



City of Nedlands

# AGENDA

## Ordinary Council Meeting

Wednesday 28 January 2026

### Notice of Meeting

An Ordinary Council Meeting of the City of Nedlands is to be held on Wednesday 28 January 2026 in the Council Chambers at 71 Stirling Highway, Nedlands commencing at 4:30 pm.

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

**Arthur Kyron | Acting Chief Executive Officer**  
**22 January 2026**



## Information

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

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.





## Table of Contents

1	DECLARATION OF OPENING.....	5
2	PRESENT AND APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED).....	5
3	PUBLIC QUESTION TIME.....	5
4	ADDRESSES BY MEMBERS OF THE PUBLIC.....	5
5	REQUESTS FOR LEAVE OF ABSENCE.....	5
6	PETITIONS.....	5
7	DISCLOSURES OF FINANCIAL INTEREST.....	5
8	DISCLOSURES OF INTERESTS AFFECTING IMPARTIALITY .....	6
9	DECLARATIONS BY MEMBERS THAT THEY HAVE NOT GIVEN DUE CONSIDERATION TO PAPERS .....	6
10	CONFIRMATION OF MINUTES .....	6
10.1	Special Council Meeting held Wednesday, 3 December 2025 .....	6
10.2	Annual General Meeting of Electors held Wednesday, 10 December 2025 ..	7
10.3	Ordinary Council Meeting held Wednesday, 10 December 2025 .....	7
11	ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION ..	7
12	MEMBERS ANNOUNCEMENTS WITHOUT DISCUSSION .....	7
13	MATTERS FOR WHICH THE MEETING MAY BE CLOSED .....	7
14	MINUTES OF COUNCIL COMMITTEES AND ADMINISTRATIVE LIAISON WORKING GROUPS.....	7
14.1	Audit, Risk and Improvement Committee held Wednesday, 3 December 2025.....	8
15	DIVISIONAL REPORTS - PLANNING & DEVELOPMENT .....	9
15.1	Consideration of Percent for Canopy Local Planning Policy .....	9
15.2	Section 40 (Liquor Licensing Act) Liquor Licence – Allen Park Tennis Club	14
16	DIVISIONAL REPORTS - CORPORATE SERVICES .....	37



16.1 John XXIII Avenue Mount Claremont Site 2 - Expression of Interest.....	37
16.2 Monthly Financial Report - November 2025 .....	74
17 DIVISIONAL REPORTS - CHIEF EXECUTIVE OFFICER .....	129
18 DIVISIONAL REPORTS - TECHNICAL SERVICES.....	130
18.1 Playground Renewal Program.....	130
18.2 Amendments to Street Tree Policy.....	147
18.3 Endorsement of Urban Forest Strategy 2025-2035 .....	184
19 DIVISIONAL REPORTS - GOVERNANCE.....	288
19.1 Motions of the Annual General Meeting of Electors held on 10 December 2025.....	288
19.2 Amendment to Council Delegation - 9.2.1 Local Planning Scheme .....	451
20 DIVISIONAL REPORTS - COMMUNITY DEVELOPMENT .....	464
21 COUNCIL MEMBERS NOTICE OF MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN.....	465
22 URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY DECISION.....	466
23 CONFIDENTIAL ITEMS.....	467
24 DECLARATION OF CLOSURE .....	468



## **1 DECLARATION OF OPENING**

The City of Nedlands acknowledges the traditional custodians of this land, the Whadjuk people of the Nyoongar Nation, and pay our respects to culture and Elders, past and present. The City of Nedlands also values the contributions made to the community over the years by people of diverse backgrounds and cultures, including those who have served and sacrificed.

## **2 PRESENT AND APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**

This item will be dealt with at this point.

## **3 PUBLIC QUESTION TIME**

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

## **4 ADDRESSES BY MEMBERS OF THE PUBLIC**

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

## **5 REQUESTS FOR LEAVE OF ABSENCE**

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

## **6 PETITIONS**

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

## **7 DISCLOSURES OF FINANCIAL INTEREST**

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

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

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



interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

## **8 DISCLOSURES OF INTERESTS AFFECTING IMPARTIALITY**

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

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

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

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

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

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

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

This item will be dealt with at this point.

## **10 CONFIRMATION OF MINUTES**

### **10.1 Special Council Meeting held Wednesday, 3 December 2025**

#### **Officer Recommendation**

The Minutes of the Special Council Meeting held Wednesday, 3 December 2025 are to be **CONFIRMED**.



## **10.2 Annual General Meeting of Electors held Wednesday, 10 December 2025**

### **Officer Recommendation**

The Minutes of the Annual General Meeting of Electors held Wednesday, 10 December 2025 are to be CONFIRMED.

## **10.3 Ordinary Council Meeting held Wednesday, 10 December 2025**

### **Officer Recommendation**

The Minutes of the Ordinary Council Meeting held Wednesday, 10 December 2025 are to be CONFIRMED.

## **11 ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

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

## **12 MEMBERS ANNOUNCEMENTS WITHOUT DISCUSSION**

Written announcements by Council Members to be tabled at this point.

## **13 MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

This item will be dealt with at this point.

## **14 MINUTES OF COUNCIL COMMITTEES AND ADMINISTRATIVE LIAISON WORKING GROUPS**

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



## **14.1 Audit, Risk and Improvement Committee held Wednesday, 3 December 2025**

### **Officer Recommendation**

**The Minutes of the Audit, Risk and Improvement Committee held Wednesday, 3 December 2025 are to be NOTED.**



## 15 DIVISIONAL REPORTS - PLANNING & DEVELOPMENT

### 15.1 Consideration of Percent for Canopy Local Planning Policy

<b>Report Number</b>	<b>PD01.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Information
<b>Contributing Officer</b>	Luke Smith - Senior Strategic Planning Officer
<b>Responsible Officer</b>	Sergio Famiano - Manager, Urban Planning and Development
<b>Director</b>	Bruce Thompson - Director Planning and Development
<b>Attachments</b>	Nil

#### Purpose

To respond to a September 2024 Notice of Motion regarding the creation of a percent for canopy local planning policy which financially offsets losses in tree canopy.

#### Officer Recommendation

That Council:

- 1. DOES NOT progress with the preparation of a separate ‘Percent for Canopy’ policy at this stage; and**
- 2. ACKNOWLEDGES that consideration of a ‘Percent for Canopy’ on Broadway policy or cost contribution plan will be considered as part of the City’s broader review of its Local Planning Strategy and Local Planning Scheme No.3.**

#### Background

At its meeting held on 24 September 2024, following a Notice of Motion (Item 21.7), Council resolved the following:

*Requests the preparation of a Percent for Canopy on Broadway policy which applies a percentage of the cost of a development (such as offices, apartments, commercial or institutional buildings) to fund the installation of deep soil wells and mature canopy trees along Broadway.*

The intention of the Percent for Canopy Policy (the policy) is to seek monetary contributions should an applicant not meet tree canopy requirements within their development application (DA). The contributions would then be used to invest in public realm improvements to canopy, aiming to offset the insufficient number of trees



provided in the DA. Similar policies covering different issues exist within the City's planning framework including:

- Local Planning Policy 7.7 – Public Open Space Contributions (LPP7.7) – This policy is applied to subdivisions creating 3 or more lots and stipulates when land ceding and/or monetary contributions are required; and
- Local Planning Policy 7.9 – Percent for Art (LPP7.9) – This policy is applied to large scale development that stipulates when art installation and/or monetary contributions are required.

Both LPP7.7 and LPP7.9 have been endorsed by Council to contribute to the public realm and improve communal amenities. The proposed Percent for Canopy Policy would aim to introduce a similar concept that would attempt to seek monetary contributions to revegetate the public realm.

The policy is intended to strictly apply to the Broadway precinct as this area is currently subject to a high amount of development activity.

Given the complexities surrounding cash-in-lieu within the planning framework as well as the potential impacts on development viability, a draft local planning policy is yet to be drafted. Instead, this report has assessed the practicalities of introducing the policy, and whether it is currently appropriate for inclusion within the City's planning framework.

## Discussion

Impacts on development processes have been carefully considered when investigating the appropriateness of a Percent for Canopy policy for the City's planning framework. Currently there is no equivalent planning policy addressing this within Western Australia, meaning there is not a blueprint to assess such a policy against. The closest procedure existing in the Australian planning context is a State-led cash-in-lieu scheme to offset tree removals in South Australia. A lack of State-wide planning on tree canopy in Western Australia makes the introduction of a similar initiative difficult. The introduction of Percent for Canopy requires a needs nexus to be applied and require amendments to the City's Urban Forest Strategy to facilitate.

The policy would require approval from the Western Australian Planning Commission (WAPC) as it applies almost exclusively to land administered under Volume 2 of the Residential Design Codes (R-Codes). It is noted that local governments do not have the discretion to alter provisions and outcomes in this section of the framework. The lack of discretion being delegated to local governments in this space would make the approval of such a policy unlikely.

### Implications of UWA-QEII Improvement Scheme

The UWA-QEII Improvement Scheme is a proposed State-led planning document, encapsulating the Broadway area, that will remove local planning mechanisms and instate State planning provisions. The uncertainty around the UWA-QEII Improvement Scheme forms a major challenge to the introduction of the policy. This Improvement Scheme may impact the support of the policy given the Department of Planning, Lands





& Heritage (DPLH) is undertaking its own independent review of the area. Specifically, the Improvement Scheme covers the entire area subject to this policy, and if adopted would excise the area from the City's Local Planning Scheme. Officers therefore deem the policy premature given the status of the Improvement Scheme remains unknown and the area may be removed from the City's jurisdiction.

#### Residential Design Codes Provisions

There are already substantial provisions within the R-Codes that mandate the planting of trees on all new development sites; which is administered at a State-level. In addition to State requirements the City's local planning framework also contains additional local planning policies that both protects and requires additional tree canopy. Retention is heavily favoured over new planting, and these policies apply to most residential zones within the City covering densities up to R80. The State Government is also continuing to progress work on a Perth and Peel Urban Greening Strategy which will implement further state-level controls in relation to tree retention.

#### Legal Complications

The potential legal complications surrounding receiving monetary contributions remains, and should Council proceed with the policy, external legal advice would be required. Concerns surround how the contributions could be effectively administered through the *Planning and Development Act 2005*.

The City could proceed with enforcement through a Development Contribution Plan, which is predominantly utilised for public infrastructure such as roads and pedestrian facilities. However, this is not generally used for tree canopy given trees are encapsulated within public open space contributions.

The other alternative is utilising a cash-in-lieu local planning policy that directly references canopy shortfalls, as listed in the City's Urban Forest Strategy. This is a similar process to utilising cash-in-lieu for parking shortfalls. However, a key difference is that parking cash-in-lieu has valid planning manuals in place that guide implementation in conjunction with State legislative requirements.

It is important to note that both the above options would require WAPC approval. Until legal advice is obtained officers are unable to comment on which avenue would be more beneficial in achieving the desired outcome.

#### Local Planning Strategy & Local Planning Scheme No.3 review

Notwithstanding the above, the City has embarked upon the process of reviewing its Local Planning Strategy following the Western Australian Planning Commission's (WAPC) approval of the City's 'Report of Review' into Local Planning Scheme No.3, in October 2025. The review is in its very early stages and will include consideration to possible Developer Contribution Plans for public open space. The City can use this opportunity to explore in more detail the merits of a 'percent for canopy' type arrangement as part of this process.

#### Summary



Based upon the findings above it is recommended that it is premature at this stage for the city to consider a standalone 'Percent for Canopy' policy. As part of an initial review, there are challenges presented by the unclear status of the UWA-QEII Improvement Scheme, legal complications surrounding the policy administration and difficulty in gaining WAPC approval may hinder the implementation of the policy. It is recommended, however that the City consider the merits of a 'Percent for Canopy' policy when it undertakes the preparation of a new Local Planning Strategy, where a more in-depth evaluation can be provided.

## **Consultation**

The City has not undertaken consultation as this work has only been to investigate drafting a policy for Percent for Canopy.

## **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**

#### **Place**

6. Sustainable population growth with responsible urban planning.

#### **Performance**

11. Effective leadership and governance.

## **Budget/Financial Implications**

If Council rejects the officer recommendation, there will be costs associated with seeking legal advice on the policies implementation.

## **Legislative and Policy Implications**

Nil

## **Decision Implications**

If Council rejects the officer recommendation, the administration will start drafting a local planning policy that creates a mechanism to charge fees to compensate for losses of tree canopy.

## **Conclusion**

In response to Council's Notice of Motion, officers have investigated the viability of introducing a Percent for Canopy local planning policy. Initial assessment of the planning framework has illustrated that there are significant barriers surrounding its implementation. Namely how the concept is legislatively implemented as well as the ability to receive support from WAPC. Further to this, any implementation of the



planning legislation would be considered premature given the proposed UWA-QEII Improvement Scheme will remove City planning controls if imposed.

Whilst there are challenges associated with the development of a 'Percent for canopy' policy, an opportunity exists for a more 'in depth' evaluation when the City undertakes the preparation of its new Local Planning Strategy, the process of which has recently commenced.

