid steer load, 1 x 8 tonne front end loader, 3 cricket wicket rollers, various light plants
- Installed 4 electric vehicle chargers - three for public use, at the Administration Centre, Nedlands Library and Mt Claremont Library, and one at the works depot
- City started its transition to hybrid electric and battery electric vehicle, comprising, 4 hybrids and 1 battery electric.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023



Council Plan Actions: Status 2023-24 and Plans 2024-25

Status	Council Plan Actions
●	Completed
●	On Track
●	In Progress
●	Not Started
▶	Continue or start in 2024-25

No.	Performance - Actions: Status 2023-24 and Plans 2024-25*	Status 23-24	Plans 24-25
11.1.1	Support councillors to complete mandatory councillor training (i.e. Councillor Member Essentials Training modules with WALGA).	●	
11.1.2	Provide standardised Council meeting procedures, in accordance with the Local Government Reform process.	●	▶
11.1.3	Review the Council Plan annually. In accordance with statutory requirements, review Corporate Business Plan elements annually, and complete a minor desktop review of Strategic Community Plan elements once every two years, and a major review once every four years. The next major review is due in 2027/28.	●	▶
11.1.4	Update the Risk Management Framework to identify and mitigate risks.	●	▶
11.1.5	Develop an Advocacy Plan for Council to proactively partner with the State Government and other key stakeholders on issues of local significance.		▶
11.1.6	Review and update the Workforce Plan to ensure the City is sufficiently resourced to deliver services and projects to meet community needs.	●	▶
11.1.7	Undertake the Employee Culture Survey.		▶
11.1.8	Implement the OneCouncil Platform to centralise and integrate digital systems to improve business efficiencies, customer experiences, and timeliness of communication (i.e. providing improved access to time-sensitive, critical information relating to new developments).	●	▶
11.1.9	Develop a Strategic Project Development policy to guide the project inception and due diligence of City of Nedlands Strategic Projects.	●	
12.1.1	Develop a Community Engagement Charter in accordance with the Local Government Reform and as part of an overall Community Engagement Framework. The charter must set out how the City will engage with ratepayers and the community about the local government's proposed policies, initiatives, and projects.	●	▶
12.1.2	Develop a Communications Agreement, in accordance with the Local Government Reform. This agreement must address how council members may seek information and assistance from administration in carrying out their role.	●	▶
12.1.3	Prepare a Communications Plan, as part of an overall Community Engagement Framework, to raise awareness of the City's projects, facilities, services, events, and other issues of importance, with consideration for how to target communications to reach and engage different community groups.		▶
12.2.1	Complete an independent community survey to benchmark service levels and map community priorities, in accordance with best practice and the proposed Local Government Reform.		▶
12.2.2	Update the Service Plan for each team, on an annual basis, to continuously review and enhance customer service levels.	●	▶
12.2.3	Develop a Digital Transformation Strategy to improve delivery of City services on a device, time, and place of choice for customers.		▶

Statutory Reporting

The following section details the City of Nedlands reporting of statutory compliance requirements for the 2023-24 reporting period.

Employee remuneration

There were 18 employees entitled to an annual cash salary of $130,000 or more in 2023-24. A summary is provided below:

Annual cash salary	Number of employees
$130,000 - $139,999	1
$140,000 - $149,999	4
$150,000 - $159,999	3
$160,000 - $169,999	4
$170,000 - $179,999	3
$180,000 - $189,999	0
$190,000 - $199,999	0
$200,000 - $209,999	0
$210,000 - $219,999	1
$220,000 - $229,999	0
$230,000 - $240,000	2
$240,000 - $250,000	0

CEO Remuneration

Across 2023-24 there were two CEOs, and one Acting CEO, with remuneration as follows:

Period	CEO Remuneration*
1 July 2023 – 1 December 2023	$127,208
6 November 2023 – 12 May 2024	$155,342
13 May 2024 – 30 June 2024	$40,878

*As per the *Salaries and Allowances Act 1975* section 4(1) remuneration includes salary, allowances, fees, emoluments and benefits

Council Member Fees, Expenses and Allowances

In accordance with Regulation 19BD of the *Local Government (Administration) Regulations 1996*, the City reports annually on fees, expenses, and allowances paid to council members and the mayor. This information is also published on the City of Nedlands website, ensuring transparency and public accessibility.

Details for the 2023–24 financial year are presented in the table below.

Register of fees, expenses and allowances paid to elected members 2023-24

Local Government Act 1995 s 5.96A, *Local Government (Administration) Regulations 1996* r 29C(f). This register is updated to the City of Nedlands Website no later than 14 July of each financial year, pursuant to *Local Government Act 1995*, S5.96A and Regs 29C (2)(f)& (6) of the *Local Government (Administration) Regulations 1996*. The following register includes any fees, expenses or allowances paid to each council member during a financial year beginning on or after 1 July 2023 to 30 June 2024.

Elected Member	Mayoral Allowance	Deputy Mayor Allowance	Elected Members Allowance	ICT Allowance	Travel and Accommodation Allowance	Expenses that must be reimbursed*	Expenses that may be reimbursed	Conference	Training	Total
Fiona Argyle	$65,915.00	-	$32,410.00	$3,500.00	$100.00	-	-	-	$4,987.00	$106,912.00
Leo McManus		$4,983.99	$22,155.83	$3,500.00	$91.67	-	-	-	-	$30,731.49
Hengameh Amiry	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Kerry Smyth	-	$11,030.14	$24,170.00	$3,500.00	$100.00	-	$25.00	-	$2,787.00	$41,612.14
Fergus Bennett	-	-	$27,770.00	$3,500.00	$100.00	-	$2,000.00	-	-	$29,770.00
Noel Youngman	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Ben Hodsdon	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Blane Brackenridge	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Rebecca Coghlan	-	-	$23,592.00	$3,500.00	$100.00	-	-	-	$5,085.00	$32,277.00
Andrew Mangano	-	-	$7,406.91	-	$30.67	-	$300.00	-	-	$7,737.58
Rajah Senathirajah	-	-	$7,406.91	-	$30.67	-	-	-	-	$7,437.58
Olinka Combes	-	-	$7,406.91	-	$30.67	-	-	-	-	$7,437.58

Council Member Meeting Attendance

In accordance with Regulation 19B (2)(f) of the *Local Government (Administration) Regulations 1996*, the City reports annually on the number of council and committee meetings attended by each council member during the financial year.

ELECTED MEMBER MEETING ATTENDANCE

Council/Committee Meetings FY 2023-24

Date	Type	Mayor Argyle	Cr Smyth	Cr Amiry	Cr Hodsdon	Cr Brackenridge	Cr Coghlan	Cr Combes	Cr Senathirajah	Cr Mangano	Cr Bennett	Cr Youngman	Cr McManus	Cr Pollard
11.07.23	Agenda Forum	A	LOA					A						
25.07.23	OCM													
31.07.23	SCM													
08.08.23	Agenda Forum				LOA					A				
21.08.23	AUDIT&RISK		N/A	N/A	N/A	N/A	N/A			A	N/A	N/A		
22.08.23	OCM				LOA			A		A				
12.09.23	Agenda Forum		A					A		A				
26.09.23	OCM									A				
31.10.23	SCM											A		
14.11.23	SCM				A							A		
14.11.23	Agenda Forum											A		
20.11.23	AUDIT&RISK					A						N/A		
28.11.23	OCM													
5.12.23	Agenda Forum	A					A					LOA	A	
12.12.23	OCM	A										LOA		
30.01.24	SCM													
19.02.24	AUDIT&RISK	A										A		
27.02.24	OCM											LOA		
11.03.24	SCM				LOA									
20.03.24	SCM				LOA								A	
26.03.24	OCM				LOA								A	
08.04.24	AUDIT&RISK													
09.04.24	SCM	A											LOA	
22.04.24	AUDIT&RISK													
23.04.24	OCM												LOA	
30.04.24	SCM													
06.05.24	AUDIT&RISK												A	
17.05.24	SCM													
20.05.24	AUDIT&RISK										A	A	LOA	
27.05.24	PUBLIC ART	A		N/A		N/A	N/A						N/A	
28.05.24	OCM												A	
05.06.24	AUDIT&RISK										A	A		
12.06.24	FORESHORE						A					A		
17.06.24	AUDIT&RISK										A	A		
25.06.24	OCM													A

	Online Attendance
LOA	Leave of Absence
A	Apology
	Attended
N/A	Not on Committee



Local Government Standards Panel Payments

In accordance with Regulation 19B(2)(c) of the *Local Government (Administration) Regulations 1996*, the City reports any remuneration and allowances paid under Schedule 5.1, clause 9 during the financial year.

These payments relate to matters considered by the Local Government Standards Panel, which is responsible for determining allegations of minor breaches of the Rules of Conduct by council members. The Panel aims to uphold high standards of behaviour and deter conduct that disrupts the effective functioning of local government.

The amount ordered by the Local Government Standards Panel was $0.

Council Member Complaints

In accordance with Section 5.53(2)(hb) of the *Local Government Act 1995* and Regulation 19B(2)(d) of the *Local Government (Administration) Regulations 1996*, the City provides details of complaints recorded in the register during the financial year, including:

- Number of complaints received,
- How each complaint was dealt with, and
- Any payments ordered to be made to the local government by individuals subject to complaints under sections 5.107(1), 5.109(1), or 5.114(1).

There were two complaints for the purpose of this Annual Report:

Complaint Number	Name of Councillor	Name of complainant	Description of the Minor Breach that the Standards Panel finds has occurred	Details of the action taken under s.5.110(6)	Date of complaint	Date of Panel Decision
20230228	Cr Andrew Mangano	Ms Nicole Ceric	A breach of regulation 20 of the *Local Government (Model Code of Conduct) Regulations 2021* and regulation 34D of the *Local Government (Administration) Regulations 1996* was found to have occurred.	Public apology.	31 Mar 2023	29 Sep 2023
20230248	Cr Andrew Mangano	Mr Paul McGarry	A breach of regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021* was found to have occurred.	Public apology. Undertake the training course for Elected Members Conflicts of Interests.	29 May 2023	29 Sep 2023

Modifications to Strategic Community Plan and Corporate Business Plan

The City of Nedlands undertook a major review of its Strategic Community Plan (SCP) and Corporate Business Plan (CBP) from December 2022 to November 2023. This involved extensive community and stakeholder engagement and resulted in Council adopting "*Our Plan for the Future – City of Nedlands Council Plan 2023-34*" (Council Plan) on the 28th of November 2023.

An overview of the Council Plan and key actions is provided in earlier sections of the Annual Report, 'Our Council Plan for the Future' and 'Delivering to Our Community.'

Disability Access and Inclusion

In accordance with Section 29(2) of the *Disability Services Act 1993* and Section 5.53(2)(ha) of the *Local Government Act 1995*, the City of Nedlands reports annually on the implementation of its *Disability Access and Inclusion Plan (DAIP)*. Further information on the City's DAIP is included in the section 'Delivering to Our Community' under the strategic pillar 'People.'

Trading Undertakings

In accordance with Regulation 19BB of the Local Government (Administration) Regulations 1996, the City reports on any trading undertakings conducted during the financial year.

No trading undertakings were undertaken by the City of Nedlands in 2023-24.

Land Transactions

In accordance with Regulation 19BC of the Local Government (Administration) Regulations 1996, the City reports on any major land transactions undertaken during the financial year.

No land transactions were undertaken by the City of Nedlands 2023-24.

Capital Grants, Subsidies and Contributions

In accordance with Regulation 19BE of the Local Government (Administration) Regulations 1996, the City reports on all capital grants, subsidies, and contributions received for the replacement or renewal of assets.

Capital grants, subsidies and contributions are reported in the Financial Statements under the 'Revenue and Expenses Note' and include the total amounts received during:

- The 2023–24 financial year, and
- The two preceding financial years.

National Competition Policy and Competitive Neutrality

In accordance with the Competition Principles Agreement, the City of Nedlands is committed to ensuring that its business activities operate in a transparent and fair manner, without enjoying any net competitive advantage due to public ownership.

During the 2023–24 financial year, the City reviewed its operations to assess compliance with competitive neutrality principles.

No complaints were received regarding non-compliance.

Record-Keeping Statement and Plan

Record-Keeping Statement

The City of Nedlands is committed to the reliable and systematic management of government records, in accordance with legislative requirements and best practice standards.

Record-Keeping Plan

In accordance with the *State Records Act 2000* and the City's approved Recordkeeping Plan (RKP2023), endorsed on 7 September 2023, the City of Nedlands is committed to maintaining effective and compliant recordkeeping practices.

The current Recordkeeping Plan is scheduled for review within five years and must be submitted to the State Records Office by 29 August 2028.

As required under SRC Standard 2, Principle 6, the following aspects of recordkeeping were addressed during the 2023–24 financial year:

- Principle 1: Proper and Adequate Records
- Principle 2: Policies and Procedures
- Principle 3: Language Control
- Principle 4: Preservation
- Principle 5: Retention and Disposal
- Principle 6: Compliance
- SRC Standard 6: Outsourced Functions.