### **Further Information**

Nil



## 15.2 Section 40 (Liquor Licensing Act) Liquor Licence – Allen Park Tennis Club

<b>Report Number</b>	<b>PD02.01.26</b>
<b>Applicant</b>	Craig Joel
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Quasi-Judicial
<b>Contributing Officer</b>	William Vardanega – Student Urban Planner
<b>Responsible Officer</b>	Sergio Famiano – Manager, Urban Planning and Development
<b>Director</b>	Bruce Thompson - Director Planning and Development
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Section 40 Form [15.2.1]</li><li>2. Schedule of Submissions [15.2.2]</li><li>3. Allen Park Tennis Club's Neighbour Management Plan [15.2.3]</li><li>4. Original Section 40 Application [15.2.4]</li></ol>

### Purpose

The purpose of this Report is for Council to consider issuing a Section 40 application under the Liquor Licensing Act, 'Club Restricted' Liquor License to the Allen Park Tennis Club, located at Lot 502 (No.61) Clement Street, Swanbourne, as seen in Figure 1. The application is being considered by Council due to objections being received during the community engagement period.

### Officer Recommendation

**That Council APPROVES the Section 40 (Liquor Licensing Act) for Allen Park Tennis Club, in accordance with Attachment 1 and grants the CEO (and so delegated) the authority to sign the application on behalf of the City.**

### Background

The Allen Park Tennis Club has been operating at the Allen Park Reserve for 96 years. The Club is situated on a Regional Reserve (Metropolitan Region Scheme) which is under the Management Order of the City of Nedlands.



Figure 1: Location of Allen Park Tennis Club (red rectangle)

The Club currently has approximately 160 members, which includes 70 junior members under the age of 18. The average age of an adult member is approximately 60 years.

Since November 2019, the City has only received one noise complaint for the Tennis Club. This complaint related to the use of the tennis courts past 9pm.

On 28 November, 2025 the City's Health Department issued the applicant with a Section 39 (Liquor Licensing Act) Liquor Licence.

## Application Details

In November 2025, the Club submitted a Section 40 (Liquor Licensing Act) application to be able to sell a small selection of alcohol to members and their guests (up to two guests per member) at club activities/functions, such as pennants matches and regular social tennis events each Saturday. The original application can be found at Attachment 4.

The Allen Park Tennis Club is seeking a Club Restricted Liquor Licence to sell alcohol to club members and their guests. Alcohol service will be restricted to within the clubhouse and immediate pergola area, as seen further below in Figure 2, and the services will be limited to designed hours surrounding club activities, such as after matches or social events.

The sought trading day and hours are: -

- Monday, 11am to 11pm;
- Tuesday, 11am to 11pm;
- Wednesday, 11am to 11pm;
- Thursday, 11am to 7pm;
- Friday, 11am to 11pm;
- Saturday, 11am to 11pm; and
- Sunday, 12pm to 7pm.





Approval is also sought to sell and supply liquor on ANZAC Day, however, excludes Christmas Day and Good Friday.

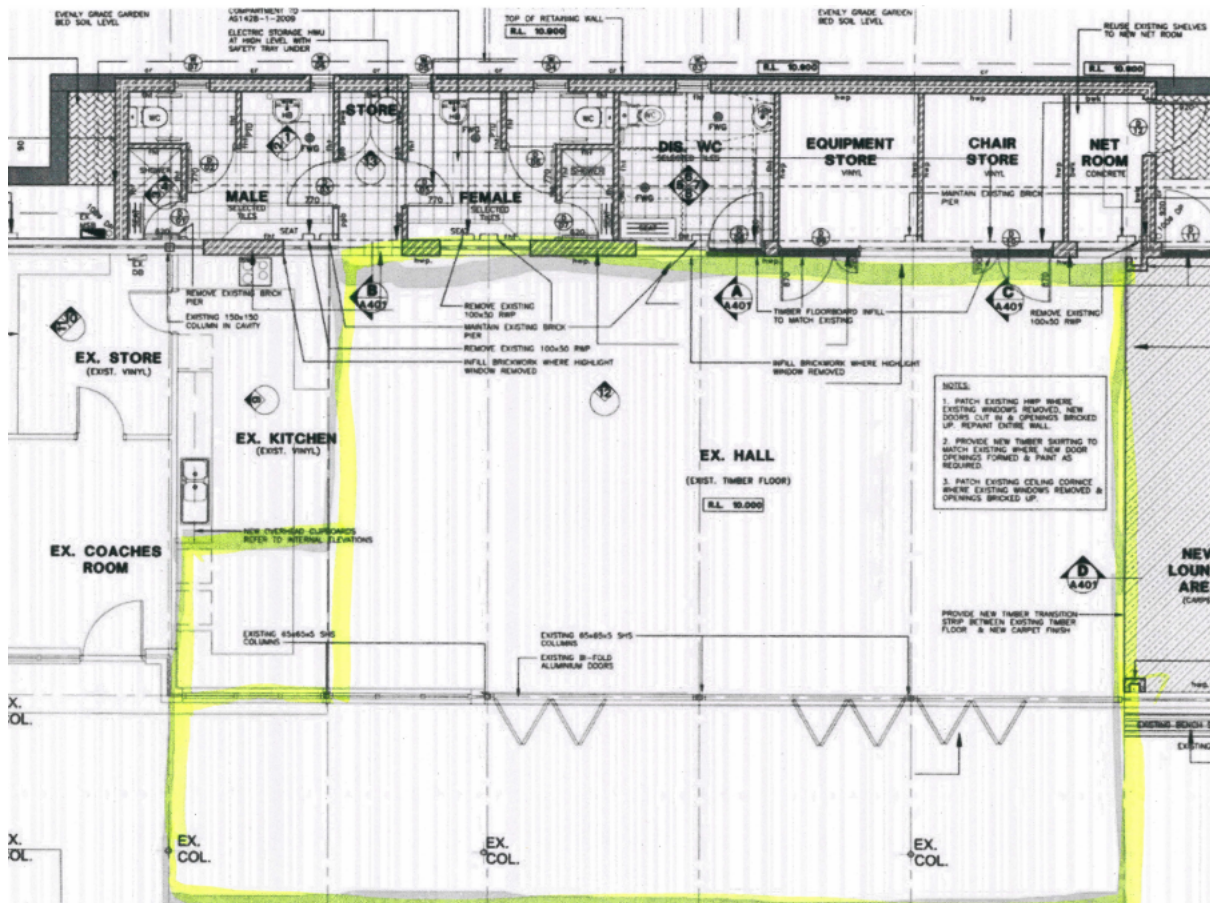


Figure 2: A floorplan showing where alcohol will be served

The Club currently has 'BYO' provisions and is seeking a Section 40 (Liquor Licensing Act) approval, so that they can sell alcohol to their members and earn a small profit. The Clubs objective is to foster a welcoming and community-focused environment, not operate a commercial bar.

## Discussion

The Allen Park Tennis Club is in close proximity of residential properties along Clement Street. From the clubhouse, the closes residential property is approximately 30m south. As detailed earlier, the Club has approximately 90 members that are 18 years or older, with the average age of these members being 60. Due to the nature of the proposed Section 40 application, that is restricted with only a small selection of beverages it is reasonable to expect that the Club members will not be engaging in disorderly conduct that will negatively impact the amenity of Clement Street, or beyond. Alcohol service will be ancillary to tennis and social club activities.



While noise management was an issue raised during community consultation, the Club's Neighbour Management Plan (Attachment 3) provides considerable and practical steps to help mitigate the impact of noise to surrounding residential properties. The impact on traffic and parking along Clement Street should not be impacted by the issuing of the Section 40 approval. The Club has noted that their previous BYO events have used the same parking arrangements as what currently exists.

In support of the Section 40 application, the Allen Park Tennis Club has developed a Neighbour Management Plan. This plan has been created to ensure that the Club Restricted Licence does not adversely affect the amenity, or safety of nearby residents. The plan talks specifically to responsible service of alcohol, noise minimisation, traffic and parking management, ongoing communication with neighbours, and compliance with the Liquor Control Act 1988 (WA).

## Consultation

Community consultation on the Section 40 was undertaken for a period of 14 days, from 25 November 2025 to 9 December 2025. During the consultation period, a total of 26 owners and occupiers were consulted, as illustrated below in Figure 3.



Figure 3: Consultation Map (properties in blue)

During the consultation period, the City received two (2) objections for the Section 40 application. The table below provides a summary of concerns raised and the officer's and applicant's response to matters raised.

Public Consultation		
Issue Raised	Officer Comment	Applicant Response
The proposed times are too late and will impact the	Under the Liquor Control Act 1988, club restricted licences do not have specified operating hours, however, under Section 98E (1) of the Liquor Control Act	<ul style="list-style-type: none"><li>Approval of maximum hours does not mean daily or continuous use.</li></ul>



amenity of the area.	<p>1988, a normal club license permits 6am to 12 midnight for any other day and 10am to 10pm on Sunday.</p> <p>In response to community feedback, the applicant has further reduced the trading hours on Thursday from 11am to 7pm and Sunday 12pm to 7pm. This reduction is acknowledged and is a condition if council resolves to approval the Section 40 application.</p>	<ul style="list-style-type: none"><li>• The Club does not intend to operate late-night events.</li><li>• Alcohol service will cease earlier than licence hours where appropriate.</li></ul> <p>To control this the Club will:</p> <ul style="list-style-type: none"><li>• Cease alcohol service if behaviour becomes inappropriate.</li><li>• Will not serve shots, drink promotions, or binge-style service.</li><li>• Will not have “last drinks rush”.</li></ul>
The Section 40 will regularly increase noise and activity until 11pm	<p>Attachment 3 – Allen Park Tennis Club’s Neighbour Management Plan, provides reasonable steps to manage any noise issues that may arise from the granting of the Section 40 and also provides complaints handling for neighbouring residents.</p> <p>If the Section 40 is granted, the Club will need to manage noise levels in order to maintain compliance with the Environmental Protection (Noise) Regulations 1997.</p>	<p>To control noise concerns, the Club will adopt the following measures:</p> <p><u>Internal Noise</u></p> <ul style="list-style-type: none"><li>• No amplified music, DJs, or live bands.</li><li>• Doors and windows to be closed after 9:00pm, where practicable.</li><li>• TV and background audio kept at low volume.</li></ul> <p><u>External Areas</u></p> <ul style="list-style-type: none"><li>• Outdoor area use to be monitored by a responsible person</li><li>• Patrons encourage to move indoors if noise levels increase</li><li>• Outdoor areas to be cleared progressively towards closing time</li></ul> <p><u>Patron Departure</u></p> <ul style="list-style-type: none"><li>• Clear signage requesting patrons to leave quietly</li><li>• Verbal reminders from staff/committee members at closing</li><li>• No loitering permitted outside the premises</li></ul> <p>There has never been a noise complaint relating to the Club’s current BYO policy. The Club</p>





		have hosted BYO events for decades and have held 6 annual quiz nights.
The Section 40 may result in antisocial behaviours to nearby residence.	<p>Due to the nature of the proposed Section 40, as outlined in Attachment 1 and 3, the Club will not promote binge-style service but rather providing members, and their guests, with a small selection of modest beverages after tennis events. As such, the granting the Section 40 should have a minimal impact on anti-social behaviours to nearby residents.</p> <p>Additionally, since November 2019, the City has not received any complaints relating to antisocial behaviours from Club members, despite their current BYO provisions.</p>	<p>The Club is committed to open and transparent communication complaint process:</p> <ul style="list-style-type: none"> <li>• A dedicated contact person will be nominated</li> <li>• Complaints will be acknowledged within 24 hours</li> <li>• Issues will be investigated promptly</li> <li>• Corrective action will be taken where required</li> </ul> <p><u>Ongoing Engagement</u></p> <ul style="list-style-type: none"> <li>• Neighbours may raise concerns directly with the Club</li> <li>• The Club will review their Plan annually or if issues arise</li> </ul> <p>The Club notes that their plan ensures that the granting of the Section 40 will not negatively impact neighbouring residents and that any potential issues are proactively managed</p>
Allen Park Tennis Club does not have dedicated parking.	<p>The granting of the Section 40 will have a minimal impact on traffic and parking along Clement Street.</p> <p>The sought Section 40 is a club restricted licence which limits alcohol sales to club members and their guests. The alcohol service is an addition to tennis activities and not the primary activity and as such, should not cause an increase in traffic or parking requirements.</p>	<p>The Club commits to:</p> <ul style="list-style-type: none"> <li>• Encouraging members to walk or cycle where possible</li> <li>• Encouraging ride share pickups away from residential driveways</li> <li>• Discouraging engine idling, horn use, and loud conversations outside</li> <li>• Monitoring events to ensure attendance does not exceed reasonable parking capacity</li> </ul> <p>Alcohol service does not increase the physical capacity or footprint of the premises.</p>
The Section 40 will increase traffic along Clement Steet.		



## 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**

#### **People**

1. Art, culture and heritage are valued and celebrated.

#### **Prosperity**

9. A vibrant local economy.

## Budget/Financial Implications

The proposed Section 40 application will not have any budget or financial implications on the City.

## Legislative and Policy Implications

Nil

## Decision Implications

If Council resolves to issue the Section 40 approval, the determination will be issued to the applicant for him to submit to the Department of Local Government, Industry Regulations and Safety where final approval will need to be granted.

If Council resolves to not issue the Section 40, the application will not be progressed. Doing so will mean that the Allen Park Tennis Club is unable to sell alcohol to members and their guests.

## Conclusion

The proposed 'Club Restricted' Section 40 Liquor Licence for the Allen Park Tennis Club is unlikely to result in any major impact on the surrounding properties and residents. The Club's Neighbour Management Plan provides solutions to the issues raised during consultation and the modified hours help reduce the likelihood of any future complaints resulting from the granting of the Section 40 application.

On balance, it is recommended that Council adopts the officer recommendation to issue the Section 40 application, contained within Attachment 1.

## Further Information



Nil

**LIQUOR LICENSING ACT 1988**  
**CERTIFICATE OF LOCAL PLANNING AUTHORITY – SECTION 40**

Reverse side to be completed by applicant BEFORE SUBMISSION TO THE LOCAL AUTHORITY

**THIS SECTION TO BE COMPLETED BY THE LOCAL AUTHORITY**

I, ..... **XXX** .....

being the..... **XXX** .....

for the..... **City of Nedlands**

With respect to an application by..... **Craig Joel** .....

for a liquor licence type of..... **Club Restriction Section 40** .....

hereby certify that the premises known as..... **Allen Park Tennis Club**

and situated at..... **61 Clement Street, Swanbourne** .....

☒ will comply with all relevant planning laws, namely;

..... **City of Nedlands Local Planning Scheme No. 3** .....

Dated the **XX** day of **XXX 2026**

.....  
**Signature of Authorised Officer**

**THIS SECTION MUST BE COMPLETED BY THE APPLICANT BEFORE  
SUBMISSION TO THE LOCAL AUTHORITY**

**APPLICATION DETAILS**

Category and Type of Licence:

Club Restricted

Nature of application and an outline of proposed use of the premises:

The application is proposing a liquor licence to sell alcohol to club members and their guests. Alcohol services will be restricted to within the clubhouse and the services will be limited to designed hours surrounding club activities, e.g. after matches and social events.

In the case of a *SPECIAL FACILITY LICENCE* application:

(a) For what purposes is the licence sought? (Refer to Regulation 9A of the *Liquor Control Regulations 1989*).

Sports arena

(b) What trading hours are sought?

Monday:	11 am	to	11 pm
Tuesday:	11 am	to	11 pm
Wednesday:	11 am	to	11 pm
Thursday:	11 am	to	7 pm
Friday:	11 am	to	11 pm
Saturday:	11 am	to	11 pm
Sunday:	12 pm	to	7 pm

(c) Is approval sought to sell and supply liquor on:

Christmas Day      NO      Good Friday      NO      ANZAC Day      YES

(d) Is approval sought to sell liquor for consumption off the licensed premises? NO

(e) Please detail the trading conditions sought and provide an outline on how it is proposed the premises will operate (attached separate submission if necessary):

See attached Allen Park Tennis Club Neighbour Management Plan.

**Schedule of Submissions**  
**61 Clement Street, Swanbourne – Section 40**



City of Nedlands  
 nedlands.wa.gov.au

No.	Submission	Officer Response
1	<p>I am extremely concerned and opposed to the Section 40 being granted for the number of hours listed in the above proposal. As a close neighbour to the Allen Park Tennis Club, I believe that the proposed times requested in the proposal are excessive and unnecessary and will impact the peace and amenity of the area in a negative way.</p> <p>As Allen Park Tennis Club operates every day of the week from 7am to 9pm (at least) the Club will be able to serve liquor every single day (with the only exception being Christmas Day or Good Friday) until 11pm. This has the potential of increased noise and activity until very late at night, 7 days a week- including school and work nights.</p> <p>The rugby, football and cricket club only operate on several days of the week and only during the respective seasons thus eliminating long hours of drinking, ie every day of the week until 11pm. These clubs Section 40 Liquor Licences are for fewer hours than those requested by Allen Park Tennis Club. Their club rooms are all further away from people's homes ie not directly across the street from the club rooms, creating a noise buffer for residents. With the exception of Allen Park Tennis Club all clubs have dedicated parking areas, away from homes, not taking up residents parking, where cars can be left overnight while the members uber home.</p> <p>The Allen Park Tennis Club does not have dedicated parking which will increase traffic and parking available to residents for longer periods. Also, the noise on the street as members wait for Ubers - because they have been drinking will create further noise, every day of the week, in what is a quiet neighbourhood after 9pm on weekdays. This seems unprecedented, totally unacceptable and unreasonable.</p>	<p>Attachment 3 outlines the Club's neighbour management plan, which discusses noise management in detail.</p> <ul style="list-style-type: none"> <li>To manage internal noise, there will be no amplified music, DJs, or live bands, doors and windows to be closed after 9pm where practicable, and televisions and background audio kept at low volume.</li> <li>To manage external areas, the patio area will be monitored by a responsible person, patrons will be encouraged to move indoor if noise levels increase, and outcome areas to be cleared progressively towards closing time</li> <li>To manage patron departure, there will be clear signage requesting patrons to leave quietly, there will be verbal reminders from staff/committee members at closing, and there will be no loitering permitted outcome the premises.</li> </ul> <p>If the section 40 is granted, the Club will need to comply with the Environmental Protection (Noise) Regulations 1997.</p> <p>The issuing of the Section 40 will have a minimal impact on traffic and parking along Clement Street. The Section 40 limits alcohol sales to club members and 2 guests and the alcohol service is an additional use to tennis activities and is not the primary activity. Attachment 3 outlines the Club's traffic and parking plan.</p>

**Schedule of Submissions**  
**61 Clement Street, Swanbourne – Section 40**



City of Nedlands  
 nedlands.wa.gov.au

	<p>Summing up :</p> <p>I am very concerned about the amount of hours the Club will be able to serve liquor ( over and above other clubs in the area given that the Allen Park Tennis Club hosts members every day of the week).</p> <p>I am concerned about the amount of noise this will generate (both from inside the Club and when members leave the club).</p> <p>I am concerned about the lack of parking available to residents because the Club has no dedicated parking and will be making use of street parking.</p> <p>I am opposed to the Section 40 being granted as I believe it will greatly impact in a negative way the amenity of my home and neighbourhood.</p>	
2	<p>The sale and consumption of liquor from the tennis club during the hours indicated in the application will have a significant adverse impact on ourselves and other people living in Clement St opposite to the tennis club. Our house is in a direct line of site of the tennis club building. We object to the granting of a liquor licence to the tennis club for the following reasons:</p> <p>1. Location of Tennis Club</p> <p>The Tennis Club is located immediately opposite residences on Clement St. The granting of a Liquor Licence and use of the Club House for various functions may result in noise, abusive and insulting language, drunkenness and disorderly behaviour which is unacceptable to those living opposite. Other nearby sporting clubs with liquor licences such as Swanbourne Surf Club, Associates Rugby Club, West Australian Bridge Club and Royal Freshwater Bay Yacht Club are all located well away from local residences. Noise, abusive and insulting</p>	<p>Please refer to officer's comments above regarding noise.</p> <p>The proposed Section 40 is to provide guests with a small selection of modest beverages after tennis events rather than operating a commercial bar. The Club has noted in Attachment 3 that they will control inappropriate alcohol consumption by not having a "last drinks rush", no shots, no drink promotions, and no binge style services. These measures will reduce antisocial behaviours to neighbouring residents.</p>

**Schedule of Submissions**  
**61 Clement Street, Swanbourne – Section 40**



City of Nedlands  
 nedlands.wa.gov.au

language, drunkenness and disorderly behaviour is confined to those Club premisses.	
<p>2. Noise</p> <p>The distance between the tennis club building and the closest residence in Clement Street is only 35m. For the residents at this house and their neighbours the resultant noisy and drunken behaviour from those at functions held at the Club would be intolerable. Our house is in a direct line of sight and sound from the Club Building. The Club currently rents out its courts until 9pm. Rowdy behaviour and music from players on the courts directly opposite to our house is common during the day and night, but we enjoy the sound of members enjoying their tennis. We would not however enjoy listening to noisy and unruly members and friends at the club house in the hours after 9pm.</p>	
<p>3. Tennis Club Building - Fitness for Purpose</p> <p>The building was designed and constructed as a tennis club. It is relatively small building with a smallish hall and adjoining kitchen / serving area. It is unlike the nearby sporting clubs mentioned above which all have dedicated bar, drinking and eating areas. I question whether the building is fit for the purpose of a Liquor Licence.</p>	This is an issue that the Club must resolves themselves and is not a relevant planning consideration.
<p>4. Current Alcohol Consumption Arrangement</p> <p>Currently, some Tennis Club members consume alcohol in an evening or on weekends in the patio area located on the east side of the club building within direct line of sight and sound to the residences opposite. Members supply their own alcohol. They are generally well behaved and do not cause a problem to residents. However, it is in this patio area that most of the alcohol supplied under any liquor licence will be drunk. This is understandable given it is on the lee side of the building from the</p>	<p>Please refer to officer's comments above regarding antisocial behaviour.</p> <p>Additionally, the Club's current BYO provisions and their history of well-behaved members similar attitudes with the issuing of the Section 40.</p>



**Schedule of Submissions**  
**61 Clement Street, Swanbourne – Section 40**



City of Nedlands  
 nedlands.wa.gov.au

<p>sea breeze and it is lovely to sit outside on a summer evening. The increased number of events and number of people consuming alcohol at the Club and the extended hours to 11pm will likely result in unacceptable noise and behaviour issues.</p>	
<p>5. Clash With Junior Club Members and Other Underage Children                      The Club facilities are used by Junior Club Members before and after school and on weekends. The club house is also used by students receiving tutoring in after school hours. Adults consuming alcohol during these times is not a good look. The Club's constitution will need to reflect this.</p>	<p>Attachment 3 outlines the Club's plan to manage underage members. This is an issue that the Club must resolve themselves.</p>
<p>6. Traffic                      The proposal will increase the amount of traffic along Clement St, particularly when functions are held at the Club premises.</p>	<p>Please refer to officer's comments above regarding traffic and parking.</p>
<p>7. Parking                      Parking for tennis club members is limited to off street parking along the north side of Clement St between the Norfolk Island Pines. This parking is also used by residents living opposite particularly overnight. It is insufficient for the needs of a liquor licence when the Club is being used for functions. On two separate occasions we have had damage caused to our vehicle which was parked on Clement St by vehicles reversing off the verge opposite.</p>	
<p>8. Cyclists                      Clement Street is used by a vast number of cyclists. We are well aware of their presence and reverse out onto Clement St from our house with extreme caution. The tennis club members, other tennis club members and their friends are likely to be unaware of this car / bike interaction.</p>	<p>This issue is unrelated to the issuing of a Section 40.</p>

**Schedule of Submissions**  
**61 Clement Street, Swanbourne – Section 40**



City of Nedlands  
 nedlands.wa.gov.au

<p>9. Excessive Trading Hours</p> <p>We know that 11am until 11pm for virtually 7 days a week is the standard for liquor licences. This overall arrangement facilitates management by Dept. of Local Govt, Sport and Recreation. However, having such a vast range of operating hours may open a Pandora's box of excessive use of the Club premisses. For example, a Liquor Licence will enable the club house to be used for functions such as 18th, 21st and 50th birthdays. Noise, abusive and insulting language, drunkenness and disorderly behaviour is common at these sorts of events.</p>	<p>The proposed hours meet permitted hours for Club licences under Section 98E (1) of the Liquor Control Act 1988. This section permits 6am to 12 midnight for any other day than Sunday and 10am to 10pm on Sunday.</p> <p>The Club's sales of alcohol will need to meet the nature of the application, outlined proposed use of the premises, and Club Restricted Licence requirements. This means that alcohol can only be sold to members and their guests (up to two guests per member) during the designated hours surrounding club activities. Under this licence, the Club is unable to host external functions, such as birthday parties or other similar events.</p>
<p>10. Management</p> <p>To satisfy its licence requirements, the Club will need to ensure that when the bar is open it has a dedicated licenced Bar Manager present. It is possibly too much to ask of a member(s) to volunteer this service. For a paid manager, the cost will need to be covered by holding functions from the Club, increase bar sales or alternatively increase the members Club fees.</p>	<p>Attachment 3 outlines the Club's management and compliance plan. This is an issue that the Club must resolve themselves.</p>
<p>11. Compliance</p> <p>It will be interesting to know whether the consumption of alcohol on the premises after an evening game will be allowed if the Bar Manager is not present. Non-compliance by allowing the consuming of BYO alcohol on the property or worse still operation of the bar when the Manager is not present may result in loss of licence and penalties. It may be preferable to continue with the current informal arrangement of BYO.</p>	



**Allen Park Tennis Club  
Neighbour Management Plan  
(Club Restricted Licence – Section 40)**

**1. Purpose of this Plan**

This Neighbour Management Plan has been developed to ensure that the operation of Allen Park Tennis Club under a **Club Restricted Licence** does not adversely affect the amenity, peace, or safety of nearby residents.

The Plan demonstrates the Club's commitment to:

- Responsible service of alcohol
- Noise minimisation
- Traffic and parking management
- Ongoing communication with neighbours
- Compliance with the *Liquor Control Act 1988 (WA)*

**2. Nature of the Club and Membership**

- Approximately **160 members**
- Approximately **70 under the age of 18**
- Average adult member age: **approximately 60 years**
- Alcohol service is **ancillary to tennis and social club activities**
- Alcohol may only be supplied to **members and up to two guests per member**

The Club is not, and will not operate as, a bar, tavern, or function venue.