These actions support the City's commitment to responsible information management and compliance with the State Records Commission's standards.

Information Management Systems

The City continues to review its business processes and various information systems to enhance the capture of business intelligence across the organisation.

Microsoft SharePoint 365 is currently utilised as the City's primary Records Management System. In addition, the City uses Enterprise Content Management (ECM), the recordkeeping module within the new financial system, TechOne, to manage records generated within the TechOne environment.

Training and Awareness

Face-to-face recordkeeping inductions are conducted for all new employees upon commencement. These sessions cover their recordkeeping responsibilities and include desktop training on SharePoint 365.

Additionally, the City's Information Management team coordinates annual refresher training sessions, including:

- Copyright training delivered by the Copyright Agency, and
- Freedom of Information briefings facilitated by the Office of the Information Commissioner.

Freedom of Information

In accordance with Sections 96 and 97 of the *Freedom of Information Act 1992*, the City of Nedlands publishes an annual Information Statement. This statement outlines:

- The process for applying for access to documents under the Act, and
- The types of information the City makes available outside the formal FOI process.

The Information Statement is available on the City's website and at the City's administration offices.

Across 2023-24 the City received 15 valid Freedom of Information applications:

- 0 internally reviewed
- 0 externally reviewed
- 0 State consultation
- 7 Police CCTV requests
- 0 transferred to another agency
- 1 transferred from another agency
- 7 withdrawn by the applicant.









Financials

Understanding the Financial Statements

A guide to some of the terminology contained in the statutory financial statements.

Statement of Comprehensive Income by Nature or Type
(Operating Statement/Statement of Profit and Loss)

The 'Statement of Comprehensive Income' demonstrates whether the City of Nedlands' operations were in operating surplus or deficit for the year. It shows the operating revenue and expenditure items grouped by local government program and by nature and type classification. The net result is calculated as Total Revenue less Total Expenditure. The 'Statement of Comprehensive Income' also includes non-cash entries in our accounts. A positive result does not necessarily mean that there are extra funds available for spending - nor does a negative result mean that there are insufficient funds, providing the shortfall is made up from other sources such as existing cash reserves or borrowings.

Statement of Financial Position
(Balance Sheet)

The 'Statement of Financial Position' shows what the City owns (our Assets) and what it owes (Liabilities). 'Current Assets' are items that can be readily converted into cash within 12 months. Any other assets such as infrastructure, property and equipment are classified as 'Non-Current' as it would generally take longer than 12 months to convert them to cash. Liabilities that are expected to have to be paid within the next 12 months are classified as 'Current Liabilities' whilst all other liabilities are 'Non-Current.'

Statement of Changes in Equity

The 'Statement of Changes in Equity' shows how much our investment in community assets is worth. Our 'Net Worth' is calculated as Total Assets less Total Liabilities. Some of this 'Net Worth' is represented by 'Cash Backed Reserves' whilst the remainder (Retained Surplus from Prior Years and Asset Revaluation Surplus) is backed by other fixed assets rather than by cash.

Statement of Cash Flows
(Cash Flow Statement)

The 'Statement of Cash Flows' indicates how cash flows into the City and what the cash outflows are over the year. It indicates the City's ability to pay its debts, when they are due, and have money left for the future. Cash flows can occur through:

- Operating Activities (receipt of rates, fees, interest, operating grants or other revenue)
- Investing Activities (sale, purchase or construction of property, plant or equipment, capital grants), and
- Financing Activities (repayment of borrowings or proceeds of new loans).

Statement of Financial Activity
(Rate Setting Statement)

The 'Rate Setting Statement' demonstrates how the City arrived at the amount of money required to be derived from Rates. In effect, it looks at the proposed expenditures then allows for funding from all sources other than rates. The remaining portion then represents the cash required to be raised from Rates.

Each of these major financial statements will have cross references to the 'Notes to the Accounts' which provides additional details on the composition of value shown in the financial statements.

CITY OF NEDLANDS

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

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The City of Nedlands conducts the operations of a local government with the following community vision:

Our City will be an environmentally-sensitive, beautiful, and inclusive place.

Principal place of business:
71 Stirling Highway
Nedlands WA 6009

RSM AUSTRALIA
AUDIT

CITY OF NEDLANDS
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

Local Government Act 1995
Local Government (Financial Management) Regulations 1996

STATEMENT BY CEO

The accompanying financial report of the City of Nedlands has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2024 and the financial position as at 30 June 2024.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on 03 September 2025

Chief Executive Officer

Keri Shannon

RSM AUSTRALIA AUDIT
OAG AUDITED

CITY OF NEDLANDS
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Revenue				
Rates	2(a),25	26,795,311	26,891,228	25,639,183
Grants, subsidies and contributions	2(a)	3,187,086	1,772,020	2,429,504
Fees and charges	2(a)	8,677,210	8,245,665	7,808,509
Service charges	2(a)	3,892	0	35,183
Interest revenue	2(a)	1,173,234	910,824	876,521
Other revenue	2(a)	165,486	309,706	1,034,831
		40,002,219	38,129,443	37,823,731
Expenses				
Employee costs	2(b)	(18,501,189)	(17,476,533)	(16,018,921)
Materials and contracts		(14,321,491)	(13,690,787)	(13,153,601)
Utility charges		(952,666)	(939,500)	(979,024)
Depreciation	10(a)	(10,559,530)	(6,537,872)	(6,819,721)
Finance costs	2(b)	(53,847)	(66,952)	(72,410)
Insurance		(456,671)	(536,291)	(458,136)
Other expenditure	2(b)	(934,842)	(533,138)	(964,260)
		(45,780,236)	(39,781,073)	(38,466,073)
		(5,778,017)	(1,651,630)	(642,342)
Capital grants, subsidies and contributions	2(a)	780,245	549,477	2,454,615
Profit on asset disposals		0	73,761	35,724
Loss on asset disposals		(25,028)	0	(12,912)
Fair value adjustments to financial assets at fair value through profit or loss	4(b)	(3,740)	0	7,372
		751,477	623,238	2,484,799
Net result for the period	24(b)	**(5,026,540)**	**(1,028,392)**	**1,842,457**
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss				
Changes in asset revaluation surplus	16	0	0	152,707,410
Total other comprehensive income for the period		**0**	**0**	**152,707,410**
Total comprehensive (loss) income for the period		**(5,026,540)**	**(1,028,392)**	**154,549,867**

This statement is to be read in conjunction with the accompanying notes.
Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT
OAG AUDITED

CITY OF NEDLANDS
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	NOTE	2024	2023 *
		$	$
CURRENT ASSETS			
Cash and cash equivalents	3	13,403,740	15,333,447
Trade and other receivables	5	2,365,181	2,397,742
Other financial assets	4(a)	511,510	17,597
Inventories	6	13,627	56,650
Other assets	7	552,655	532,602
TOTAL CURRENT ASSETS		16,846,713	18,338,038
NON-CURRENT ASSETS			
Trade and other receivables	5	916,010	1,116,824
Other financial assets	4(b)	163,834	185,650
Property, plant and equipment	8	102,515,441	105,893,540
Infrastructure	9	244,810,907	247,962,310
Right-of-use assets	11(a)	470,861	53,138
TOTAL NON-CURRENT ASSETS		348,877,053	355,211,462
TOTAL ASSETS		365,723,766	373,549,500
CURRENT LIABILITIES			
Trade and other payables	12	3,616,785	5,041,432
Other liabilities	13	359,269	87,889
Lease liabilities	11(b)	161,257	53,100
Borrowings	14	515,037	647,117
Employee related provisions	15	2,651,605	2,961,935
TOTAL CURRENT LIABILITIES		7,303,953	8,791,473
NON-CURRENT LIABILITIES			
Lease liabilities	11(b)	320,985	107,644
Borrowings	14	410,319	925,356
Employee related provisions	15	495,935	359,357
Other provisions	15	0	78,905
TOTAL NON-CURRENT LIABILITIES		1,227,239	1,471,262
TOTAL LIABILITIES		8,531,192	10,262,735
NET ASSETS		357,192,574	363,286,765
EQUITY			
Retained surplus		81,939,385	87,506,875
Reserve accounts	28	8,093,900	7,885,892
Revaluation surplus	16	267,159,289	267,893,998
TOTAL EQUITY		357,192,574	363,286,765

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT

OAG AUDITED

CITY OF NEDLANDS
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	RETAINED SURPLUS	RESERVE ACCOUNTS	REVALUATION SURPLUS	TOTAL EQUITY
		$	$	$	$
Balance as at 1 July 2022		**85,287,166**	**8,263,144**	**115,186,588**	**208,736,898**
Comprehensive income for the period					
Net result for the period		1,842,457	0	0	1,842,457
Other comprehensive income for the period	16	0	0	152,707,410	152,707,410
Total comprehensive income for the period		1,842,457	0	152,707,410	154,549,867
Transfers from reserve accounts	28	3,088,220	(3,088,220)	0	0
Transfers to reserve accounts	28	(2,710,968)	2,710,968	0	0
Balance as at 30 June 2023		**87,506,875**	**7,885,892**	**267,893,998**	**363,286,765**
Restatement adjustment*	29	(332,942)	0	(734,709)	(1,067,651)
Restated balance as at 1 July 2023		**87,173,933**	**7,885,892**	**267,159,289**	**362,219,114**
Comprehensive income for the period					
Net result for the period		(5,026,540)	0	0	(5,026,540)
Other comprehensive income for the period	16	0	0	0	0
Total comprehensive income for the period		(5,026,540)	0	0	(5,026,540)
Transfers from reserve accounts	28	1,500,658	(1,500,658)	0	0
Transfers to reserve accounts	28	(1,708,666)	1,708,666	0	0
Balance as at 30 June 2024		**81,939,385**	**8,093,900**	**267,159,289**	**357,192,574**

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT

CITY OF NEDLANDS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual $	2023 Actual $
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts			
Rates		26,655,295	25,387,474
Grants, subsidies and contributions		3,888,121	2,162,206
Fees and charges		8,689,637	7,809,199
Service charges		3,892	35,183
Interest revenue		1,176,028	876,521
Goods and services tax received		2,030,206	2,189,975
Other revenue		251,856	1,034,831
		42,695,035	39,495,389
Payments			
Employee costs		(19,394,550)	(15,953,906)
Materials and contracts		(15,358,225)	(13,482,398)
Utility charges		(952,666)	(979,024)
Finance costs		(59,419)	(72,410)
Insurance paid		(456,671)	(458,136)
Goods and services tax paid		(2,107,562)	(2,294,495)
Other expenditure		(924,609)	(963,570)
		(39,253,702)	(34,203,939)
Net cash provided by operating activities	17(b)	3,441,333	5,291,450
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for purchase of property, plant & equipment	8(a)	(1,242,797)	(3,134,817)
Payments for construction of infrastructure	9(a)	(3,815,942)	(5,898,420)
Capital grants, subsidies and contributions		692,991	1,915,485
Proceeds (payments) for financial assets at amortised cost		(493,434)	12,101,784
Proceeds from financial assets at amortised cost - self supporting loans		15,403	17,133
Proceeds from sale of property, plant & equipment		166,814	86,199
Net cash (used in) / provided by investing activities		(4,676,965)	5,087,364
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of borrowings	27(a)	(647,117)	(1,136,520)
Payments for principal portion of lease liabilities	27(b)	(138,395)	(68,344)
Net cash (used in) financing activities		(785,512)	(1,204,864)
Net (decrease) increase in cash held		(2,021,144)	9,173,950
Cash at beginning of year restated*	29	15,424,884	6,159,497
Cash and cash equivalents at the end of the year	17(a)	13,403,740	15,333,447