### 3. Trading Hours and Alcohol Service Controls

- Alcohol service will only occur during approved licence hours
- Approval of maximum hours does **not mean daily or continuous use**
- The Club does not intend to operate late-night events
- Alcohol service will cease earlier than licence hours where appropriate

#### Controls:

- No “last drinks rush”
- No shots, drink promotions, or binge-style service
- Alcohol service will cease immediately if behaviour becomes inappropriate

### 4. Noise Management

The Club recognises the close proximity of residential properties and adopts the following measures:

#### 4.1 Internal Noise

- No amplified music, DJs, or live bands
- Doors and windows to be closed after 9:00pm where practicable
- Televisions and background audio kept at low volume

#### 4.2 External Areas

- Outdoor (patio) area use to be monitored by a responsible person
- Patrons encouraged to move indoors if noise levels increase
- Outdoor areas to be cleared progressively toward closing time

#### 4.3 Patron Departure

- Clear signage requesting patrons to **leave quietly**
- Verbal reminders from staff/committee members at closing
- No loitering permitted outside the premises

## 5. Traffic and Parking Management

The Club acknowledges limited on-street parking and commits to:

- Encouraging members to **walk or cycle** where possible
- Encouraging ride-share pickups **away from residential driveways**
- Discouraging engine idling, horn use, and loud conversations outside
- Monitoring events to ensure attendance does not exceed reasonable parking capacity

Alcohol service does not increase the physical capacity or footprint of the premises.

## 6. Responsible Service of Alcohol (RSA)

- Alcohol will only be served by a person holding a **current RSA certificate**
- A responsible person will be present whenever alcohol is served
- Intoxicated persons will not be served
- Underage persons will not be supplied alcohol under any circumstances

## 7. Juniors and Underage Persons

- Junior tennis activities will continue as usual
- Alcohol service will be managed so it does not interfere with junior programs
- Clear separation between junior activities and alcohol service where required
- Compliance with all obligations relating to minors under the Act

## 8. Management and Compliance

- The Club Committee retains ultimate responsibility for compliance
- Committee members will be trained in licence obligations
- Any breach will be dealt with immediately
- The Club understands that non-compliance may result in penalties or loss of licence

## 9. Complaints Handling and Neighbour Communication

The Club is committed to open and transparent communication.

### Complaint Process:

- A dedicated contact person will be nominated (President or Secretary in their absence)
- Complaints will be acknowledged within 24 hours
- Issues will be investigated promptly
- Corrective action will be taken where required

### Ongoing Engagement:

- Neighbours may raise concerns directly with the Club
- The Club will review this Plan annually or if issues arise

## 10. Review of the Plan

This Neighbour Management Plan will be:

- Reviewed annually by the Committee
- Updated if licence conditions change
- Updated if any legitimate amenity concerns are identified

## 11. Conclusion

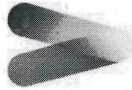
Allen Park Tennis Club has a **96-year history** of responsible operation with:

- No noise complaints
- No alcohol-related incidents
- Strong community integration

This Plan ensures that the grant of a Club Restricted Licence will **not negatively impact neighbouring residents** and that any potential issues are proactively managed.



Department of  
Local Government, Sport  
and Cultural Industries



**LIQUOR CONTROL ACT 1988  
CERTIFICATE OF LOCAL PLANNING  
AUTHORITY – SECTION 40 /  
DEVELOPMENT APPROVAL**

LLD/15

Reverse side to be completed by applicant BEFORE SUBMISSION TO THE LOCAL AUTHORITY

**THIS SECTION TO BE COMPLETED BY THE LOCAL AUTHORITY**

I, (full name) ..... Craig joel .....  
being the ..... Vice President .....  
(Title)  
for the ..... Nedlands City Council .....

(Name of Local Planning Authority)  
with respect to an application by ..... Craig joel .....

(Name of applicant)

hereby certify that the premises known as ..... Allen Park Tennis Club .....

and situated at ..... 61 Clement Street .....

..... Swanbourne ..... Post Code... 6011 .....

☐ will comply with all relevant planning laws, namely;

OR

☒ would comply with the relevant planning laws if consent were to be given by the following authority;

- (i) It is not known whether the authority will give their consent; or  
(ii) It is known that the authority will give that consent subject to the following probable condition/restrictions;

OR

☐ will not comply with the relevant planning laws for the following reasons:-

Dated the ..... 6th ..... day of ..... October 2025 .....

Signature of Authorised Officer

**THIS SECTION MUST BE COMPLETED BY THE APPLICANT  
BEFORE SUBMISSION TO THE LOCAL AUTHORITY**

**APPLICATION DETAILS**

Category and Type of Licence: ..... Club Restricted .....

Nature of application and an outline of proposed use of the premises: .....  
See Submission document .....

In the case of a *SPECIAL FACILITY LICENCE* application:-

(a) For what purpose is the licence sought? (Refer to Regulation 9A of the *Liquor Control Regulations 1989*)

See attached submission .....

(b) What trading hours are sought?

Monday:	..... 11 .....	am/pm	to	..... 11 .....	am/pm
Tuesday:	..... 11 .....	am/pm	to	..... 11 .....	am/pm
Wednesday:	..... 11 .....	am/pm	to	..... 11 .....	am/pm
Thursday	..... 11 .....	am/pm	to	..... 11 .....	am/pm
Friday	..... 11 .....	am/pm	to	..... 11 .....	am/pm
Saturday	..... 11 .....	am/pm	to	..... 11 .....	am/pm
Sunday	..... 12 .....	am/pm	to	..... 8 .....	am/pm

(c) Is approval sought to sell and supply liquor on:-

Christmas Day YES ☐ NO ☒ Good Friday YES ☐ NO ☒ Anzac Day YES ☒ NO ☐

(d) Is approval sought to sell liquor for consumption off the licensed premises? YES ☐ NO ☒

(e) Please detail the trading conditions sought and provide an outline on how it is proposed the premises will operate (attach separate submission if necessary):

.....  
.....  
.....



**Submission to Nedlands City Council**

**Re: Application for a Liquor Licence – Allen Park Tennis Club, Swanbourne WA**

Dear Mayor/Council Members,

On behalf of the members and committee of The Allen Park Tennis Club, we are writing to express our intent to obtain a liquor licence for our premises at [address]. After 96 years of serving the Swanbourne community, our club is hopeful that our members may enjoy a modest beverage after a game of tennis in a responsible and well-managed environment.

Our club hosts a variety of activities throughout the year, including competitive pennants matches and regular social tennis events each Saturday. We believe that the ability to offer a small selection of alcoholic beverages will complement these activities, strengthen the social fabric of the club, and enhance the experience for our members and their guests.

We are committed to operating responsibly and in accordance with all licensing laws and community standards. Specifically:

- Alcohol service will be restricted to members and their guests only, within the clubhouse.
- We will ensure that all staff or volunteers serving alcohol are appropriately trained in Responsible Service of Alcohol (RSA).
- Service will be limited to designated hours surrounding club activities (e.g., after matches and social events).
- The clubhouse and surrounding areas will be managed to ensure the comfort and safety of all patrons, and to minimise any disturbance to our neighbours.

Our objective is to foster a welcoming, community-focused environment, not a commercial bar. We believe this small but meaningful step will help sustain our club's long-standing role in the Swanbourne community while promoting responsible enjoyment and social connection among members.

We appreciate the Council's consideration of our application and would be happy to provide further details or meet to discuss our operational plan.

Yours sincerely,

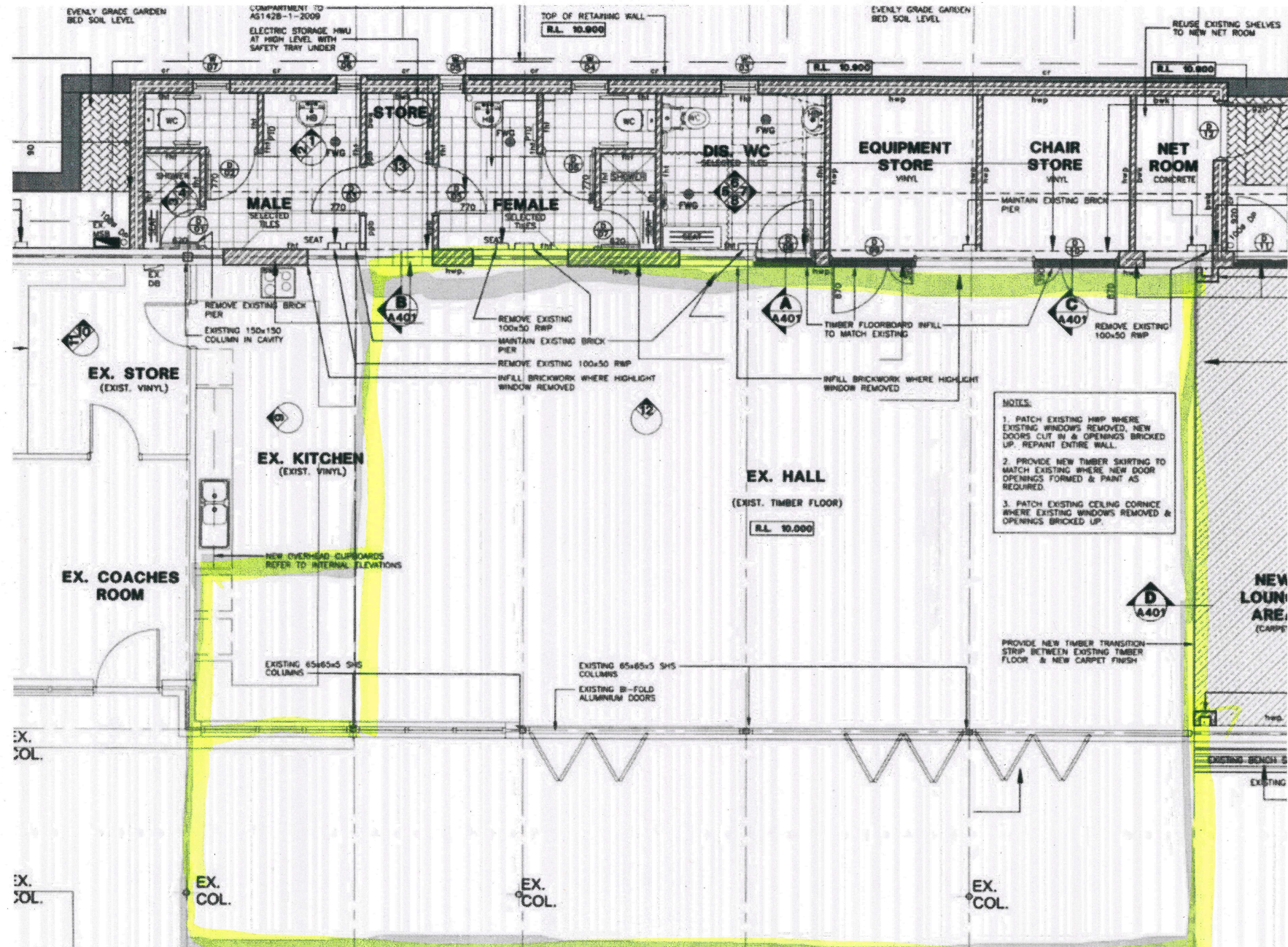
Craig Joel

Vice President and Social Committee

Allen Park Tennis Club

0411825821









## 16 DIVISIONAL REPORTS - CORPORATE SERVICES

### 16.1 John XXIII Avenue Mount Claremont Site 2 - Expression of Interest

<b>Report Number</b>	<b>CPS01.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Legislative
<b>Contributing Officer</b>	Anita Stirrat - A/Coordinator Strategic Land and Property
<b>Responsible Officer</b>	Anita Stirrat - A/Coordinator Strategic Land and Property
<b>Director</b>	Arthur Kyron - Acting Chief Executive Officer
<b>Attachments</b>	1. Lease 2, Portion of Lot 502 on Deposited Plan 73830 ( Reserve 45054), John XXIII Avenue, Mount Clare [16.1.1]

#### Purpose

The purpose of this report is to seek Council approval to initiate an Expression of Interest (EOI) process for the lease of the bottom section of the vacant parcel of land at Lot 502 John XXIII Avenue, Mount Claremont, measuring approximately 600 square metres.

The EOI will invite submissions from interested parties for the use of the land in a manner that is consistent with its current condition and zoning, and that delivers operational or economic benefits to the local area.

#### Officer Recommendation

**That Council AUTHORISES the CEO to undertake an Expression of Interest process seeking proposals to occupy the City premises located at Site 2 - Lot 502 John XXIII Avenue, Mount Claremont.**

#### Background

##### Land

- The land forms part of Crown land vested in the City of Nedlands under a Management Order.
- Lot 502 is approximately 1,200 sqm, currently leased in part (600 sqm top section) to Leo Heaney for depot operations.
- The remaining 600 sqm bottom section is underutilised and available for lease.
- The land is gravel-surfaced, fenced, and suitable for low-impact uses without significant development.
- The Management Order permits leasing subject to Ministerial consent.



Reserve 45054 – Lot 502 on Deposited Plan 73830 being the whole of the lands comprised on Crown Land Title Volume LR3168 Folio 292 (Lot 502), which is outlined in red in the below diagram:



Whole of Lot 502 John XXIII Avenue (marked in red)

## Discussion

In December 2025, Council resolved to lease Site 1 – Lot 502 John XXIII Avenue, Mount Claremont, to the current lessee, Leo Heaney. Lot 502 comprises approximately 1,200 sqm of gravel-surfaced land. The lessee currently occupies the top section of 600 sqm, leaving the remaining 600 sqm (bottom section) underutilised and available for lease. This is outlined in red in the below diagram.

The EOI process will allow the City to identify a tenant who can utilise the land effectively without requiring significant development.

The site is best suited for:

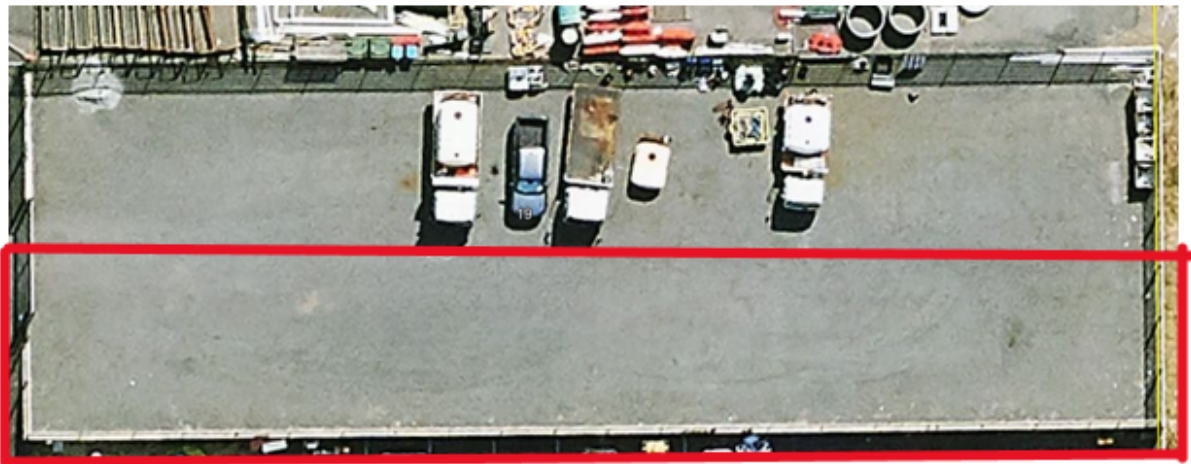
- Vehicle Storage: Secure storage for commercial vehicles, fleet cars, or machinery.
- Trucking and Logistics Operations: Base for trucking companies to park and manage vehicles.
- Temporary Equipment Storage: Storage of construction or maintenance equipment for local projects.

These uses are consistent with the land's current condition and zoning and will generate revenue while supporting local businesses.



The EOI will outline lease terms, compliance requirements, and evaluation criteria to ensure fairness and alignment with strategic objectives.

On 29 October 2025, Burgess Rawson provided a market rental valuation for the proposed leased premises at \$21,000 per annum (exclusive of GST). This equates to \$35.00 per square metre based on an area of 600 square metres (top section). The same valuation rate will be applied to the bottom section which is outlined in red in the below diagram: as both areas share identical characteristics, including size, location, surface condition, access, and intended low-impact use, making the valuation consistent and reasonable.



Site 2- Lot 502- John xxiii Avenue, Mount Claremont

### Consultation

The City's Land & Property Team advised they have no objections to land tenure arrangement. The arrangement generates an income for the City and utilises an otherwise unoccupied and vacant site.

### 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**

#### Prosperity

9. A vibrant local economy.

#### Performance

12. A happy, well-informed and engaged community.



## **Budget/Financial Implications**

The EOI process will incur minimal administrative costs, which can be absorbed within the existing operational budget. Leasing the land will generate additional revenue for the City, contributing to financial sustainability.

## **Legislative and Policy Implications**

The City may only dispose land pursuant to section 3.58 of the Local Government Act 1995 (WA) (LG Act).

As the Land is Crown land, the City must seek the consent of the Minister for Lands' consent to lease or licence the Land, pursuant to section 18 of the Land Administration Act 1997 (WA).

## **Decision Implications**

Should Council approve this recommendation, Administration will proceed with the EOI process and, upon completion, will prepare and submit a further report to Council outlining the results of the EOI, including recommended lessee, proposed lease terms, and any associated conditions for final approval.

Should Council not approve this recommendation, the bottom section of Lot 502 will remain underutilised, resulting in a missed opportunity to generate revenue and support local business activity. Additionally, the City will need to consider alternative strategies for managing the land, which may include leaving it vacant or exploring other non-commercial uses.

## **Conclusion**

Approval of this recommendation will enable the City to commence an EOI process for the lease of the underutilised 600 sqm portion of Lot 502 John XXIII Avenue, Mount Claremont. This approach ensures transparency, maximises the use of Crown land under the City's management, and generates additional revenue while supporting local business activity.

## **Further Information**

Nil





# Burgess Rawson

## MARKET RENTAL VALUATION REPORT

**LEASE 2, PORTION OF LOT 502 ON  
DEPOSITED PLAN 73830 (RESERVE 45054),  
JOHN XXIII AVENUE, MOUNT CLAREMONT,  
WA 6010**

Prepared For City of Nedlands

Valuation Date 29 October 2025

Valuer Reference 75895



*Liability limited by a scheme approved under Professional Standards Legislation*

# TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	3
Valuation Instructions.....	3
Description of Property.....	3
S.W.O.T Analysis .....	4
Critical Assumptions.....	4
Sources of Information .....	5
Valuation Certificate.....	6
Disclaimers.....	7
1. Introduction.....	8
1.1 Under Instruction From.....	8
2. Basis of Valuation.....	8
2.1 Market Valuation .....	8
2.2 Definitions .....	8
3. Legal Details .....	9
3.1 Title Details.....	9
3.2 Native Title.....	9
4. Planning.....	10
4.1 Zoning Maps .....	11
5. Situation and Services .....	12
5.1 Streetscape – Photos.....	12
6. Site Details.....	13
6.1 Dimensions and Area.....	13
6.2 Site Features.....	13
6.3 Environmental.....	14
6.4 Flood Area.....	14
6.5 Bushfire Zone .....	14
7. Improvements.....	15
7.1 Description of Improvements .....	15
7.2 Photos.....	15
7.3 Lettable Area Aerial.....	16
8. Tenancy and Financial Details.....	16
9. Market Commentary.....	17
9.1 World Economy .....	17
9.2 Australian Economy.....	17
9.3 Western Australian Economy.....	18
10. Valuation Method – As Is .....	19
10.1 Direct Comparison Method .....	19
11. Valuation Summary .....	21
11.1 As Is.....	21
12. Assumptions, Conditions and Limitations.....	22
13. Enclosures.....	23
Deposited Plan 73830 .....	23

Department of Water & Environmental Regulation – Contaminated Sites Summary of Records.....	23
Letter of Instruction.....	23



Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA 6010

## EXECUTIVE SUMMARY

### Valuation Instructions

Instructing Party	<p>City of Nedlands</p> <p>71 Stirling Highway, Nedlands WA 6009</p> <p>PO Box 9 Nedlands WA 6009</p> <p>Anita Stirrat  Acting Strategic Land and Property Coordinator</p> <p><a href="mailto:astirrat@nedlands.wa.gov.au">astirrat@nedlands.wa.gov.au</a></p>
Interest Valued	A leasehold interest in fee simple subject to the encumbrances noted within section 3.1.

### Description of Property

Property Address	Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA 6010
Certificate of Title	Volume LR3168 Folio 291; Lot 502; Deposited Plan 73830
Registered Owner	'State of Western Australia'
Encumbrances	The encumbrances are provided within the body of the report. None of these are considered to affect the firm's valuation amount.
Land Area	1,1578 hectares (Parent Site)
Lease Area	600 square metres
Description of Property 'As Is'	The subject property comprises a small hardstand lot which is retained to provide a level contour and secured with garrison fencing, provided with good quality road base hardstand. The subject property is located within the parent site of a large lot located to the north of the Western Power Mount Claremont Depot and to the east of John XXIII College. The parent site is utilised for Local Authority depot and recycling type uses. The subject is situated approximately 400 metres north of John XXIII Avenue accessed via an internal road.
Local Authority	City of Nedlands
Planning Scheme	Local Planning Scheme No. 3, gazetted 16 April 2019
Zoning	Urban Development
Leasing Comments	Burgess Rawson have been instructed to provide a market rental value based on the advised lettable land area of 600 square metres.

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA

6010

## Analysis

'As Is'	\$ / Annum	\$ / m <sup>2</sup>
Market Net Rental	\$21,000	\$35

## S.W.O.T Analysis

### Strengths

- + Mount Claremont location

### Weaknesses

- + Nil street frontage

### Opportunities

- + Execute new lease term

### Threats

- + Rising interest rate environment
- + Prevailing uncertain Global economic conditions leading to further reduction in consumer / business confidence, increased credit funding costs restricting access to finance, dampening demand for real estate and / or increased supply

## Critical Assumptions

### Valuation Methodology

- + The valuation methodology used by Burgess Rawson is the best estimate of value Burgess Rawson can produce, but is an estimate and not a prediction or guarantee of value. This methodology uses market derived assumptions obtained from analysed transactions. A cross-section of transactions is detailed in this report. We do not represent ourselves as experts for data, such as economic, demographic or construction costs, which has been obtained from external sources.
- + We have been instructed to determine a market rental value of the subject property, for which we have undertaken the Direct Comparison Method.

### Physical

- + This valuation has been made on the assumption that there are no actual or potential contamination issues affecting the site or the building (if any), including asbestos affectation. It is recommended that an asbestos report be commissioned and reviewed by the instructing party prior to reliance upon this valuation.
- + We have carried out this valuation on the assumption that this property is free from flood affectation.
- + We have relied upon the supplied lettable areas for the purposes of this valuation, and should a building survey prove these areas to be incorrect we reserve the right to review this valuation.
- + Any areas mentioned in this report are approximate only and should not be relied upon for any other purpose other than this valuation. If utilised for any other purpose than this valuation, the areas should be verified by a licensed surveyor.
- + We are not qualified to carry out nor have we sighted a structural survey/report of the building (if any), accordingly we are not qualified to express an opinion as to the structural integrity of the building. We were also unable to inspect parts of the premises that were unexposed or inaccessible and therefore cannot say that such parts are free from defects. We recommend that a structural survey/report be commissioned by the nominated party to identify any building defects. We reserve the right to review this valuation if any such defects are identified.
- + Burgess Rawson (WA) Pty Ltd is not an expert in the identification and management of asbestos. Should an Asbestos Audit Report reveal any matter that may affect value, we reserve the right to reassess this valuation in accordance with the report findings.
- + This property valuation or assessment is made subject to there being no actual or potential native title affecting the value &/or marketing of the site.

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA

6010

### *Legal / Planning*

- + We have reviewed the various notifications on title and have assumed for the purpose of this valuation that these notifications do not have any adverse effect on the value of the property.
- + That all certificates and approvals are in place as required by the local authority.
- + That the property is occupied and managed in full compliance with the law, in particular relating to safety and fire regulations.
- + We have not sighted a zoning Certificate, to verify the town planning advice described in further detail within this valuation.
- + We are unaware of any current road widening or resumption requirements for the property; however, we have not completed searches with resuming authorities to confirm this. Our valuation therefore assumes that the property is not the subject of any proposed resumptions.
- + Our valuation is on the assumption that if there is a requirement to resume or acquire the land buy a relevant authority, the owners will be fully compensated.

### *General*

- + The rental and sales information has been obtained from a number of sources including RP Data and registered government sales transfers and active sales and leasing agents. Whilst we understand the information to be reliable, we are unable to guarantee the accuracy.
- + In the event we become aware of a material change in investment market dynamics during the period between the Date of Issue and Date of Valuation, we reserve the right to amend our assessment. This includes but is not limited to geo-political and financial/economic uncertainty affecting both occupier and investor demand.
- + This report has been countersigned to verify the report is issued by this Company. Any reliance upon this report is restricted to the nominated party and must be based upon the actual possession or sighting by them of an original document duly signed and countersigned in the before mentioned manner.
- + All information provided to us by the instructing party for the purpose of preparing this report is accurate and current as at the Date of Valuation.

## Sources of Information

Our valuation conclusions have been reached after reviewing financial and tenancy information provided by the client in addition to that sourced by Burgess Rawson (WA) Pty Ltd. The information reviewed and supplied includes, although is not limited to, the following:

- + Landgate sales database;
- + Web based cadastral and planning data from Landgate, Department of Planning, Lands and Heritage, and relevant Local Authority, in addition to National Map, Department of Environment Regulation and Department of Indigenous Affairs;
- + Web based aerial imagery: RPData and Google Maps;
- + City of Nedlands IntraMaps;
- + Other relevant information such as discussions with local real estate agents.

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA

6010

### Valuation Certificate

Date of Valuation	29 October 2025
Date of Inspection	29 October 2025
Date of Report Issue	30 October 2025

*"This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation".*

Market Rental Value – As Is	<b>TWENTY ONE THOUSAND DOLLARS PER ANNUM</b> <b>(\$21,000 PA)</b>
SUBJECT TO:	LEASEHOLD INTEREST, VACANT POSSESSION, THE ASSUMPTIONS AS CONTAINED WITHIN THE BODY OF THE REPORT AND EXCLUSIVE OF GST.

### Signatories



**Tim Hammond**  
Director  
Associate of Australian Property Institute  
Certified Practising Valuer  
Licensed Valuer No. 44608 in WA



**Jonathan Fyson**  
Head of Valuations  
Associate of Australian Property Institute  
Certified Practising Valuer  
Licensed Valuer No. 44213 in WA

Tim Hammond has personally inspected the property being valued and the investigations and report are the responsibility of him. The report is signed by Jonathan Fyson as a check of company procedures and has not inspected the property.