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT

CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual $	2024 Budget $	2023 Actual $
OPERATING ACTIVITIES				
Revenue from operating activities				
General rates	25	23,957,591	23,490,688	22,851,661
Rates excluding general rates	25	2,837,720	3,400,540	2,787,522
Grants, subsidies and contributions		3,187,086	1,772,020	2,429,504
Fees and charges		8,677,210	8,245,665	7,808,509
Service charges		3,892	0	35,183
Interest revenue		1,173,234	910,824	876,521
Other revenue		165,486	309,706	1,034,831
Profit on asset disposals		0	73,761	35,724
loss		(3,740)	0	7,372
		39,998,479	38,203,204	37,866,827
Expenditure from operating activities				
Employee costs		(18,501,189)	(17,476,533)	(16,018,921)
Materials and contracts		(14,321,491)	(13,690,787)	(13,153,601)
Utility charges		(952,666)	(939,500)	(979,024)
Depreciation		(10,559,530)	(6,537,872)	(6,819,721)
Finance costs		(53,847)	(66,952)	(72,410)
Insurance		(456,671)	(536,291)	(458,136)
Other expenditure		(934,842)	(533,138)	(964,260)
Loss on asset disposals		(25,028)	0	(12,912)
		(45,805,264)	(39,781,073)	(38,478,985)
Non cash amounts excluded from operating activities	26(a)	10,766,234	6,533,453	6,957,933
Amount attributable to operating activities		4,959,449	4,955,584	6,345,775
Inflows from investing activities				
Capital grants, subsidies and contributions		780,245	549,477	2,454,615
Proceeds from disposal of assets		166,814	332,456	86,199
Proceeds from financial assets at amortised cost - self supporting loans	27(a)	15,403	15,404	17,133
		962,462	897,337	2,557,947
Outflows from investing activities				
Right of use assets received - non cash	11(a)	(450,011)	0	0
Purchase of property, plant and equipment	8(a)	(1,242,796)	(3,440,839)	(3,134,817)
Purchase and construction of infrastructure	9(a)	(3,815,942)	(6,239,510)	(5,898,420)
		(5,508,749)	(9,680,349)	(9,033,237)
Non-cash amounts excluded from investing activities	26(b)	450,014	615,000	0
Amount attributable to investing activities		(4,096,273)	(8,168,012)	(6,475,290)
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from new leases - non cash	27(b)	450,006	615,000	0
Transfers from reserve accounts	28	1,500,658	3,098,825	3,088,220
		1,950,664	3,713,825	3,088,220
Outflows from financing activities				
Repayment of borrowings	27(a)	(647,117)	(647,117)	(1,136,520)
Payments for principal portion of lease liabilities	27(b)	(138,395)	(262,895)	(68,344)
Transfers to reserve accounts	28	(1,708,666)	(1,354,743)	(2,710,968)
		(2,494,178)	(2,264,755)	(3,915,832)
Non-cash amounts excluded from financing activities	26(c)	(450,006)	(615,000)	0
Amount attributable to financing activities		(993,520)	834,070	(827,612)
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus or deficit at the start of the financial year *	26(d)	2,000,888	3,030,839	3,300,420
Amount attributable to operating activities		4,959,449	4,955,584	6,345,775
Amount attributable to investing activities		(4,096,273)	(8,168,012)	(6,475,290)
Amount attributable to financing activities		(993,520)	834,070	(827,612)
Surplus or deficit after imposition of general rates	26(d)	**1,870,544**	**652,481**	**2,343,293**

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT

CITY OF NEDLANDS
FOR THE YEAR ENDED 30 JUNE 2024
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CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

1. BASIS OF PREPARATION

The financial report of the City of Nedlands which is a Class 2 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

The Local Government (Financial Management) Regulations 1996 provide that:
- land and buildings classified as property, plant and equipment;or
- vested improvements that the local government controls ;

and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment, which would have required the City to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates and judgements
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment - 8
  - Infrastructure - 9
- Expected credit losses on financial assets - 5
- Assets held for sale - 7
- Impairment losses of non-financial assets - 8 and 9
- Measurement of employee benefits - 15
- Measurement of provisions - 15

Fair value heirarchy information can be found in 23

The local government reporting entity
All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

Initial application of accounting standards
During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.
- *AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates*

This standard resulted in terminology changes relating to material accounting policies (formerly referred to as significant accounting

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:
- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
- *AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current*
- *AASB 2021-7c Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*
- *AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback*
- *AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants*

These amendments are not expected to have any material impact on the financial report on initial application.
- *AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*

These amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.
- *AASB 2023-1 Amendments to Australian Accounting Standards - Supplier Finance Arrangements*

These amendments may result in additional disclosures in the case of applicable finance arrangements.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES

(a) Revenue

Contracts with customers
Recognition of revenue is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/ Warranties	Timing of revenue recognition
Grants, subsidies and contributions	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges - licences, registrations, approvals	Building, planning, development and animal management.	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

Nature	Contracts with	Capital	Statutory	Other	Total
	$	$	$	$	$
Rates	0	0	26,795,311	0	26,795,311
Grants, subsidies and contributions	3,187,086	0	0	0	3,187,086
Fees and charges	6,467,657	0	2,209,553	0	8,677,210
Service charges	0	0	3,892	0	3,892
Interest revenue	0	0	243,376	929,858	1,173,234
Other revenue	143,078	0	8,473	13,935	165,486
Capital grants, subsidies and contributions	0	780,245	0	0	780,245
Total	9,797,821	780,245	29,260,605	943,793	40,782,464

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	$	$	$	$	$
Rates	0	0	25,639,183	0	25,639,183
Grants, subsidies and contributions	2,429,504	0	0	0	2,429,504
Fees and charges	5,622,961	0	1,875,605	309,943	7,808,509
Service charges	0	0	0	35,183	35,183
Interest revenue	18,519	0	161,546	696,456	876,521
Other revenue	644,710	0	10,264	379,857	1,034,831
Capital grants, subsidies and contributions	0	2,454,615	0	0	2,454,615
Total	8,715,694	2,454,615	27,686,598	1,421,439	40,278,346

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES (continued)

(a) Revenue (continued)	2024 Actual	2023 Actual
	$	$
Interest revenue		
Financial assets at amortised cost - self supporting loans	909	300
Interest on reserve account	441,628	305,158
Trade and other receivables overdue interest	242,468	160,898
Other interest revenue	488,229	410,165
	1,173,234	876,521
Fees and charges relating to rates receivable		
Charges on instalment plan	86,328	84,720
(b) Expenses		
Auditors remuneration		
Office of the Auditor General		
- Audit of the Financial Report	214,689	59,775
Other auditors		
- Other services	9,130	152,857
	223,819	212,632
Employee Costs		
Employee benefit costs	18,082,489	16,018,921
Other employee costs	418,700	0
	18,501,189	16,018,921
Finance costs		
Interest and financial charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss	53,847	72,410
	53,847	72,410
Other expenditure		
Impairment losses on trade receivables	10,235	690
Sundry expenses	924,607	963,570
	934,842	964,260

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

3. CASH AND CASH EQUIVALENTS

	Note	2024	2023
		$	$
Cash at bank and on hand		2,769,778	4,821,076
Term deposits		10,633,962	10,512,371
Total cash and cash equivalents	17(a)	13,403,740	15,333,447
Held as			
- Unrestricted cash and cash equivalents		3,628,192	4,637,273
- Restricted cash and cash equivalents	17(a)	9,775,548	10,696,174
		13,403,740	15,333,447

MATERIAL ACCOUNTING POLICIES

Cash and cash equivalents
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position (if any).

Term deposits are presented as cash equivalents if they have a maturity of twelve months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interest.

Restricted financial assets
Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

4. OTHER FINANCIAL ASSETS

	Note	2024	2023
		$	$
(a) Current assets			
Financial assets at amortised cost		511,510	17,597
		511,510	17,597
Other financial assets at amortised cost			
Self supporting loans receivable	26(d)	18,076	17,597
Term deposits		493,434	0
		511,510	17,597
Held as			
- Unrestricted other financial assets at amortised cost		18,076	17,597
- Restricted other financial assets at amortised cost	17(a)	493,434	0
		511,510	17,597
(b) Non-current assets			
Financial assets at amortised cost		4,595	22,671
Financial assets at fair value through profit or loss		159,239	162,979
		163,834	185,650
Financial assets at amortised cost			
Self supporting loans receivable		4,595	22,671
Term deposits		0	0
		4,595	22,671
Financial assets at fair value through profit or loss			
Units in Local Government House Trust - opening balance		162,979	155,607
Movement attributable to fair value increment		(3,740)	7,372
Units in Local Government House Trust - closing balance		159,239	162,979

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost
The City classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierachy (see 23 (i)) due to the observable market rates).

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit or loss
The City has elected to classify the following financial assets at fair value through profit or loss:
- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the City has elected to recognise as fair value gains and losses through profit or loss.

Impairment and risk
Information regarding impairment and exposure to risk can be found at 21.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

5. TRADE AND OTHER RECEIVABLES

	Note	2024	2023
		$	$
Current			
Rates and statutory receivables		740,926	591,412
Trade receivables		936,878	1,364,659
Other receivables		137,541	0
GST receivable		287,980	316,378
Receivables for employee related provisions	15	152,421	0
Allowance for credit losses of trade receivables	21(b)	(25,183)	(14,948)
Underground power		68,643	85,570
Lease receivable		65,975	54,671
		2,365,181	2,397,742
Non-current			
Rates and statutory receivables		387,975	397,473
Underground power		207,526	385,463
Lease receivable		320,509	333,888
		916,010	1,116,824

Disclosure of opening and closing balances related to contracts with customers

Information about receivables from contracts with customers along with financial assets and associated or construction of recognisable non financial assets is:		30 June 2024	30 June 2023
		$	$
Trade and other receivables from contracts with customers		936,878	906,863
Allowance for credit losses of trade receivables	21(b)	(25,183)	(14,948)
Total trade and other receivables from contracts with customers		690,218	891,915

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables
Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables
Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations or for the construction of recognisable non financial assets as part of the ordinary course of business.

Other receivables
Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers and amounts received as grants for the construction of recognisable non financial assets.

Measurement
Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

Classification and subsequent measurement
Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the City measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

Impairment and risk exposure
Information about the impairment of trade receivables and their exposure to credit risk and interest rate risk can be found in 21.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

6. INVENTORIES

	2024	2023
Current	$	$
Fuel and materials	13,627	56,650
	13,627	56,650
The following movements in inventories occurred during the year:		
Balance at beginning of year	56,650	40,738
Restatement adjustment *	(26,302)	0
Restated balance as at 1 July 2023 *	30,348	40,738
Inventories expensed during the year	(66,662)	(145,483)
Additions to inventory	49,941	161,395
Balance at end of year	13,627	56,650

* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

MATERIAL ACCOUNTING POLICIES
General
Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

7. OTHER ASSETS

	2024	2023
	$	$
Other assets - current		
Prepayments	488,457	354,848
Accrued income	64,198	177,754
	552,655	532,602

MATERIAL ACCOUNTING POLICIES
Other current assets
Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

8 PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Property					Plant and equipment				
	Land	Buildings - Non Specialised	Buildings - specialised	Vested Improvements	Buildings Work in Progress	Furniture and equipment	Plant and equipment	Plant and equipment WIP	Public artworks	Total
Balance at 1 July 2022	55,622,100	1,510,000	38,019,669	6,876,730	0	1,054,640	2,008,017	0	1,268,296	106,359,452
Additions	0		2,889,985	0	0	12,294	232,538	0	0	3,134,817
Disposals	0	0		0	0	0	(63,387)	0	0	(63,387)
Depreciation	0	(220,522)	(2,000,081)	(358,164)	0	(204,475)	(744,778)		(9,322)	(3,537,342)
Balance at 30 June 2023	55,622,100	1,289,478	38,909,573	6,518,566	0	862,459	1,432,390	0	1,258,974	105,893,540
Comprises:										
Gross balance amount at 30 June 2023	55,622,100	3,344,000	63,708,441	11,892,100	0	2,367,623	4,337,893	0	1,291,736	142,563,893
Accumulated depreciation at 30 June 2023	0	(2,054,522)	(24,798,868)	(5,373,534)	0	(1,505,164)	(2,905,503)	0	(32,762)	(36,670,353)
Balance at 30 June 2023	55,622,100	1,289,478	38,909,573	6,518,566	0	862,459	1,432,390	0	1,258,974	105,893,540
Restatement adjustment *	0	(256)	(791,642)	(423,669)	100,315	(475,671)	74,482	11,500	434,579	(1,070,361)
Restated balance as at 1 July 2023	55,622,100	1,289,222	38,117,931	6,094,897	100,315	386,788	1,506,872	11,500	1,693,553	104,823,179
Additions	0	96,472	0	89,717	289,105	175,153	592,350	0	0	1,242,796
Disposals	0	0	0	0	0	0	(266,712)	(11,500)	0	(278,212)
Depreciation	0	(80,878)	(2,220,828)	(305,306)	0	(96,065)	(534,083)	0	(35,162)	(3,272,322)
Transfers	0	389,420	0	0	(389,420)	0	0	0	0	0
Balance at 30 June 2024	55,622,100	1,694,236	35,897,103	5,879,308	0	465,876	1,298,427	0	1,658,391	102,515,441
Comprises:										
Gross balance amount at 30 June 2024	55,622,100	2,549,700	63,253,474	11,318,247	0	2,083,867	3,952,431	0	1,738,350	140,518,169
Accumulated depreciation at 30 June 2024	0	(1,341,356)	(26,870,479)	(5,438,939)	0	(1,617,991)	(2,654,004)	0	(79,959)	(38,002,728)
Balance at 30 June 2024	55,622,100	1,208,344	36,382,995	5,879,308	0	465,876	1,298,427	0	1,658,391	102,515,441

* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

8. PROPERTY, PLANT AND EQUIPMENT (continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Land and buildings					
Land	2	Market approach using recent observed market data for similar properties	Independent registered valuer	June 2022	Sales evidence of similar assets
Buildings - non-specialised	2	Market approach using recent observed market data for similar properties	Independent registered valuer	June 2022	Sales evidence of similar assets
Buildings - specialised	3	Cost approach using current replacement cost	Independent registered valuer	June 2022	Construction costs and current condition (level 2) residential values, and remaining useful life assessments (level 3)
Buildings - Vested Improvements	3	Cost approach using current replacement cost	Independent registered valuer	June 2022	Construction costs and current condition (level 2) residential values, and remaining useful life assessments (level 3)
Public artworks	3	Cost approach using current replacement cost	Independent registered valuer	June 2022	Construction costs and current condition (level 2) residual values and remaining useful life

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs. The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

(ii) Cost				
Furniture and equipment	Cost approach	Cost	N/A	Purchase cost
Plant and equipment	Cost approach	Cost	N/A	Purchase cost

17.2 - Attachment 1

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE

(a) Movements in Balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

	Roads	Footpaths	Drainage	Parks and ovals	Street furniture	Work in progress	Total
	$	$	$	$	$	$	$
Balance at 1 July 2022	50,233,391	11,562,632	14,102,084	14,149,429	2,538,660	0	92,586,196
Additions	2,759,464	59,172	321,324	280,589	0	2,477,871	5,898,420
revaluation surplus	116,355,173	6,727,518	19,367,675	8,389,445	1,867,599	0	152,707,410
Depreciation	(1,542,203)	(436,820)	(374,036)	(858,635)	(18,022)	0	(3,229,716)
Transfers	159,638	0	0	0	(159,638)	0	0
Balance at 30 June 2023	167,965,463	17,912,502	33,417,047	21,960,828	4,228,599	2,477,871	247,962,310
Comprises:							
Gross balance at 30 June 2023	210,615,262	32,919,463	49,918,227	28,417,970	5,690,016	2,477,871	330,038,809
Accumulated depreciation at 30 June 2023	(42,649,799)	(15,006,961)	(16,501,180)	(6,457,142)	(1,461,417)	0	(82,076,499)
Balance at 30 June 2023	167,965,463	17,912,502	33,417,047	21,960,828	4,228,599	2,477,871	247,962,310
Restatement adjustment*	887,421	0	0	(360,727)	(495,854)	145,382	176,222
Restated balance as at 1 July 2023	168,852,884	17,912,502	33,417,047	21,600,101	3,732,745	2,623,253	248,138,532
Additions	0	0	0	0	0	3,815,942	3,815,942
Depreciation	(4,381,206)	(763,531)	(745,991)	(1,076,035)	(176,804)	0	(7,143,567)
Transfers	3,376,819	0	71,504	85,244	0	(3,533,567)	0
Balance at 30 June 2024	167,848,497	17,148,971	32,742,560	20,609,310	3,555,941	2,905,628	244,810,907
Comprises:							
Gross balance at 30 June 2024	215,400,316	32,919,463	49,989,731	28,007,608	4,808,227	2,905,628	334,030,973
Accumulated depreciation at 30 June 2024	(47,551,819)	(15,770,492)	(17,247,171)	(7,398,298)	(1,252,286)	0	(89,220,066)
	167,848,497	17,148,971	32,742,560	20,609,310	3,555,941	2,905,628	244,810,907

*Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE (continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value	Valuation	Basis of Valuation	Date of Last	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Infrastructure - roads	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - footpaths	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - drainage	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - parks and ovals	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - street furniture	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, the have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

17.2 - Attachment 1

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

10. FIXED ASSETS

(a) Depreciation

Depreciation rates
Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Asset Class	Useful life
Buildings	10 - 100 years
Furniture and equipment	4 - 50 years
Plant and equipment	5 - 16 years
Roads - Pavement	100 - 121 years
Roads - Sub Grade	Not depreciated
Roads - Top surface	18 - 40 years
Stormwater - Pipes and pits	44 - 103 years
Stormwater - Plant	68 - 96 years
Bus Shelters	24 - 38 years
Roundabouts	50 - 96 years
Street Lights	21 - 43 years
Parks	10 - 25 years
Parks Reticulation	11 - 41 years
Public artworks	50 years
Street furniture	10 - 90 years
Right of use (plant and equipment)	Based on the remaining lease

CITY OF NEDLANDS
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FOR THE YEAR ENDED 30 JUNE 2024

10. FIXED ASSETS (continued)

MATERIAL ACCOUNTING POLICIES

Initial recognition
An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition
Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value
In accordance with *Local Government (Financial Management) Regulation 17A(2)* , the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation
Land and buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls and measured at reportable value, are only required to be revalued every five years in accordance with the regulatory framework. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on land vested in the City.

Whilst the regulatory framework only requires a revaluation to occur every five years, it also provides for the City to revalue earlier if it chooses to do so.

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity.

Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation
The depreciable amount of all property, plant and equipment and infrastructure, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on revaluation
When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:
(i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.
(ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment
In accordance with *Local Government (Financial Management)* Regulations 17A(4C), the City is not required to comply with *AASB 136 Impairment of Assets* to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains or losses on disposal
Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

11. LEASES

(a) Right-of-Use Assets

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year.	Note	Right-of-use assets - land and buildings	Right-of-use assets - plant and equipment	Right-of-use assets Total
Balance at 30 June 2022		0	84,318	84,318
Additions		0	21,483	21,483
Depreciation		0	(52,663)	(52,663)
Balance at 30 June 2023		0	53,138	53,138
Gross balance amount at 30 June 2023		0	284,480	284,480
Accumulated depreciation at 30 June 2023		0	(231,342)	(231,342)
Balance at 30 June 2023		0	53,138	53,138
Restatement adjustment*		103,421	7,932	111,353
Restated balance at 1 July 2023		103,421	61,070	164,491
Additions		13,482	436,529	450,011
Depreciation		(17,985)	(125,657)	(143,642)
Balance at 30 June 2024		98,918	371,942	470,860
Gross balance amount at 30 June 2024		180,548	462,670	643,218
Accumulated depreciation at 30 June 2024		(81,630)	(90,728)	(172,358)
Balance at 30 June 2024		98,918	371,942	470,860

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the City is the lessee:		2,024 Actual $	2,023 Actual $
Depreciation on right-of-use assets		143,642	52,663
Finance charge on lease liabilities	27(b)	15,392	4,889
Total amount recognised in the statement of comprehensive income		159,034	57,552
Total cash outflow from leases		(153,787)	(73,233)

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

(b) Lease Liabilities

Current		161,257	53,100
Non-current		320,985	107,644
	27(b)	482,242	160,744

Secured liabilities and assets pledged as security
Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial statements revert to the lessor in the event of default.

11. LEASES (continued)

(c) Lessor - Property, Plant and Equipment Subject to Lease

The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.	2024 Actual $	2023 Actual $
Less than 1 year	432,613	56,165
1 to 2 years	349,028	57,701
2 to 3 years	357,754	59,278
3 to 4 years	366,109	60,899
4 to 5 years	372,315	62,563
> 5 years	2,841,476	37,282
	4,719,295	333,888

Amounts recognised in profit or loss for Property (under Fees and charges).		
Rental income	370,971	246,561

The City leases properties to tenants with rental payable monthly. These leases are classified as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets to the lessee.

MATERIAL ACCOUNTING POLICIES
Leases
At inception of a contract, the City assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and a lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 27(b).

Right-of-use assets - measurement
Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 Revaluation for details on the material accounting policies applying to vested improvements.

Right-of-use assets - depreciation
Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the City anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

MATERIAL ACCOUNTING POLICIES
The City as Lessor
Upon entering into each contract as a lessor, the City assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal costs, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the City applies AASB 15 *Revenue from Contracts with Customers* to allocate the consideration under the contract to each component.

12. TRADE AND OTHER PAYABLES

	Note	2024	2023
		$	$
Current			
Trade payables		1,440,814	2,187,346
Bonds and deposits held	17(a)	1,815,813	2,722,393
Accrued interest on borrowings		12,770	18,342
Prepaid rates		277,308	111,097
Other payables		70,080	2,254
		3,616,785	5,041,432

MATERIAL ACCOUNTING POLICIES

Financial liabilities
Financial liabilities are initially recognised at fair value when the City becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Bonds
Bonds such as work bonds and building bonds are recognised as a restricted financial asset as shown in Note 17(a).

Trade and other payables
Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid Rates
Prepaid rates are, until the taxable event has occurred (start of next financial year), refundable at the request of the ratepayer.
Rates received in advance are initially recognised as a financial liability.
When a taxable event occurs, the financial liability is extinguished, and the City recognises income for the prepaid rates that have not been refunded.

13. OTHER LIABILITIES

	2024	2023
	$	$
Current		
Contract liabilities	359,269	0
Capital grant/contributions liabilities	0	87,889
	359,269	87,889
Reconciliation of changes in contract liabilities		
Opening balance	0	30,856
Restatement Adjustment *	111,097	0
Restated balance as at 1 July 2023 *	111,097	30,856
Additions	359,269	0
Revenue from contracts with customers included as a contract liability at the start of the period	(111,097)	(30,856)
	359,269	0
Reconciliation of changes in capital grant/contribution		
Opening balance	87,889	559,739
Restatement Adjustment *	(636)	
Restated balance as at 1 July 2023 *	87,253	559,739
Additions	0	(471,850)
Revenue from capital grant/contributions held as a liability at the start of the period	(87,253)	0
	0	87,889

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

MATERIAL ACCOUNTING POLICIES

Contract liabilities
Contract liabilities represent the City's obligation to transfer goods or services to a customer for which the City has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities
Capital grant/contribution liabilities represent the City's obligations to construct recognisable non-financial assets to identified specifications to be controlled by the City which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 23(i)) due to the unobservable inputs, including own credit risk.

14. BORROWINGS

	Note	2024 Current	2024 Non-current	2024 Total	2023 Current	2023 Non-current	2023 Total
Secured		$	$	$	$	$	$
Bank loans		515,037	410,319	925,356	647,117	925,356	1,572,473
Total secured borrowings	27(a)	515,037	410,319	925,356	647,117	925,356	1,572,473

Secured liabilities and assets pledged as security
Debentures, bank overdrafts and bank loans are secured by a floating charge over the assets of the City of Nedlands.

The City of Nedlands complied with the financial covenants of its borrowing facilities during 2024 and the prior year.

MATERIAL ACCOUNTING POLICIES
Borrowing costs
The City has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierachy (see Note 23(i)) due to the unobservable inputs, including own credit risk.

Risk
Information regarding exposure to risk can be found at Note 21.
Details of individual borrowings required by regulations are provided at Note 27(a).

15. EMPLOYEE RELATED AND OTHER PROVISIONS

(a) Employee Related Provisions

	2024	2023
Current provisions	$	$
Employee benefit provisions		
Annual leave	1,065,980	1,342,262
Long service leave	1,585,625	1,619,673
	2,651,605	2,961,935
Non-current provisions		
Employee benefit provisions		
Long service leave	495,935	359,357
Total non-current employee related provisions	495,935	359,357
Total employee related provisions	3,147,540	3,321,292

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave, long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

	Note	2024	2023
Amounts are expected to be settled on the following basis:		$	$
Less than 12 months after the reporting date		2,077,376	2,192,053
More than 12 months from reporting date		1,070,164	1,129,239
		3,147,540	3,321,292
Expected reimbursements of employee related provisions from other WA local governments included within other receivables	5	(152,421)	(334,142)

MATERIAL ACCOUNTING POLICIES
Employee benefits
The City's obligations for employees' annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits
Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits
Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

(b) Other Provisions

	Make good provisions	Underground power deferred income	Total
	$	$	$
Opening balance at 1 July 2023			
Non-current provisions	0	78,905	78,905
	0	78,905	78,905
Restatement Adjustment*		(78,905)	(78,905)
Balance at 30 June 2024	0	0	0
Comprises			
Non-current	0	0	0
	0	0	0

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

Other provisions
Amounts which are expected to be paid out within 12 months of the reporting date are classified as current. Exact timing of payment of non-current obligations is unable to be reliably estimated as it is dependent on factors beyond the control of the local government.