Acting in the capacity as a Supervising Member, the Co-Signatory has reviewed the report and working papers, but has not inspected the subject property. Based upon that review and questioning of the Principal Valuer (as appropriate), the Co-Signatory is satisfied there is a reasonable basis for the valuation process and methodology adopted and verify that this is a genuine report, issued and endorsed by Burgess Rawson (WA) Pty Ltd.

## Disclaimers

### Material Valuation Uncertainty

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia. The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically."

### No Liability to Other Parties

We state that this valuation report is addressed to the instructing parties for Rental Valuation purposes and is only for their use, and for no other purpose, and we disclaim responsibility and liability to any other party who might use or rely on the whole or any part of this report. Any such use by other parties is expressly forbidden. Neither the whole nor part of this report shall be printed or published in any circular, document or publication without first obtaining our approval of the form and context in which it is to appear.

### Market Movement Clause

"This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation.

Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the expiration of 90 days from the date of the valuation or such earlier date if you become or ought reasonably to have become aware of any factors that have an effect on the valuation".

### Limited Liability

Liability limited by a Scheme approved under professional standards legislation.

### No Compliance Certificate

No Compliance Certificate / Certificate of Classification has been obtained, and this valuation is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site and has/have been built, occupied and is/are being operated, in all material respects, in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires diseases), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.

### Excluded Searches

The following searches have not been undertaken: Land Survey Plan, Building Survey Plan, Formal Flood, Native Title. This valuation assumes such searches would identify no issues that may affect the value and/or liquidity of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect and/or liquidity then the searches should be referred to the valuer for comment.

### Goods and Services Tax (GST)

This valuation assessment is exclusive of GST and has been completed on the basis that should GST be payable on the sale of this property, it would be recovered from the purchaser resulting in the vendor not being financially disadvantaged.

All rentals, outgoings and sale prices quoted in this report are net of GST unless otherwise stated.

### Not to Be Reproduced Without Permission

Neither the whole nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement, nor publishes in part or full in any way, without written approval off the form and context in which it may appear.

### Accuracy of Information

Any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the valuation report is incorrect, it may have an impact on the valuation. The valuation is provided on the proviso that the reliant party accepts this risk.

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

This valuation summary forms a part of and should not be used or read independently from the completed report. Particular attention is drawn to qualifications and disclaimers included in this report.

## 1. Introduction

### 1.1 Under Instruction From

Instructing Party	City of Nedlands
Valuation Purpose	To assess the current unencumbered market rental value of the subject property as adopted by the Australia and New Zealand Valuation and Property Standards for Rental Valuation purposes.
Interest Valued	A leasehold interest in fee simple subject to the encumbrances noted within section 3.1.
Highest & Best Use	<p>The Market Value of an asset is determined by reference to its highest and best use, that is, the use of the asset that is physically possible, legally permissible and financially feasible.</p> <p>We believe that the current use of the property is reflective of the highest and best use of the asset.</p>
Pecuniary Interest	<p>To the best of our knowledge, we do not believe that Burgess Rawson (WA) Pty Ltd and the individual Valuers involved in the preparation of this valuation have pecuniary interests in the subject property that would conflict with the valuation of the property.</p> <p>We confirm that the primary valuer nominated who has undertaken this valuation:</p> <ol style="list-style-type: none"> <li>is suitably qualified to carry out such valuations;</li> <li>is authorised under the relevant laws of Western Australia to practise as a Valuer; and</li> <li>has no pecuniary interest that could reasonably be regarded as being capable of affecting that person's ability to give an unbiased opinion of the value or that could conflict with a proper valuation of the property.</li> </ol>
Conflict of Interest	Further, we confirm that the nominated Valuers, and the Valuation Company, Burgess Rawson (WA) Pty Ltd, do not have a pecuniary interest that could conflict with the proper valuation of the property, and we advise that this position will be maintained until the purpose for which this valuation is being obtained is completed.

## 2. Basis of Valuation

### 2.1 Market Valuation

Market Value as defined by the International Valuation Standards Committee and as adopted by the Australian Property Institute, is as follows:

'Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.'

Market Rental Value as defined by the International Valuation Standards Committee, and as adopted by the Australian Property Institute, is as follows:

'The estimated amount for which an asset should rent, as at the relevant date, between a willing Lessor and a willing Lessee in an arm's length transaction, where in the parties have acted knowledgeably, prudently and without compulsion, and having regard to the usual terms and conditions for leases of similar assets'

It should also be noted this assessment of value is based on the facts and evidence as they existed as at the date of valuation and no warranty can be given to the maintenance of this value into the future.

### 2.2 Definitions

'As If Complete' valuation means a valuation of a proposed development that assumes the proposed development to be in a completed state as at the date of the valuation and reflects current market conditions at that date.

'As Is' valuation means a valuation that provides the current value of the land as it currently exists rather than an 'as if complete valuation' of any proposed development.

'Proposed Development' means any planned development or redevelopment of land, including building improvements or modifications, that are proposed, approved or under construction on the land with the exception of land for which the value of the work on the land when completed will be \$200,000 or less.

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA  
6010

## 3. Legal Details

### 3.1 Title Details

Lot 502	
Search Date	Certificate of Title not searched
Certificate of Title	Volume LR3168 Folio 291
Legal Description	Lot 502 on Deposited Plan 73830
Registered Owner	'State of Western Australia'
Date Registered	N/A
Encumbrances	N/A

Burgess Rawson have not undertaken a current Certificate of Title search as this is a rental valuation only and we assume there are no adverse easements or encumbrances which may affect market rental value. In the event this proves otherwise, Burgess Rawson should be consulted to reassess the value stated herein.

### 3.2 Native Title

The value and utility of land can be affected by the presence of Aboriginal Sacred Sites. Aboriginal requirements can only be determined by the appointment of an appropriate expert. Therefore, it cannot be warranted that there are no such sites on the land.

For the purpose of this valuation, we have assumed the property being freehold is not subject to any Native Title claims. A search of claims lodged under the Native Title legislation has not been undertaken.

Accordingly, this valuation has been undertaken on a freehold fee simple basis and any allowances for possible native title claim over the land has not been considered. If it is possible to determine that the property is affected, the right to review this valuation is reserved.

An Aboriginal Heritage Sites Register is determined under Section 38 of the State's Aboriginal Heritage Act 1972 and is maintained by the Department of Aboriginal Affairs, the Register is not considered conclusive evidence.

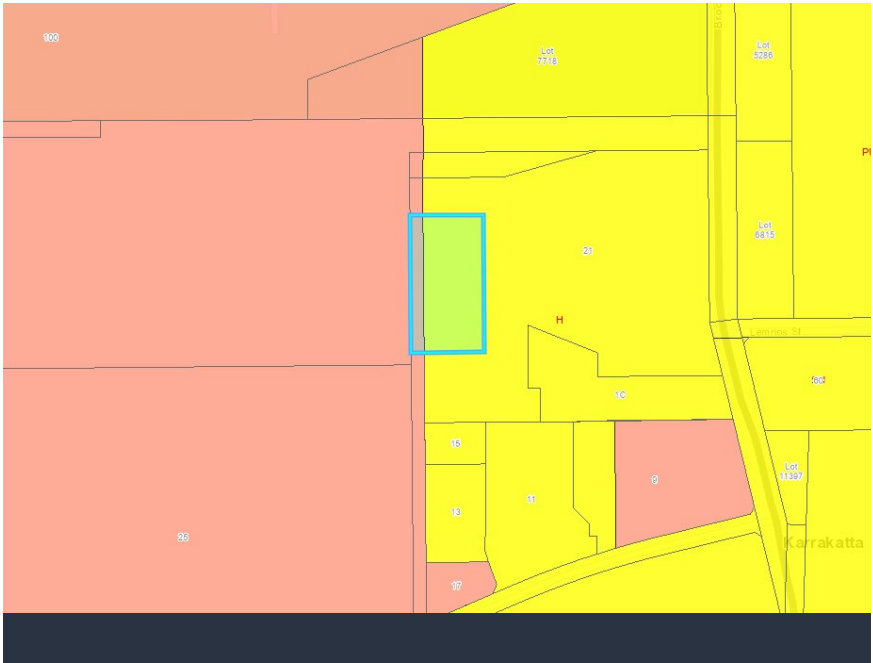


## 4. Planning

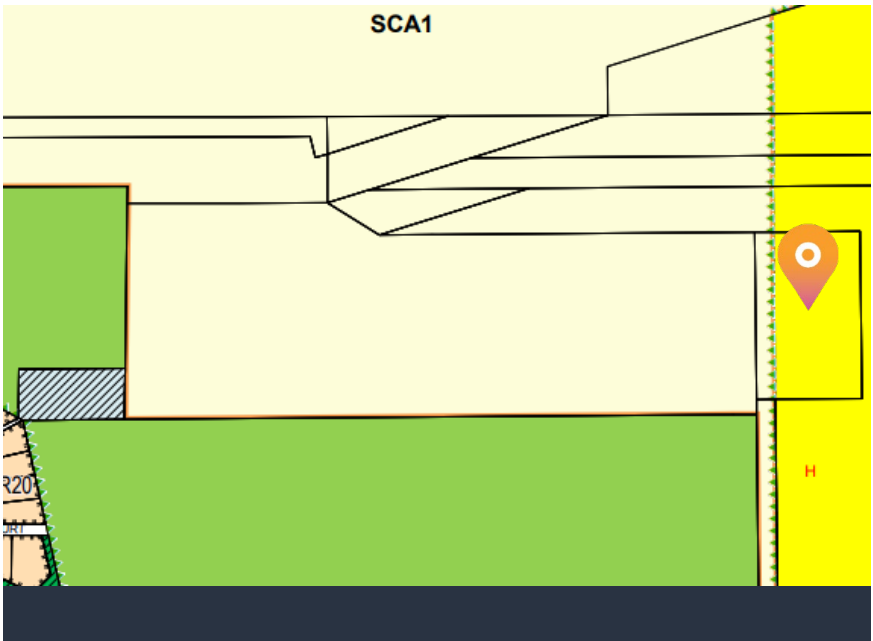
Local Authority	City of Nedlands
Planning Scheme	Local Planning Scheme No. 3, gazetted 16 April 2019
Zoning	Urban Development
Conforming Use	Under the Urban Development zoning, there are nil permissible land uses contained in the Local Planning Scheme and either a Structure Plan, Activity Centre Plan or Local Development Plan must be completed. As the Lessor is the City of Nedlands, we assume that the current use for storage of vehicles is permitted.
Special Control Area 1	<p><i>SCA1 Subiaco Strategic Water Resource Precinct</i></p> <p>Purpose</p> <p>Identify the area as the Subiaco Waste Water Resource Precinct for orderly and proper planning.</p> <p>Objectives</p> <ul style="list-style-type: none"> <li>+ To prevent the introduction and intensification of land uses or development which would be incompatible with: <ul style="list-style-type: none"> <li>- ongoing operation of the Subiaco Waste Water Treatment Plant;</li> <li>- expansion of the capacity of the treatment plant to support population growth in the catchment; and</li> <li>- establishment and operation of resource recovery infrastructure and land uses.</li> </ul> </li> <li>+ To facilitate the use and development of land for uses which are beneficial to the operation of the Subiaco Waste Water Treatment Plant and the surrounding catchment.</li> <li>+ To prevent adverse impacts on residential and other sensitive uses.</li> </ul> <p>Additional Provisions</p> <ol style="list-style-type: none"> <li>1. No residential or other sensitive land uses as defined by EPA Guidance Statement No. 3 (Separation Distances Between Industrial and Sensitive Land Uses, June 2005) are to be located in the Subiaco Waste Water Treatment Plant odour buffer.</li> <li>2. In considering any application for development approval, scheme amendment request, structure plan, local development plan or subdivision application, and in addition to the matters listed in clause 67 of the deemed provisions, the local government shall have regard to the following: <ol style="list-style-type: none"> <li>a. the recommendations of the Water Corporation and Department of Environment Regulation; and</li> <li>b. potential odour impact of the waste water treatment plant and whether the proposal is compatible with the existing and proposed future use of the plant.</li> </ol> </li> <li>3. A structure plan, activity centre plan, local development plan and/or scheme amendment proposal is to provide a current odour modelling technical report to review and confirm the boundaries of the odour buffer.</li> </ol>
Metropolitan Region Scheme	Under the Metropolitan Region Scheme the land is zoned 'Public Purposes'.
Current Resumptions	<p>We are unaware of any road widening requirements affecting the subject property.</p> <p>Discussions with the Local Authority indicate there are no current resumption or acquisition requirements for the site.</p> <p>Our valuation is on the assumption there are no requirements, and if this proves to be otherwise, our valuation assumes the owners will be fully compensated by the relevant Authority.</p>
Historical Significance	<p>There are no known Heritage issues impacting on the subject property.</p> <p><i>Enquiries to the Heritage Council of WA, National Trust and the Local Authority indicate the subject property is not listed or considered to have any historical significance.</i></p>
Planning	<p><i>We have searched the Western Australian Planning and Local Authority Websites and assume the Planning details summarised are correct. In the event that a Town Planning Certificate or any other relevant Planning Certificate or document is obtained and the information therein is later found to be materially different to the town planning information detailed within the valuation, we reserve the right to amend our valuation.</i></p> <p><i>A search of the permitted use with the Authority has not been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and / or building, consents, approvals and certifications have been issued for the use of occupation of the improvements as more fully described in this report.</i></p>

4.1 Zoning Maps

Metropolitan Region Scheme



Local Planning Scheme



5. Situation and Services

- Locality

The subject property is located within Mount Claremont which is situated approximately 7 kilometres south west of the Perth Central Business District. More specifically, the subject property is located on the northern side of John XXIII Avenue approximately 400 metres west of its intersection with Brockway Road.
- Surrounding Development

Surrounding development includes the Western Power Mount Claremont Depot, Swan Transit Mount Claremont Bus Depot, John XXIII College, Subiaco Waste Water Treatment Plant and some older style industrial type properties on Lemnos Street, several sporting reserves, WA Athletics Stadium and residential generally comprising single and grouped dwellings generally of a good quality standard having regard for the well regarded location and high underlying land values.
- Infrastructure

Brockway Road is a north south thoroughfare road which in a southerly direction connects with Alfred Road which links West Coast Highway with Railway Parade and in a northerly direction connects into Brookdale Street at its intersection with Underwood Avenue, which in turn connects through to Oceanic Drive and The Boulevard, major east west arterial roads.
- Services

All normal services are provided.