MATERIAL ACCOUNTING POLICIES
Provisions
Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

16. REVALUATION SURPLUS

	2024 Opening Balance	Total Movement on Revaluation	2024 Closing Balance	2023 Opening Balance	Total Movement on Revaluation	2023 Closing Balance	1 July 2023 Restatement adjustment *	Restated 1 July 2023 Balance
	$	$	$	$	$	$	$	$
Revaluation surplus - Land	38,729,518	0	38,729,518	38,729,518	0	38,729,518	0	38,729,518
Revaluation surplus - Buildings - non-specialised	523,144	0	523,144	523,144	0	523,144	0	523,144
Revaluation surplus - Buildings - specialised	29,593,542	0	29,593,542	30,711,380	0	30,711,380	(1,117,838)	29,593,542
Revaluation surplus - Vested Improvements	2,027,516	0	2,027,516	2,027,516	0	2,027,516	0	2,027,516
Revaluation surplus - Plant and equipment	732,800	0	732,800	732,800	0	732,800	0	732,800
Revaluation surplus - Public Artworks	1,095,771	0	1,095,771	1,095,771	0	1,095,771	0	1,095,771
Revaluation surplus - Infrastructure - roads	145,481,228	0	145,481,228	28,141,668	116,355,173	144,496,841	984,387	145,481,228
Revaluation surplus - Infrastructure - footpaths	10,727,894	0	10,727,894	3,998,893	6,727,518	10,726,411	1,483	10,727,894
Revaluation surplus - Infrastructure - drainage	27,962,589	0	27,962,589	8,401,646	19,367,675	27,769,321	193,268	27,962,589
Revaluation surplus - Infrastructure - parks and ovals	8,118,019	0	8,118,019	28,728	8,389,445	8,418,173	(300,154)	8,118,019
Revaluation surplus - Infrastructure - street furniture	2,167,268	0	2,167,268	795,524	1,867,599	2,663,123	(495,855)	2,167,268
	267,159,289	0	267,159,289	115,186,588	152,707,410	267,893,998	(734,709)	267,159,289

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

17. NOTES TO THE STATEMENT OF CASH FLOWS

(a) Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	Note	2024 Actual	2023 Actual
		$	$
Cash and cash equivalents	3	13,403,740	15,333,447
Restrictions			
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents	3	9,775,548	10,696,174
- Financial assets at amortised cost	4	493,434	0
		10,268,982	10,696,174
The restricted financial assets are a result of the following specific purposes to which the assets may be used:			
Restricted reserve accounts	28	8,093,900	7,885,892
Contract liabilities	13	359,269	0
Capital grant liabilities	13	0	87,889
Retentions, and bonds and deposits held		1,815,813	2,722,393
Total restricted financial assets		10,268,982	10,696,174

(b) Reconciliation of Net Result to Net Cash Provided

Net result	(5,026,540)	1,842,457
Non-cash items:		
Adjustments to fair value of financial assets at fair value through profit or loss	3,740	(7,372)
Depreciation/amortisation	10,559,530	6,819,721
(Profit)/loss on sale of asset	111,398	(22,812)
Changes in assets and liabilities:		
(Increase)/decrease in trade and other receivables	258,754	(401,286)
(Increase)/decrease in other assets	(89,378)	(487,855)
(Increase)/decrease in inventories	16,721	(15,912)
Increase/(decrease) in trade and other payables	(1,568,530)	(20,500)
Increase/(decrease) in employee related provisions	(292,290)	70,480
Increase/(decrease) in other provisions	0	(67,280)
Increase/(decrease) in other liabilities	160,919	(502,706)
Capital grants, subsidies and contributions	(692,992)	(1,915,485)
Net cash provided by/(used in) operating activities	3,441,332	5,291,450

(c) Undrawn Borrowing Facilities

Credit Standby Arrangements		
Credit card limit	30,000	76,000
Credit card balance at balance date	(22,197)	(1,904)
Total amount of credit unused	7,803	74,096
Loan facilities		
Loan facilities - current	515,037	647,117
Loan facilities - non-current	410,319	925,356
Total facilities in use at balance date	925,356	1,572,473
Unused loan facilities at balance date	Nil	Nil

18. CONTINGENT LIABILITIES

Under the Contaminated Sites Act 2003, the City is required to report known and suspected contaminated sites to the Department of Water and Environmental Protection (DWER).

In accordance with the Act, DWER classifies these sites on the basis of the risk to human health, the environment and and environmental values. Where sites are classified as "contaminated – remediation required" or "possibly contaminated – investigation required", the City may have a liability in respect of investigation or remediation expenses.

The City has identified Swanbourne Reserve as possibly contaminated. Until the City conducts an investigation to determine the presence and scope of contamination, assess the risk, and agree with DWER on the need and criteria for remediation, the City is unable to estimate the potential costs and timing of outflows associated with remediation of this site.

19. CAPITAL COMMITMENTS

	2024	2023
	$	$
Contracted for:		
- capital expenditure projects	1,088,482	1,189,908
- plant & equipment purchases	61,680	221,083
	1,150,162	1,410,991
Payable:		
- not later than one year	1,150,162	1,410,991

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20. RELATED PARTY TRANSACTIONS

(a) Elected Member Remuneration

Fees, expenses and allowances to be paid or reimbursed to elected council members.	Note	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Mayor's annual allowance		65,915	65,915	64,938
Mayor's meeting attendance fees		32,410	32,410	31,928
Mayor's annual allowance for ICT expenses		3,500	3,500	3,500
Mayor's training and development expenses		6,334	2,000	0
Mayor's travel and accommodation expenses		100	100	50
		108,259	103,925	100,416
Deputy Mayor's annual allowance		16,014	16,479	16,300
Deputy Mayor's meeting attendance fees		31,577	24,170	23,811
Deputy Mayor's ICT expenses		3,500	3,500	3,500
Deputy Mayor's training and development expenses		2,559	2,000	0
Deputy Mayor's travel and accommodation expenses		131	100	50
		53,781	46,249	43,661
All other council member's meeting attendance fees		181,420	193,360	254,933
All other council member's ICT expenses		24,500	28,000	38,186
All other council member's training and development expenses		4,927	16,000	0
All other council member's travel and accommodation expenses		654	832	544
		211,501	238,192	293,663
	20(b)	373,541	388,366	437,740

(b) Key Management Personnel (KMP) Compensation

The total of compensation paid to KMP of the City during the year are as follows:			
Short-term employee benefits		863,555	2,759,748
Post-employment benefits		93,078	305,166
Employee - other long-term benefits		121,776	69,138
Employee - termination benefits		0	64,179
Council member costs	20(a)	373,541	437,740
		1,451,950	3,635,971

Short-term employee benefits
These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits
These amounts are the current-year's cost of the City's superannuation contributions made during the year.

Other long-term benefits
These amounts represent annual leave and long service leave entitlements accruing during the year.

Termination benefits
These amounts represent termination benefits paid to KMP (Note: may or may not be applicable in any given year).

Council member costs
These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

20. RELATED PARTY TRANSACTIONS (continued)

(c) Transactions with related parties

Transactions between related parties and the City are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

The following transactions occurred with related parties:	2024 Actual $	2023 Actual $
Payment of council member costs (Refer to Note 20(a))	373,541	437,740
Purchase of goods and services	2,000	0

Related Parties

The City's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the City, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 20(a) and 20(b).
20(b) 2023 Key Management Personnel includes persons performing the CEO, Director, Senior Manager and Coordinator roles.
20(b) 2024 Key Management Personnel includes persons performing the CEO and Director roles only.

ii. Other Related Parties

Any entity that is controlled by or over which KMP, or close family members of KMP, have authority and responsibility for planning, directing and controlling the activity of the entity, directly or indirectly, are considered related parties in relation to the City.

iii. Entities subject to significant influence by the City

An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence.

21. FINANCIAL RISK MANAGEMENT

This note explains the City's exposure to financial risks and how these risks could affect the City's future financial performance.

Risk	Exposure arising from	Measurement	Management
Market risk - interest rates	Long term borrowings at variable rates	Sensitivity analysis	Utilise fixed interest rate borrowings
Credit risk	Cash and cash equivalents, trade receivables, financial assets and debt investments	Aging analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance department under policies approved by the Council. The finance department identifies, evaluates and manages financial risks in close co-operation with the operating divisions. Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

(a) Interest rate risk

Cash and cash equivalents
The City's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the City to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the City to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents as at 30 June and the weighted average interest rate across all cash and cash equivalents, term deposits, and Treasury bonds held disclosed as financial assets at amortised cost are reflected in the table below.

	Weighted Interest Rate %	Carrying Amounts $	Fixed Interest Rate $	Variable Interest Rate $	Non Interest Bearing $
2024					
Cash and cash equivalents	4.74%	13,403,740	10,633,962	2,769,778	0
Financial assets at amortised cost - term deposits	3.84%	493,434	493,434	0	0
2023					
Cash and cash equivalents	1.95%	15,333,447	10,512,371	4,821,076	0
Financial assets at amortised cost - term deposits	0.00%	0	0	0	0

Sensitivity
Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	2024 $	2023 $
Impact of a 1% movement in interest rates on profit or loss and equity*	27,698	48,211

* Holding all other variables constant

Borrowings
Borrowings are subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation. The City does not consider there to be any interest rate risk in relation to borrowings. Details of interest rates applicable to each borrowing may be found at Note 27(a).

21. FINANCIAL RISK MANAGEMENT (continued)

(b) Credit risk

Trade and Other Receivables
The City's major trade and other receivables comprise contractual non-statutory user fees and charges, grants, contributions and reimbursements. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and employing debt recovery policies.

The level of outstanding receivables is reported to council monthly and benchmarks are set and monitored for acceptable collection performance.

The City applies the AASB 9 Financial Instruments simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade and other receivables. To measure the expected credit losses, receivables from grants, contributions and reimbursements are separated from other trade receivables due to the difference in payment terms and security.

The loss allowance as at 30 June 2024 and 30 June 2023 was determined as follows for trade and other receivables.

	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
30 June 2024					
Trade receivables					
Expected credit loss	0.00%	0.00%	0.00%	0.08%	
Gross carrying amount	$ 568,347	$ 48,478	$ 103	$ 319,949	$ 936,878
Loss allowance	$ 0	$ 0	$ 0	$ 25,183	$ 25,183
30 June 2023					
Trade receivables					
Expected credit loss	0.00%	0.00%	0.00%	4.56%	
Gross carrying amount	$ 0	$ 0	$ 0	$ 327,845	$ 327,845
Loss allowance	$ 0	$ 0	$ 0	$ 14,948	$ 14,948

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21. FINANCIAL RISK MANAGEMENT (continued)

(b) Credit risk (continued)

The loss allowances for trade, other receivables and contract assets as at 30 June reconcile to the opening loss allowances as follows:

	Trade receivables		Other receivables		Contract Assets	
	2024 Actual	2023 Actual	2024 Actual	2023 Actual	2024 Actual	2023 Actual
	$	$	$	$	$	$
Opening loss allowance as at 1 July	14,948	14,258	0	0	0	0
Increase in loss allowance recognised in profit or loss during the year	10,235	690	0	0	0	0
Closing loss allowance at 30 June	25,183	14,948	0	0	0	0

Trade, other receivables and contract assets are written off where there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the City, and a failure to make contractual payments for a period of greater than 120 days past due.

Impairment losses on rates and statutory receivables, trade, other receivables and contract assets are presented as net impairment losses within other expenditure. Subsequent recoveries of amounts previously written off are credited against the same line item.

21. FINANCIAL RISK MANAGEMENT (continued)

(c) Liquidity risk

Payables and borrowings
Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required and disclosed in Note 17(c).

The contractual undiscounted cash flows of the City's payables and borrowings are set out in the liquidity table below. Balances due within 12 months equal their carrying amounts, as the impact of discounting is not significant.

	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying amount
2024	$	$	$	$	$
Trade and other payables	3,616,785	0	0	3,616,785	3,616,785
Borrowings	515,037	410,319	0	925,356	925,356
Lease liabilities	179,098	325,413	10,306	514,817	482,242
	4,310,920	735,732	10,306	5,056,958	5,024,383
2023					
Trade and other payables	4,876,700	0	0	4,876,700	5,041,432
Borrowings	691,145	968,184	0	1,659,329	1,572,473
Lease liabilities	57,375	89,836	28,308	175,519	160,744
	5,625,220	1,058,020	28,308	6,711,548	6,774,649

22. EVENTS OCCURRING AFTER THE END OF THE REPORTING PERIOD

On 23 October 2024 the City received a loan of $4,257,158 from the Western Australian Treasury Corporation (WATC) repayable over 5 years in quarterly instalments incurring interest at a rate of 4.38%p.a. related to the funding of the Nedlands North underground power project.

Under the Local Government Act 1995, Commissioners can be appointed to fulfil the role of the Council and exercise its powers if more than half of the Council becomes vacant. Following the resignation of four councillors on 7 July 2025, and as required by the Act, the remaining four Councillor positions, including the Mayor, were declared vacant by the Governor with effect from Friday 25 July 2025. The Honourable Hannah Beazley MLA, Minister for Local Government (and Minister for Disability Services, Volunteering, Youth and Gascoyne) has appointed three Commissioners to lead the City of Nedlands. The Commissioners will replace the Council of the City of Nedlands and fulfil its responsibilities to the community until a special election is held on 28 March 2026.

CITY OF NEDLANDS
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23. OTHER MATERIAL ACCOUNTING POLICIES

a) Goods and services tax (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

c) Rounding off figures
All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures
Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

e) Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation
The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

g) Fair value of assets and liabilities
Fair value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue
Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy
AASB 13 Fair Value Measurement requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1
Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2
Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3
Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques
The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:

Market approach
Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach
Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach
Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets
In accordance with Australian Accounting Standards the City's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:
- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the local government controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116 *Property, Plant and Equipment*) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
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24. FUNCTION AND ACTIVITY

(a) Service objectives and descriptions

City operations as disclosed in this financial report encompass the following service orientated functions and activities.