Location Map



5.1 Streetscape – Photos



John XXIII Avenue – South West



John XXIII Avenue – North East

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA

6010

## 6. Site Details

## 6.1 Dimensions and Area

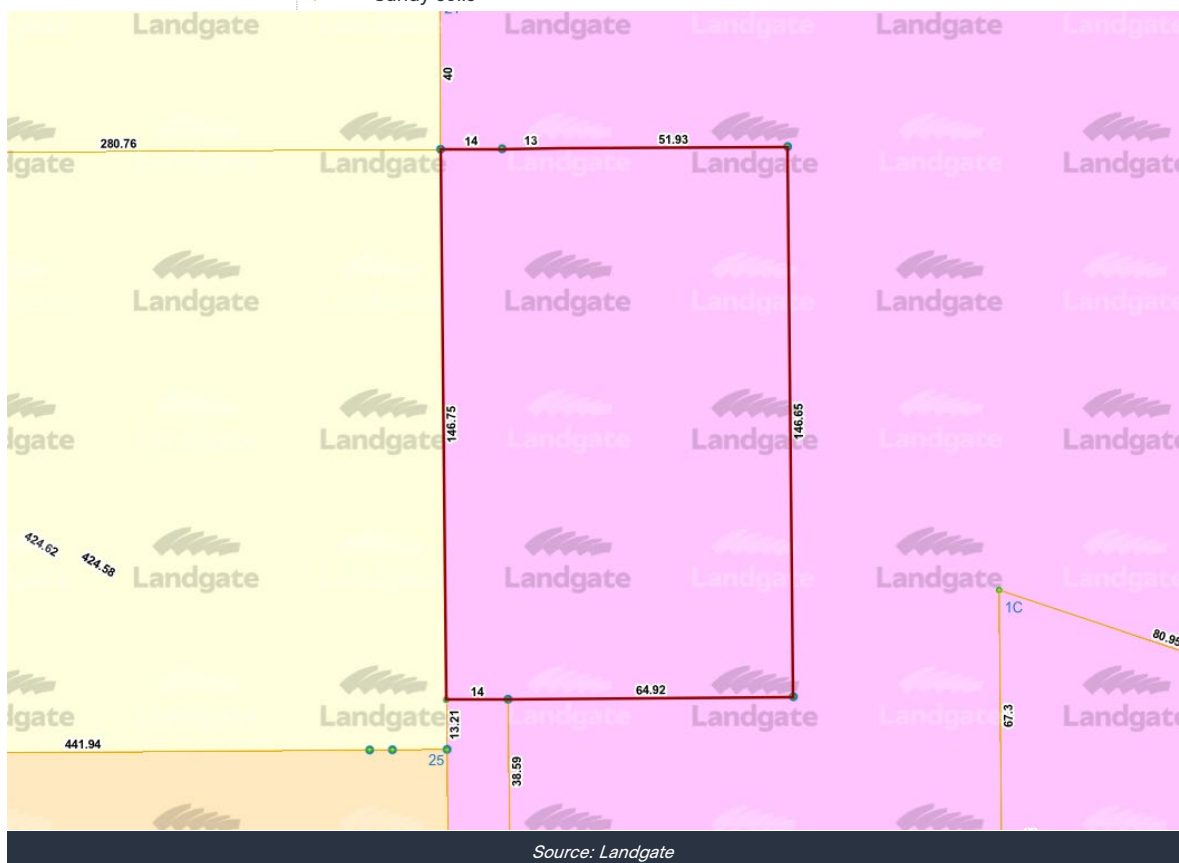
## Frontage and Boundaries

Southern Boundary	78.92 metres
Western Boundary	146.75 metres
Northern Boundary	78.92 metres
Eastern Boundary	146.65 metres
Land Area	1.1578 hectares

## 6.2 Site Features

Identifying site features and characteristics are noted as follows:

Topography & Drainage	+	Regular shape
	+	Land slopes upwards from the southern boundary to the northern boundary at a medium gradient
	+	Site situated above road level
	+	Sandy soils



## Site Summary

A current survey has not been provided. This valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by obtaining a current survey report and / or advice from a registered surveyor. If any encroachments are noted by the survey report, we should be consulted to reassess any effect on the value stated herein.



Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA

6010

## 6.3 Environmental

### Environmental Checklist

Previous potentially contaminating use	Yes
Environmental planning overlay	No
Contamination uses on adjoining properties	No
Known contamination issues in surrounding areas	No
Known groundwater contamination in surrounds	Yes
Potentially contaminating processes or materials on site	No
Known past underground storage of contaminant materials	No
Listed on contaminated or environmental site registers	Yes
Do operations require environmental licensing	No

Having regard to the Australian Property Institute's Australia Real Property Guidance Note 1 (Section 12.1.10) and the list of Potentially Contaminating Activities, Industries and Land Uses, the current use of the subject property for storage would appear to be unlikely to result in an environmental issue or known contamination activity.

Since the enactment of the Contaminated Sites Act 2003, the Department of Environment Regulation maintains a public database in Western Australia of land that has been classified as contaminated.

Contaminated sites are categorised into one of three groups.

1. Contaminated – remediation required;
2. Contaminated – restricted use, or;
3. Remediated for restricted use

In arriving any assessment of the value of land, a basic search of the database was undertaken which disclosed that the subject land is classified. We do not accept any responsibility or liability whatsoever for the accuracy of the information contained in the search of the Contaminated Sites Database.

The subject property and adjoining property are listed on the Department of Water and Environmental Regulation's website as 'Contaminated – Remediation Required'. The land was previously utilised for landfill purposes and the groundwater and soils contain materials including metals and asbestos containing materials. Refer summary appended. Not considered detrimental to subject's current use.

*Whilst we did not witness any hazardous or toxic material on site, it has been noted that this valuation has been prepared without the benefit of soil tests or environmental studies.*

*Accordingly, this valuation is subject to there being no surface or sub-surface soil problems including instability, toxic or hazardous wastes or building material hazards in or on the subject or adjoining properties that would adversely affect its existing or potential use or reduce its marketability and value.*

*It should be noted that environmental matters are beyond the scope of our expertise and as such we would recommend the instructing party satisfy themselves in relation to any environmental risks or contamination issues.*

*Should any such problems become apparent, we reserve the right to review this valuation. We are not environmental consultants / experts and as such no reliance should be placed upon this valuation report until such time that we have had an opportunity to peruse and consider such a report and whether or not that report concludes any impact on value.*

## 6.4 Flood Area

The subject property is not considered to be in a known flood area.

## 6.5 Bushfire Zone

Burgess Rawson have searched the Department of Fire and Emergency Services website and confirm that the subject property is not located in a Bush Fire Zone.

## 7. Improvements

### 7.1 Description of Improvements

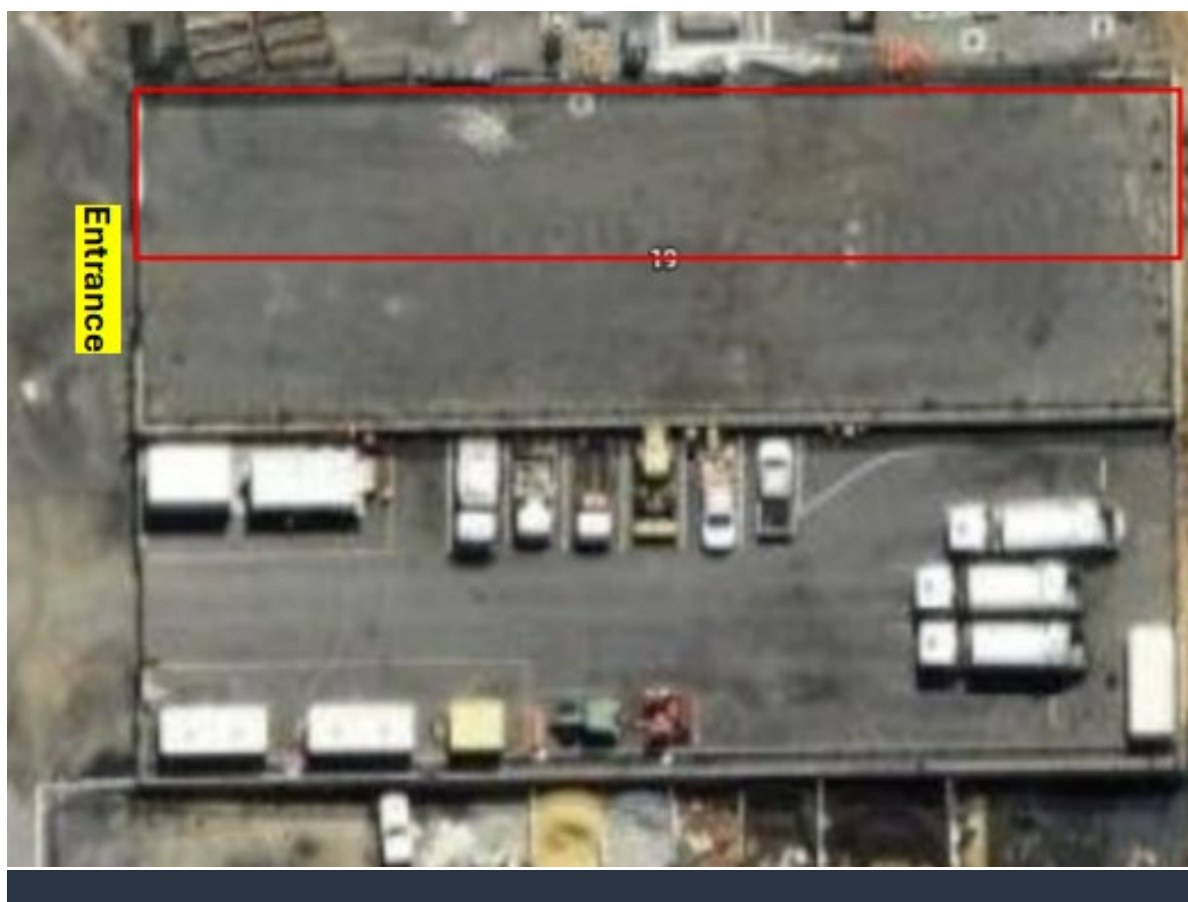
The subject property comprises a small hardstand lot which is retained to provide a level contour and secured with garrison fencing, provided with good quality road base hardstand. The subject property is located within the parent site of a large lot located to the north of the Western Power Mount Claremont Depot and to the east of John XXIII College. The parent site is utilised for Local Authority depot and recycling type uses. The subject lot itself is fenced with garrison fencing and provided with road base hardstand and being situated approximately 400 metres north of John XXIII Avenue accessed via an internal road.

### 7.2 Photos



Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA  
6010

### 7.3 Lettable Area Aerial



## 8. Tenancy and Financial Details

Burgess Rawson have been instructed to provide a market rental value based on the advised lettable land area of 600 square metres.



## 9. Market Commentary

### 9.1 World Economy

The International Monetary Fund (IMF) has forecast annual global economic growth of 3.0% in 2025 and 3.1% in 2026 (July 2025). Advanced economies are expected to record growth in real Gross Domestic Product (GDP) of 1.5% and 1.6% in each respective year, while the equivalents for emerging markets and developing economies are 4.1% and 4.0% per annum. Two of Australia's top five export markets, China and India, are tipped to grow by an encouraging 4.2% and 6.4% respectively in 2026. These forecasts are all a slight improvement from those released in April 2025.

A variety of threats faces the global economy. In its Global Risks Report 2025, the World Economic Forum identifies 'misinformation and disinformation', 'extreme weather events', 'state-based armed conflict', 'societal polarisation' and 'cyber espionage and warfare' as the top five threats through to the end of 2026. Sovereign debt in developing countries is another grave concern, with UN Trade and Development calculating in March 2025 that developing countries' combined external debt equated to 99% of their total export earnings in 2023.

President Trump's 'Liberation Day', which occurred on 2 April 2025, was a day of magnitude sending economic shock waves across the world. A baseline tariff of 10% would be applied to all imports into the United States from all countries, including Australia, effective 5 April. However approximately 60 countries would be subject to, sometimes significantly, higher tariffs on their goods and services entering the United States. The months since have been eventful, featuring U-turns, pauses, increases, decreases and countries lining up for bilateral trade talks with the US.

### 9.2 Australian Economy

Australia's GDP grew by 1.8% over the 12 months to June 2025. This was the best result since September 2023 (2.1%) however remains lower than the rate recorded during the Global Financial Crisis in 2008-09 (1.9%). Some banks are tipping November for the next interest rate cut. In its August 2025 *Statement on Monetary Policy*, the Reserve Bank of Australia notes that both headline and underlying inflation are within the 2-3% target range. Labour market conditions have moved closer to full employment and the risk of a damaging trade war has receded.