Objective	Description
Governance To provide a decision making process for the efficient allocation of scarce resources.	Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.
General purpose funding To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
Law, order, public safety To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
Health To provide an operational framework for environmental and community health.	Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.
Education and welfare To provide services to disadvantaged persons, the elderly, children and youth.	Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.
Housing To provide and maintain elderly residents housing.	Provision and maintenance of elderly residents housing.
Community amenities To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
Recreation and culture To establish and effectively manage infrastructure and resource which will help the social wellbeing of the community.	Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
Transport To provide safe, effective and efficient transport services to the community.	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
Economic services To help promote the City and its economic wellbeing.	Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.
Other property and services To monitor and control City of Nedlands's overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

24. FUNCTION AND ACTIVITY (continued)

(b) Income and expenses

	2024 Actual $	2023 Actual $
Income excluding grants, subsidies and contributions		
Governance	10,764	15,517
General purpose funding	28,095,103	26,630,616
Law, order, public safety	447,769	410,504
Health	113,875	85,398
Education and welfare	1,100,286	1,267,783
Community amenities	4,460,206	4,087,737
Recreation and culture	910,538	888,594
Transport	69,662	740,571
Economic services	1,114,642	883,587
Other property and services	492,288	427,017
	36,815,133	35,437,324
Grants, subsidies and contributions and capital grants,		
General purpose funding	929,952	1,186,924
Law, order, public safety	7,075	0
Health	566	283
Education and welfare	663,587	973,433
Community amenities	180,500	247,193
Recreation and culture	72,449	114,834
Transport	2,034,957	1,062,669
Economic services	66,862	65,173
Other property and services	11,383	1,233,609
	3,967,331	4,884,118
Total Income	40,782,464	40,321,442
Expenses		
Governance	(2,752,305)	(2,592,779)
General purpose funding	(367,638)	(704,574)
Law, order, public safety	(1,053,412)	(1,091,290)
Health	(940,326)	(922,183)
Education and welfare	(3,317,733)	(4,115,003)
Community amenities	(5,296,192)	(6,166,286)
Recreation and culture	(11,745,591)	(11,789,749)
Transport	(6,407,691)	(5,494,772)
Economic services	(2,338,503)	(2,337,891)
Other property and services	(11,589,613)	(3,264,458)
Total expenses	(45,809,004)	(38,478,985)
Net result for the period	(5,026,540)	1,842,457

(c) Total Assets

Governance	66,392,544	61,150,149
Health	0	546,512
Education and welfare	2,850,946	8,706,203
Community amenities	41,111,004	3,245,761
Recreation and culture	23,194,479	55,374,892
Transport	224,215,223	234,443,295
Other property and services	857,344	3,661,047
Unallocated	7,102,227	6,421,641
	365,723,767	373,549,500

CITY OF NEDLANDS
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25. RATING INFORMATION

(a) General Rates

RATE TYPE Rate Description	Basis of valuation	Rate in $	Number of Properties	2023/24 Actual Rateable Value* $	2023/24 Actual Rate Revenue $	2023/24 Actual Interim Rates $	2023/24 Actual Total Revenue $	2023/24 Budget Rate Revenue $	2023/24 Budget Interim Rate $	2023/24 Budget Total Revenue $	2022/23 Actual Total Revenue $
Residential	Gross rental valuation	0.058459	6,877	319,702,970	18,689,460	269,552	18,959,012	18,585,517	580,000	19,165,517	18,105,110
Residential Vacant	Gross rental valuation	0.077330	187	12,008,160	928,587	(23,164)	905,423	4,032,652	0	4,032,652	818,275
Non- Residential	Gross rental valuation	0.072116	422	56,330,723	4,062,329	30,827	4,093,156	872,519	0	872,519	3,928,276
Total general rates			7,486	388,041,853	23,680,376	277,215	23,957,591	23,490,688	580,000	24,070,688	22,851,661
Minimum payment	**Minimum Payment $**										
Residential	Gross rental valuation	1,521	1,482	31,410,840	2,254,122	(715)	2,253,407	2,213,055	0	2,213,055	2,158,773
Residential Vacant	Gross rental valuation	1,849	171	3,391,500	316,179	1,506	317,685	334,669	0	334,669	362,597
Non- Residential	Gross rental valuation	2,006	132	2,401,240	264,792	1,836	266,628	272,816	0	272,816	266,152
Total minimum payments		0	1,785	37,203,580	2,835,093	2,627	2,837,720	2,820,540	0	2,820,540	2,787,522
Total general rates and minimum payments			9,271	425,245,433	26,515,469	279,842	26,795,311	26,311,228	580,000	26,891,228	25,639,183
Rate instalment interest										125,000	106,863
Rate overdue interest										70,000	54,034

The rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

*Rateable Value at time of raising of rate.

CITY OF NEDLANDS
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26. DETERMINATION OF SURPLUS OR DEFICIT

	Note	2023/24 (30 June 2024 Carried Forward) $	2023/24 Budget (30 June 2024 Carried Forward) $	2023/24 (1 July 2023 Brought Forward) $	2022/23 (30 June 2023 Carried Forward $
(a) Non-cash amounts excluded from operating activities					
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.					
Adjustments to operating activities					
Less: Profit on asset disposals		86,370	(73,761)	(35,724)	(35,724)
Less: Fair value adjustments to financial assets at fair value through profit or loss		3,740	0	(7,372)	(7,372)
Add: Loss on disposal of assets		25,028	0	12,912	12,912
Add: Impairment of Plant and Equipment	8(a)	0	0	0	
Add: Depreciation	10(a)	10,559,530	6,537,872	6,819,721	6,819,721
Non-cash movements in non-current assets and liabilities:					
Pensioner deferred rates		9,494	30,749	52,004	52,004
Employee benefit provisions		82,072	38,593	(4,887)	(4,887)
Other provisions		0	0	(11,069)	(11,069)
Service charge receivable		0	0	77,677	77,677
Lease receivable		0	0	54,671	54,671
Non-cash amounts excluded from operating activities		10,766,234	6,533,453	6,957,933	6,957,933
(b) Non-cash amounts excluded from investing activities					
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement					
Adjustments to investing activities					
Right of use assets received - non cash	11(a)	450,014	615,000	0	0
Non-cash amounts excluded from investing activities		450,014	615,000	0	0
(c) Non-cash amounts excluded from financing activities					
The following non-cash revenue or expenditure has been excluded from amounts attributable to financing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.					
Adjustments to financing activities					
Non cash proceeds from new leases	27(b)	(450,006)	(615,000)	0	0
Non-cash amounts excluded from financing activities		(450,006)	(615,000)	0	0
(d) Surplus or deficit after imposition of general rates					
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with Financial Management Regulation 32 to agree to the surplus/(deficit) after imposition of general rates.					
Adjustments to net current assets					
Less: Reserve accounts	28	(8,093,900)	(7,043,504)	(7,885,892)	(7,885,892)
Less: Financial assets at amortised cost - self supporting loans	4(a)	(18,076)	(15,404)	(17,597)	(17,597)
Less: Current assets not expected to be received at end of year		(236,534)	294,938	0	0
Add: Current liabilities not expected to be cleared at end of year					
- Current portion of borrowings	14	515,037	515,037	647,117	647,117
- Current portion of lease liabilities	11(b)	161,257	161,257	53,100	53,100
Total adjustments to net current assets		(7,672,216)	(6,087,676)	(7,203,272)	(7,203,272)
Net current assets used in the Statement of Financial Activity					
Total current assets		16,846,713	12,530,659	18,338,038	18,338,038
Less: Total current liabilities		(7,303,953)	(5,790,504)	(9,133,878)	(8,791,473)
Less: Total adjustments to net current assets		(7,672,216)	(6,087,676)	(7,203,272)	(7,203,272)
Surplus or deficit after imposition of general rates		1,870,544	652,479	2,000,888	2,343,293

CITY OF NEDLANDS
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27. BORROWING AND LEASE LIABILITIES

(a) Borrowings

		Actual							Budget			
Purpose	Note	Principal at 1 July 2022	New Loans During 2022-23	Repayments During 2022-23	Principal at 30 June 2023	New Loans During 2023-24	Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Loans During 2023-24	Repayments During 2023-24	Principal at 30 June 2024
		$	$	$	$	$	$	$	$	$	$	$
Underground Power Project		512,598	0	(512,598)	0	0	0	0	0	0	0	0
Underground Power Project		446,816	0	(68,955)	377,861	0	(71,072)	306,789	377,861	0	(71,072)	306,789
Underground Power Project		65,260	0	(10,071)	55,189	0	(10,381)	44,808	55,190	0	(10,381)	44,809
Underground Power Project		46,346	0	(7,153)	39,193	0	(7,372)	31,821	39,193	0	(7,372)	31,821
Buildings & Infrastructures		537,226	0	(174,138)	363,088	0	(179,029)	184,059	363,088	0	(179,029)	184,059
Buildings & Infrastructures		519,065	0	(142,589)	376,476	0	(147,090)	229,386	376,476	0	(147,090)	229,386
Buildings & Infrastructures		245,662	0	(67,484)	178,178	0	(69,614)	108,564	178,178	0	(69,614)	108,564
Road Infrastructures		285,748	0	(138,592)	147,156	0	(147,156)	0	147,155	0	(147,155)	0
Total		2,658,721	0	(1,121,580)	1,537,141	0	(631,714)	905,427	1,537,141	0	(631,713)	905,428
						0	0	0	0	0	0	0
Self Supporting Loans												
Buildings & Infrastructures		50,272	0	(14,940)	35,332	0	(15,403)	19,929	35,332	0	(15,404)	19,928
Total Self Supporting Loans		50,272	0	(14,940)	35,332	0	(15,403)	19,929	35,332	0	(15,404)	19,928
Total Borrowings	14	2,708,993	0	(1,136,520)	1,572,473	0	(647,117)	925,356	1,572,473	0	(647,117)	925,356

Self supporting loans are financed by payments from third parties. These are shown in Note 4 as other financial assets at amortised cost.

Borrowing Finance Cost Payments

Purpose	Loan Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023
					$	$	$
Underground Power Project	187	WATC*	2.64%	1/03/2023	0	0	(5,678)
Underground Power Project	188	WATC*	3.07%	31/08/2027	(9,787)	(11,600)	(11,954)
Underground Power Project	189	WATC*	3.07%	31/08/2027	(1,429)	(1,694)	(1,745)
Underground Power Project	190	WATC*	3.07%	31/08/2027	(1,015)	(1,203)	(1,240)
Buildings & Infrastructures	183	WATC*	2.80%	4/05/2025	(7,454)	(8,238)	(12,367)
Buildings & Infrastructures	184	WATC*	3.12%	19/10/2025	(9,116)	(10,036)	(13,645)
Buildings & Infrastructures	185	WATC*	3.12%	19/10/2025	(4,314)	(4,750)	(6,458)
Road Infrastructures	179	WATC*	6.04%	15/05/2024	(4,462)	(5,597)	(13,092)
Total					(37,577)	(43,118)	(66,179)
Self Supporting Loans Finance Cost Payments							
Buildings & Infrastructures	186	WATC*	3.07%	7/09/2025	(878)	(908)	(1,342)
Total Self Supporting Loans Finance Cost Payments					(878)	(908)	(1,342)
Total Finance Cost Payments					(38,455)	(44,026)	(67,521)

* Western Australian Treasury Corporation

CITY OF NEDLANDS
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27. BORROWING AND LEASE LIABILITIES (continued)

(b) Lease Liabilities

		Actual								Budget			
Purpose	Note	Principal at 1 July 2022	New Leases During 2022-23	Principal Repayments During 2022-23	Principal at 30 June 2023	Restatement adjustment	Restated balance as at 1 July 2023 *	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024
		$	$	$	$			$	$	$	$	$	$	$
Land		122,768	0	(15,744)	107,024	2,035	109,059	13,482	(17,477)	105,064	107,978	0	(15,193)	92,785
Photocopier		84,838	0	(50,717)	34,121	4,264	38,385	0	(38,385)	0	24,378	0	(3,786)	20,592
Plotter Printer		0	21,483	(1,883)	19,600	3,587	23,187		(5,093)	18,094	34,121	0	(34,121)	0
Laptops		0	0	0	0	0	0	436,524	(77,440)	359,084	0	615,000	(209,795)	405,205
Total Lease Liabilities	11(b)	207,606	21,483	(68,344)	160,745	9,886	170,631	450,006	(138,395)	482,242	166,477	615,000	(262,895)	518,582

* Refer to Note 29 regarding the restatement adjustmentss to 1 July 2023 balances.

Lease Finance Cost Payments

Purpose	Lease Number	Interest Rate	Date final payment is due	Institution	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023	Lease Term
					$	$	$	
Land	K855915	2.50%	01/14/30	Dept Planning, Lands and Heritage	3,136	2,688	(3,292)	21 years
Photocopier	CUAPCS20	1.10%	02/28/24	Kyocera	159	141	(631)	36 months
Plotter Printer	AGR-13122	6.60%	12/19/27	Kyocera	139	1,446	(966)	60 months
Laptops		5.20%	12/01/26	HP	11,958	15,205		36 months
Total Finance Cost Payments					15,392	19,480	(4,889)	

17.2 - Attachment 1

CITY OF NEDLANDS
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28. RESERVE ACCOUNTS

		2024 Actual Opening Balance	2024 Actual Transfer to	2024 Actual Transfer (from)	2024 Actual Closing Balance	2024 Budget Opening Balance	2024 Budget Transfer to	2024 Budget Transfer (from)	2024 Budget Closing Balance	2023 Actual Opening Balance	2023 Actual Transfer to	2023 Actual Transfer (from)	2023 Actual Closing Balance
		$	$	$	$	$	$	$	$	$	$	$	$
	Restricted by legislation/agreement												
(a)	Cash-in-lieu of Public Open Space	110,500	110,500	0	221,000	110,500	114,596	0	225,096	0	110,500		110,500
		110,500	110,500	0	221,000	110,500	114,596	0	225,096	0	110,500	0	110,500
	Restricted by council												
(b)	Plant Replacement	370,728	15,467	(93,800)	292,395	246,511	139,138	(379,056)	6,593	284,528	127,145	(40,945)	370,728
(c)	City Development	991,683	176,008	(268,004)	899,687	1,718,279	63,695	(386,400)	1,395,574	1,439,111	303,110	(750,538)	991,683
(d)	North Street	140,827	18,124	0	158,951	139,372	9,166	(148,538)	0	136,636	4,191	0	140,827
(e)	Welfare	674,655	75,883	(290,897)	459,641	726,151	26,918	(400,000)	353,069	826,605	23,289	(175,239)	674,655
(f)	Services	16,888	12,080	0	28,968	12,846	476	0	13,322	12,590	4,298	0	16,888
(g)	Insurance	65,464	2,475	0	67,939	66,764	2,475	0	69,239	65,457	7	0	65,464
(h)	Underground Power	2,585,872	539,842	0	3,125,714	2,596,193	529,760	(103,322)	3,022,631	2,189,974	994,675	(598,777)	2,585,872
(i)	Waste Management	1,167,774	170,293	(205,532)	1,132,535	1,091,398	95,457	(329,145)	857,710	1,290,573	97,201	(220,000)	1,167,774
(j)	Building Replacement	582,521	159,953	(39,415)	703,059	562,571	20,854	(241,035)	342,390	562,932	367,463	(347,874)	582,521
(k)	City development - Swanbourne	130,832	10,658	(13,000)	128,490	138,087	5,119	(140,000)	3,206	135,378	4,847	(9,393)	130,832
(l)	Public Art	45,709	1,625	0	47,334	43,836	1,625	0	45,461	73,213	3,337	(30,841)	45,709
(m)	Business System	97,551	20,592	(4,000)	114,143	65,000	2,409	(65,000)	2,409	243,141	151,410	(297,000)	97,551
(n)	All Ability Play Space	427,355	39,895	0	467,250	421,827	15,637	0	437,464	413,557	13,798	0	427,355
(o)	Major projects	338,642	59,297	(397,939)	0	704,505	26,115	(718,258)	12,362	589,449	364,193	(615,000)	338,642
(p)	Riverwall Maintenance	0	150,000	0	150,000	0	150,000	0	150,000	0	0	0	0
(q)	Point Resolution Childcare Centre	138,891	145,974	(188,071)	96,794	143,746	151,303	(188,071)	106,978		141,504	(2,613)	138,891
		7,775,392	1,598,166	(1,500,658)	7,872,900	8,677,086	1,240,147	(3,098,825)	6,818,408	8,263,144	2,600,468	(3,088,220)	7,775,392
		7,885,892	1,708,666	(1,500,658)	8,093,900	8,787,586	1,354,743	(3,098,825)	7,043,504	8,263,144	2,710,968	(3,088,220)	7,885,892

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

In accordance with council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

	Name of reserve account	Purpose of the reserve account
	Restricted by legislation/agreement	
(a)	Cash-in-lieu of Public Open Space	To fund Public Open Space
	Restricted by council	
(b)	Plant Replacement	To fund replacement of plant and equipment so the cost is spread over a number of years.
(c)	City Development	To fund improvement and purchases of property, plant and equipment and infrastructure.
(d)	North Street	To fund operational and capital costs of community and recreational facilities at Mt Claremont and Swanbourne, and infrastructure generally.
(e)	Welfare	To fund the operational and capital costs to welfare services.
(f)	Services	To fund purchase of property, purchase of land and for parking areas, expense of streets, depots, town planning schemes, valuation and legal costs, items of works of an urgent nature such as drainage.
(g)	Insurance	To fund any excess that may arise from having a performance based workers compensation premium.
(h)	Underground Power	To fund replacement of rubbish bin stock so that the cost is spread over a number of years.
(i)	Waste Management	To fund the upgrade and/or replacement of council buildings.
(j)	Building Replacement	To fund capital works in the Swanbourne area associated with the Swanbourne Masterplan. Set-up with proceeds of the insurance claim arising from the fire of council prioperty in Swanbourne.
(k)	City development - Swanbourne	To fund works of art in the City of Nedlands.
(l)	Public Art	To fund councils business system.
(m)	Business System	To fund the annual operating and maintenance cost of the All Abilities Play Space.
(n)	All Ability Play Space	To fund underground power projects.
(o)	Major projects	To fund capital works from proceeds from sale of major assets.
(p)	Riverwall Maintenance	To receive from the Hackett Civic Association to fund the specific requests of the Association within Lawler Park, the specific request are for covered seating, an item of exercise equipment and a plaque acknowledging the donation.
(q)	Point Resolution Childcare Centre	To fund PRCC

17.2 - Attachment 1

29. Restatement of assets, liabilities, and equity as at 1 July 2023

In the prior year the City submitted its financial report for audit purposes without complete and accurate underlying records and consequently received a disclaimer of opinion on the financial report for the year ended 30 June 2023. During the 2024 financial year, the City has undertaken a work project to develop more complete and accurate underlying records for the 2023 financial year and has identified the errors in the tables set out below. In undertaking this work project, the City has determined that the unavailability of certain historic records, changes in ERP system, and changes in key management personnel and key finance staff, among other factors, results in it being impracticable to determine the period-specific effects of the errors identified. Accordingly, the City has restated the opening balances of affected assets, liabilities and equity for the earliest period for which retrospective restatement is practicable, being 1 July 2023.

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2023	As presented 30 June 2023	Restatement	Restated 1 July 2023	Explanatory note
	$	$	$	
CURRENT ASSETS				
Cash and cash equivalents	15,333,447	91,437	15,424,884	1
Trade and other receivables	2,397,742	72,054	2,469,796	2
Other financial assets	17,597	0	17,597	
Inventories	56,650	(26,302)	30,348	3
Other assets	532,602	(69,325)	463,277	4
TOTAL CURRENT ASSETS	18,338,038	67,864	18,405,902	
NON-CURRENT ASSETS				
Trade and other receivables	1,116,824	(46,674)	1,070,150	2
Other financial assets	185,650	0	185,650	
Property, plant and equipment	105,893,540	(1,070,361)	104,823,179	5
Infrastructure	247,962,310	176,222	248,138,532	6
Right-of-use assets	53,138	111,353	164,491	7
TOTAL NON-CURRENT ASSETS	355,211,462	(829,460)	354,382,002	
TOTAL ASSETS	373,549,500	(761,596)	372,787,904	
CURRENT LIABILITIES				
Trade and other payables	5,041,432	146,075	5,187,507	8
Other liabilities	87,889	110,461	198,350	8
Lease liabilities	53,100	5,908	59,008	7
Borrowings	647,117	0	647,117	
Employee related provisions	2,961,935	64,032	3,025,967	9
TOTAL CURRENT LIABILITIES	8,791,473	326,476	9,117,949	
NON-CURRENT LIABILITIES				
Lease liabilities	107,644	3,978	111,622	7
Borrowings	925,356	0	925,356	
Employee related provisions	359,357	54,506	413,863	9
Other provisions	78,905	(78,905)	0	10
TOTAL NON-CURRENT LIABILITIES	1,471,262	(20,421)	1,450,841	
TOTAL LIABILITIES	10,262,735	306,055	10,568,790	
NET ASSETS	363,286,765	(1,067,651)	362,219,114	

29. Restatement of assets, liabilities, and equity as at 1 July 2023 (continued)

	As presented 30 June 2023	Restatement	Restated 1 July 2023	Explanatory note
EQUITY	$	$	$	
Revaluation surplus	267,893,998	(734,709)	267,159,289	11
Reserve accounts	7,885,892	0	7,885,892	12
Retained surplus	87,506,875	(332,942)	87,173,933	
TOTAL EQUITY	363,286,765	(1,067,651)	362,219,114	

	As presented 30 June 2023	Restatement	Restated 1 July 2023
STATEMENT OF CASH FLOWS	$	$	$
Cash and cash equivalents	15,333,447	91,437	15,424,884

	As presented 30 June 2023	Restatement	Restated 1 July 2023
STATEMENT OF FINANCIAL ACTIVITY	$	$	$
Surplus or deficit at the start of the financial year	2,343,293	(342,405)	2,000,888

Explanatory note: The adjustments relate to corrections of the following identified errors for assets and liabilities:

1· Incorrect reconciliation of bank balances resulting in an increase to cash and cash equivalents.
2· Incorrect reconciliations of trade and other receivables resulting in an increase to trade and other receivables.
3· Review of the existence and valuation of inventory resulting in the decrease of inventory.
4· Incorrect reconciliations of other assets resulting in a decrease to other assets.
5· Incorrect reconciliations of property, plant & equipment and errors in the identification of indicators. of impairment resulting in the decrease to property, plant & equipment.
6· Incorrect reconciliations of infrastructure assets resulting in an increase in infrastructure assets.
7· Incorrect reconciliations of right of use assets and lease liabilities resulting in increases in right of use assets and lease liabilities.
8· Incorrect reconciliations of trade and other payables and other liabilities resulting in an increase to trade and other payables and other liabilities.
9· Incorrect reconciliations and errors in the computation of employee related provisions resulting in an increase in employee related provisions.
10· Incorrect calculation of other provisions resulting in a decrease to other provisions.

The consequence of correcting for the above errors also results in:

11· The decrease in Revaluation surplus resulting from the reversal of previous revaluation increments.
12· The decrease to retained surplus, being the accumulated effect of the corrections to assets and liabilities noted above, other than those affecting the revaluation surplus.

Auditor General

INDEPENDENT AUDITOR'S REPORT

2024

CITY OF NEDLANDS

To the Council of the City of Nedlands

Qualified Opinion

I have audited the financial report of the City of Nedlands (City) which comprises:

- the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of my report, the financial report:

- is based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the City for the year ended 30 June 2024 and its financial position at the end of that period
- is in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for Qualified Opinion

Financial report comparative information not supported with complete and accurate underlying records

I was unable to obtain sufficient and appropriate audit evidence regarding the prior year financial report, as the financial report was submitted for audit purposes without complete and accurate underlying records. My opinion on the financial report for the year ended 30 June 2023 was modified accordingly. My opinion on the current year financial report is also modified because of the possible effect of this matter on the comparability of the current year's figures and the corresponding figures.

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

7th Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

Emphasis of Matter - Restatement of assets, liabilities and equity as at 1 July 2023

I draw attention to Note 29 of the financial report which states that historical errors in assets, liabilities and equity amounts reported have been corrected in opening balances as at 1 July 2023 in this financial report. My opinion is not modified in respect of this matter.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2024, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the City is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the City's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the City of Nedlands for the year ended 30 June 2024 included in the annual report on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the City to confirm the information contained in the website version.

Sandra Labuschagne
Deputy Auditor General
Delegate of the Auditor General for Western Australia
Perth, Western Australia
5 September 2025







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City of Nedlands

18. DIVISIONAL REPORTS – TECHNICAL SERVICES

Nil

19. DIVISIONAL REPORTS – GOVERNANCE

19.1 Norn Bidi Trail Update

Report Number	**ARC96.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Executive
Contributing Officers	Olaya Lope – Acting Director Technical Services
Responsible Officer	Paul Kilpa – Acting Manager Engineering & Maintenance
Director	Santosh Amasi - Director Technical Services
Attachments	Attachment 1 - Issued For Construction Norn Bidi Design - General Arrangement Plan Attachment 2 - Norn Bidi Trail Car Park Safety Improvements

Purpose

This report is an update on the status of the Norn-Bidi Trail.

Officer Recommendation

That the Audit Risk and Improvement Committee RECOMMENDS that Council:

1. **RECEIVES the report; and**
2. **PROVIDES further direction on whether the proposed reinstatement of the one-way traffic arrangement within the carpark should be resolved as an operational matter or referred to Council for formal approval and consideration.**

Commissioner Caddy proposed an Alternative Motion

Alternative Motion and Council Decision

That Council RECEIVES the report.

Reason:
Firstly, I do not see that the ARIC has a role in this recommendation and secondly, whilst the car park is a construction site, the reinstatement of the one-way traffic flow is premature.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri

Against: Nil

Background

The design for the Norn Bidi Trail and associated carpark works is complete (refer to Attachment 01). The work is divided into three main areas:

- Area 1 - Western Side of the Carpark: The trail (footpath), along with the associated line marking and parking arrangement changes, has been completed.
- Area 2 - Eastern Side of the Carpark: Line marking and parking arrangement changes are currently on hold because the area is part of the construction site of the contractor building the Hospice. The City of Nedlands works in this area will resume once the Hospice contractor demobilises from the site. The estimated duration for the Hospice works, being managed by others, is 18 months for the construction works, starting from November 2024 (scheduled completion May 2026). It is expected that additional time will be required for the fit-out of the building.
- Area 3 - Proposed Path from Swanbourne Reserve to the Carpark: as per Council direction, the path was marked by surveyors in April 2025. The works to build the path, which encroaches on the WA Bridge Club (WABC) leased area are currently on hold pending:
  a) Confirmation of changes to the WABC lease boundary, which is currently being negotiated; and
  b) Formal direction from the Council regarding how to proceed with the project following the public announcement by the Minister for Planning and Lands regarding the excision of a portion of the reserve, specifically the area designated for Area 3 works.

In addition to the above and following an incident reported by the WABC, the Administration conducted a site inspection and safety assessment of the installed elements of the project (area 1) and surrounding parking areas. As a result, the following actions were recommended to improve the overall safety and appearance of the area (refer to Attachment 02):

a) Installation of U-shaped barriers to direct pedestrian traffic away from the wheel-stoppers and enhance visibility of the area's environmental changes: work completed.
b) Asphalt works to level uneven areas and reduces trip hazards: work completed.
c) Review of proposed safety line marking and vertical signs required: to be completed (note: line marking will follow the asphalt works, which were postponed as outlined above).
d) General site clean-up and installation of information signage: to be completed upon approval of the proposed signage design (note: the content of the sign will depend on the Council direction for the project).
e) Vegetation trimming to maintain clear sight lines for safe entry and exit at WABC: work complete.

Weekly site inspections continue as part of the ongoing maintenance of the completed works in Area 1 and will remain in place until works in Areas 2 and 3 can resume.

During recent inspections, the Administration observed that the carpark is heavily utilised and currently does not function efficiently due to congestion and conflicting vehicle movements. Historically, the carpark operated as a one-way system, which supported better traffic flow and reduced conflict points. The Administration recommends reinstating the one-way traffic arrangement to improve safety and alleviate congestion in the area.

The estimated duration of the outstanding works, once access to areas 2 and 3 is granted, is 60 days. An estimate of projected cost is $75,000 (to be indexed accordingly). The duration and the estimated projected cost may vary if works in areas 2 and 3 are not done concurrently.

Discussion

The City is continuing to seek an amendment to the leased area under the WA Bridge Club (WABC) lease to accommodate the proposed path works in Area 3. A report will be presented to the Committee/Council once negotiations are resolved.

Following the public announcement by the Minister for Planning and Lands regarding the excision of a portion of the reserve, specifically the area designated for Area 3 works, the Administration is awaiting formal direction from Council on whether to proceed, pause, or cancel the works under the project.

In the meantime, the Administration continues to monitor the site. Works in Areas 2 and 3 remain on hold pending access and Council direction.

Budget/Financial Implications

Project will be allocated to Norn Bidi budget costing.

Decision Implications

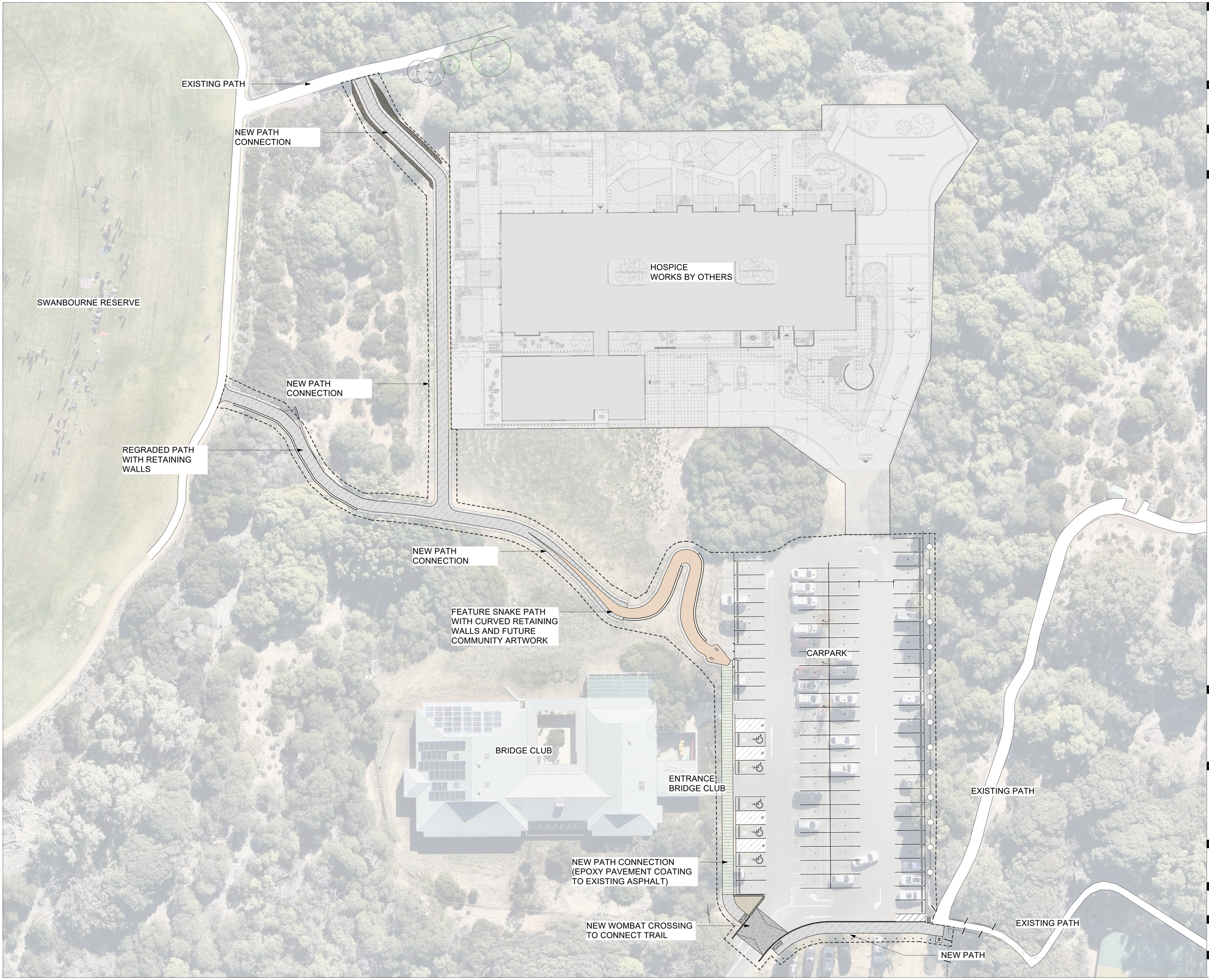
Nil

Conclusion

The discussion will be noted

Further Information

Nil



NOTES

This drawing should be read in conjunction with REALMstudios PTY LTD prepared specifications and details. Should a conflict exist, advice and direction should be sought from REALMstudios prior to undertaking any construction works. All levels shown are in metres Australian height datum, and dimensions in millimetres unless otherwise noted.

All information relating to architectural, civil, structural, services and other works as represented on this drawing as prepared by REALMstudios is for REALMstudios' reference
and coordination purposes only. All documentation to these and other works outside the scope defined for REALMstudios should be referred to the relevant consultants' drawings and specification for details. This drawing is confidential and shall only be used for the purposes of this project.

CERTIFICATION

This drawing shall not be used for construction purposes unless Revised 0 Issued for Construction and signed and approved by the Certifying Landscape Architect. Verify all dimensions on site before commencing work or order materials. Refer any discrepancy to Landscape Architect before proceeding with the works.
DO NOT SCALE FROM THE DRAWING

WARNING

DIAL BEFORE YOU DIG www.1100.com.au

Services shown on this drawing are approximate only. The exact location is to be confirmed on site by contractor prior to commencement of work.

DATE	REV	AMENDMENTS
08/09/23	C	100% Schematic Design
05/03/24	D	90% TENDER DOCUMENTATION
16/04/24	E	100% TENDER DOCUMENTATION
2/05/24	F	100% TENDER DOCUMENTATION
26/07/24	G	ISSUE FOR CONSTRUCTION

1 5 10 15 20

1:300 @ A1
1:600 @ A3

REALM studios

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Ground floor, 79-81 Coppin Street
Richmond, Vic 3121
T: +61 3 9118 7346

Sydney
Level 4, 68 Wentworth Avenue
Surry Hills 2010
T: +61 2 9067 4903

Perth
Level 2, Commonwealth Bank Building
242 Murray Street, WA 6000
T: +61 8 9321 3299

Hobart
89 Macquarie Street
Hobart, TAS 7000
T: +61 3 6705 7081

CLIENT

City of Nedlands

71 Stirling Hwy

Nedlands WA 6009

PROJECT

ALLEN PARK TRAIL FOOTPATH

DRAWING

GENERAL ARRANGEMENT PLAN

DRAWN	CHECKE	SCALE @
JP	DP	1:300

STATUS

FOR CONSTRUCTION

DRAWING NO.	REVISION
23666-00-L201	G



Figure 1. – Actions to improve improve the overall safety and appearance of the area. Location: carpark area adjacent to the WA Bridge Cluc main access

20. DIVISIONAL REPORTS – COMMUNITY DEVELOPMENT

Nil

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

Nil

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

Nil

23. CONFIDENTIAL ITEMS

REASON FOR CONFIDENTIALITY

This Report is **CONFIDENTIAL** in accordance with Section 5.23(2)(a) to (h), of the Local Government Act 1995 (LG Act) which provides that the Council may close to members of the public a meeting, or part of a meeting, if the meeting (or part meeting) deals with any of the following:

Item 23.1:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;

and

Item 23.2:

(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;

The Commissioners are reminded that, should Council resolve to close to members of the public that part of its meeting at which this Report and related documents is to be considered, then they are to ensure that the information remains **CONFIDENTIAL** and should not disclose the content of this Report or any related document to any other person. To do so may be an improper use of the information under section 5.93 of the LG Act.

Officer Recommendation and Council Decision

That, in accordance with Section 5.23(2) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following:

- **Item 23.1: *(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;* and**
- **Item 23.2: *(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.***

Council DECLARES the meeting closed to the public at 5.34pm.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

23.1 Western Metropolitan Regional Council (WMRC) Community Recycling Funding

Report Number	**TS17.10.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Executive
Contributing Officer	Chaminda Mendis – Coordinator Waste Minimisation
Responsible Officer	Nemat Ghulami - Manager Assets
Director	Santosh Amasi - Director Technical Services
Attachments	Attachment 1 – CONFIDENTIAL Attachment 2 - CONFIDENTIAL Attachment 3 - CONFIDENTIAL Attachment 4 - CONFIDENTIAL

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council:

1. **DEFER this item to the next Ordinary Council Meeting, 05 November 2025.**
2. **REQUEST administration to provide Council with the Briefing Note for additional information before considering the recommendation.**

Reason:
Council needs to be briefed to understand the full picture of the City's waste before considering this item.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

23.2 Request for Reimbursement of Legal Expenses

Report Number	**CEO48.10.25**
Applicant	Fergus Bennett
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Authority/Discretion	Executive
Contributing Officers	Mikayla Chambers – Senior Governance Officer
Responsible Officer	Jonathan Allen – Coordinator Governance, Legal & Risk
Director	Keri Shannon - Chief Executive Officer
Attachments	Attachment 1 – CONFIDENTIAL Attachment 2 - CONFIDENTIAL Attachment 3 – CONFIDENTIAL Attachment 4 – CONFIDENTIAL Attachment 5 – CONFIDENTIAL – Late Attachment

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council APPROVE an ex-gratia payment of $4,215.00 for legal costs.

Reason:
The Commissioners are of the view that the ex-gratia payment satisfies the principles of the City's policy.

Moved: Commissioner Sandri **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

Officer Recommendation

That Council re-opens the meeting to members of the public at 5.45pm.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 2-0
For: Commissioner Caddy, Commissioner Sandri
Against: Nil

24. DECLARATION OF CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 5.46pm.