In July 2025's *World Economic Outlook Update*, the IMF forecasts Australia's economy to grow by 1.8% in 2025 and by 2.2% in 2026. The federal *Budget 2025-26* mentions some factors which will curtail growth: annual net overseas migration will effectively halve between June 2024 and June 2027 and some commodity prices are expected to decline from elevated levels. By the end of March 2026, the iron ore spot price is assumed to reach USD60 per tonne (where in late September 2025, it is priced at circa USD105 per tonne).

Population growth has been a key economic driver since the Covid-19 pandemic. In the 12 months to March 2025, Australia's population rose by 1.6%. This is close to the ten-year average of 1.5%. Net overseas migration accounted for 74.6% of the latest annual increase. Population growth (in percentage terms) is, however, trending downward, where an average annual growth rate 2.3% was recorded between December 2022 and June 2024. *Budget 2025-26* assumes average annual population growth of 1.2% over the ten years to June 2035.

After attaining a 3.5-year high in August 2025, Westpac-Melbourne Institute's monthly *Consumer Sentiment Index* declined by 3.1% in September to record 95.4. A result of under 100 indicates that pessimists are outnumbering optimists. According to Westpac-MI, consumers have renewed concern about the economic outlook and are less confident about further interest rate cuts. While risk aversion remains elevated, finances are improving and expectations for unemployment are back to the long-run average.

A federal election was held on 3 May 2025. While recent polls and election results in Queensland and the Northern Territory had suggested the Liberal Party was gaining ground on Labor, Anthony Albanese's Labor Party enjoyed an unequivocal win. Its representation in the lower house increased by 17 seats. Segments of the population will benefit from reduced student loan debts, income tax cuts, 100,000 new homes for first home buyers, the banning of non-compete clauses for workers earning up to \$175,000, an expansion of bulk-billed medical services, greater childcare subsidies and cheaper home batteries for renewable energy.

### 9.3 Western Australian Economy

CommSec's latest *State of the States* report (July 2025) on quarterly economic performance ranks Western Australia first for only the fourth time since July 2014. The state is the country's top performer in four of the eight key indicator categories: inflation-adjusted retail spending, equipment investment, population growth and housing finance. These drivers of housing demand assist to explain why according to Cotality, Perth's home values have increased by the second highest rate nationally (+6.9%), after Brisbane/Gold Coast (+8.1%), year-on-year to late September 2025.

Western Australia is the only jurisdiction with AAA credit ratings from both Moody's and Standard and Poor's. In the *WA State Budget 2025-26*, the Department of Treasury announced a \$2.5 billion operating surplus in 2024-25 and forecast surpluses of \$2.4 billion to \$2.8 billion between 2025 and 2029. Key areas of focus in the budget are cost-of-living relief, increasing the supply of housing and investment in health and education. Total public sector debt equates to 7.5% of Gross State Product (GSP), reflecting the lowest level of net debt in Australia.

Western Australia's GSP grew by 0.5% over the year to June 2024. This was the lowest result of any jurisdiction and compared with a 1.4% national figure. The underwhelming result is attributed to negative results from Mining (less metal ores and oil and gas produced due to weather disruptions and maintenance activities) and Agriculture, Forestry and Fishing (less grain harvesting compared with the bumper previous period). Data for the 12 months to June 2025 will be available in November. WA's State Final Demand is faring well, increasing 0.5% in the June 2025 quarter (on a par with the national result).

Western Australia's exploration expenditure (excluding petroleum) reached \$2.5 billion in 2024, reflecting 64% of Australia's national spend. A further \$485 million was spent on petroleum exploration in the state (34% of Australia's national spend). Woodside Energy, and Western Australia, received good news in early September when the Albanese government approved the forty-year extension of the North West Shelf project. If WA were a country, it would have ranked among 2023's top ten producers of lithium, iron ore, liquefied natural gas, nickel, cobalt, manganese and rare earths.

Over the 12 months to March 2025, Western Australia's population increased by 2.3%. This was the highest result of any state or territory and compared with a rate of 1.6% nation-wide. Net overseas migration (41,395 persons) accounted for 61.3% of growth in the state. Together with Queensland, WA was one of the few jurisdictions to also record positive net interstate migration (11,675 persons). The strong local economy, recent state government marketing campaigns and a median house price lower than all capitals except Melbourne, Hobart and Darwin (Cotality August 2025) have assisted to bolster the state's appeal.

Western Australia's seasonally adjusted unemployment rate is the lowest in the country. The state's August 2025 result (3.8%) compared with 4.2% Australia-wide. The three industries employing the most people in WA in the August 2025 quarter were Health Care and Social Assistance (14.6% of employed persons, up 0.1% from the August 2024 quarter), Construction (9.9% of workers, up 5.6% from the August 2024 quarter) and Retail Trade (9.3% of employed persons, up 11.5% from the August 2024 quarter).

Inflation in Perth grew at the highest rate of all capital cities in the 12 months to June 2025. Perth's result of 2.7% compared with a weighted average across the eight capitals of 2.1%. The key June quarter contributor in Perth was electricity (up 116.8% due to exhaustion of government rebates). International holiday travel and accommodation (up 4.7%), maintenance and repair of motor vehicles (up 3.8%), medical and hospital services (up 2.5%) and rents (up 1.6%) also recorded minor increases. Automotive fuel was one example of a decline (down 3.3%).

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA

6010

## 10. Valuation Method – As Is

### 10.1 Direct Comparison Method

*Direct comparison of similar properties leased*

Burgess Rawson have analysed ground and hardstand rentals of properties in the western suburbs and also industrial properties taking into account the location, size, and shape of the land to determine a rental rate per square metre.

Rentals we have considered the most relevant are summarised in the following table.

#### Rental Evidence

Property	Tenant	Area (m <sup>2</sup> )	Rent (m <sup>2</sup> )	Basis	Rental Set Date	Term	Rent Reviews
208 Stubbs Terrace, Shenton Park	Haslinger's Automotive Service	450	\$65	Net	Sep 25	10 Yrs	Market bi-annually
Comments	Ground lease fronting onto Stubbs Terrace and adjoins the Perth to Fremantle rail lines located on land owned by the Public Transport Authority (PTA). Rent reviewed to market at \$29,185 per annum. Permitted use auto mechanic.						
Comparison	Superior location supporting commercial uses and the subject will reflect a lower rental rate per square metre.						
204 Stubbs Terrace, Shenton Park	TTT Holdings	1,489	\$47	Net	Jun 25	10 Yrs	Market bi-annually
Comments	Ground lease fronting onto Stubbs Terrace and adjoins the Perth to Fremantle rail lines located on land owned by the Public Transport Authority (PTA). Rent reviewed to market at \$70,000 per annum. Permitted use panel beater.						
Comparison	Superior location supporting commercial uses. Larger land area. Overall, the subject will reflect a lower rental rate per square metre.						
52 Redcliffe Road, Redcliffe	Not disclosed	2,000	\$45	Net	Jun 24	5 Yrs	Not disclosed
Comments	New lease over a fenced hardstand storage yard, with road base hardstand located on Redcliffe Road near Great Eastern Highway within the Redcliffe / South Guildford industrial precinct. Commencing rent \$90,000 per annum.						
Comparison	Superior location for industrial hardstand. The subject will reflect a lower rental rate per square metre.						
10 Imperial Street, High Wycombe	Not disclosed	1,010	\$54	Net	Feb 25	1 Yr	N/A
Comments	New lease over a storage yard with bitumen paved hardstand, with chain mesh fencing with electrical wiring. Located within the original industrial precinct in High Wycombe. Commencing rent \$55,000 per annum.						
Comparison	Superior location for industrial hardstand. The subject will reflect a lower rental rate per square metre.						
23 Eureka Street, High Wycombe	Not disclosed	2,090	\$26	Net	May 25	1 Yr 3 Mths	N/A
Comments	New lease over a regular shaped storage yard with bitumen paving and chain mesh perimeter fencing. Located within the original part of the High Wycombe industrial precinct. Commencing rent \$54,340 per annum.						
Comparison	Superior location within a more traditional industrial location, yet larger land area deems the subject will reflect a higher rental rate per square metre.						
Portion Lot 502, John XXIII Avenue, Mount Claremont	Mainswest	1,099	\$41	Net	Oct 24	18 Mths + 6 Mths	Not disclosed
Comments	New lease over a hardstand site with road base hardstand located on a parent site of a large lot located to the north of the Western Power Mount Claremont Depot and to the east of John XXIII College. Commencing rent \$50,000 per annum which we understand includes GST reflecting \$45,455 per annum excluding GST. We are aware that at the time the lease commenced, it was considered the Lessee paid a premium to secure the site.						
Comparison	Comparable location. Rent considered to reflect special value to the tenant and the subject will reflect a lower rental rate per square metre.						
307 Kenwick Road, Maddington	Not disclosed	15,041	\$20	Net	Sep 23	2 + 1.5 Yrs	CPI annually with market at option
Comments	Circa 1.5051 hectare blue metal paved hardstand site, situated on the corner of Kenwick Road and the main access road Kelvin Road. Commencing rent \$300,280 net per annum. Nil incentive. Outgoings \$6 per square metre.						
Comparison	Superior more traditional industrial location, yet much larger land area and dated lease. The subject will reflect a higher rental rate per square metre.						

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA  
6010

The rental evidence summarised above reflects a range from \$20 up to \$65 net per square metre. The lower end of the range is reflective of a large 1.5 hectare hardstand site within the Maddington industrial precinct and the upper end of the range is reflective of a small 450 square metre ground lease on Stubbs Terrace in Shenton Park abutting the Perth to Fremantle rail lines. We note that generally larger land areas tend to influence the rental rate per square metre downwards and vice versa.

Therefore, having regard to the above and the subject property providing:

- + Subject ground lease area as advised 600 square metres
- + Located within a large parent site which includes several depot and storage type uses
- + Located in direct proximity to Western Power's depot and John XXIII College
- + Tenancy is landlocked; however, is permitted to use an access road which extends through John XXIII Avenue
- + The tenancy is retained, fenced with garrison fencing and provided with good quality road base hardstand

We have adopted a range of \$32.50 to \$37.50 per square metre of land area.

Our calculations are as follows:

Direct Comparison - Lettable Area				
		Low	Mid	High
	\$/m <sup>2</sup>	32.50	35.00	37.50
Lettable Area Value	\$	19,500	21,000	22,500
Rounded Value	\$	19,500	21,000	22,500

**ADOPT 21,000 PA**

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA  
6010

11. Valuation Summary

11.1 As Is

Method	Market Rental Value
Direct Comparison	\$21,000 pa
Adopted for Valuation Purposes	\$21,000 pa

## 12. Assumptions, Conditions and Limitations

### General Limitations

*Information provided by the managing agents, the client and consultants with respect to tenancy details, outgoing, building areas and any offer to lease, development costs, subdivision works, planning and lot yield is assumed to be true and correct, should this vary, we reserve the right to amend our valuation accordingly.*

*Plans, costings, specification and areas that have been provided by the client or consultants would appear to be supported by quantity surveyors' journals. However, should these costings, plans, specifications and areas vary significantly from the final Building Licence, Development Approvals and completed project; we reserve the right to reassess our valuation figure.*

*Any areas mentioned in this report are approximate only and should not be relied upon for any other purpose other than this valuation. If utilised for any other purpose than this valuation, the areas should be verified by a licensed surveyor.*

*Our valuation is on the assumption that if there is a requirement to resume or acquire the land buy a relevant authority, the owners will be fully compensated.*

### Valuation Methodology

*The valuation methodology used by Burgess Rawson is the best estimate of value Burgess Rawson can produce, but is an estimate and not a prediction or guarantee of value. This methodology uses market derived assumptions obtained from analysed transactions. A cross-section of transactions is detailed in this report. We do not represent ourselves as experts for data, such as economic, demographic or construction costs, which has been obtained from external sources.*

### Directors Clause

*Under required circumstances, this report may have been co-signed by a Director of Burgess Rawson. Where this is the case, the Director may not have inspected the property, the Director certifies that he has discussed the valuation methodology with the Valuer and checked the valuation calculations.*

### Payment

*Liability to the parties in the report is subject to settlement of account for service rendered.*

### GST

*In analysing the sales and / or leasing evidence we have provided; it is noted we have attempted to ascertain if the sale price / rental is inclusive or exclusive of Goods and Services Tax (GST). With regard to sales evidence, it is emphasised the Land Titles Office in Western Australia does not differentiate between or record, if the sale price is inclusive or exclusive of GST. Where we have not been able to verify if GST is included in the sale price or rental, we have assumed the Land Titles Office record of sales price or the rental is inclusive of GST. Should this not be the case for any particular sale or letting used as evidence, we reserve the right to reconsider our valuation.*

*It is accepted not all properties are directly comparable, however, a range of evidence has been provided to suggest the best evidence for our purposes.*

*There are several exclusions affecting the payment of GST on a sales transaction after 1st July 2000 e.g., property sold as going concern and existing residential real estate. As we have not been informed of any particular arrangements whereby sales transactions of the property will not attract GST, we have assumed the Market Value stated in the Certificate of Valuation is exclusive of GST. For newly created residential real estate, we have assumed the market value to be inclusive of GST. Should it eventuate the assumptions we have made regarding GST are not correct, we reserve the right to re-assess any effect on the value stated in this report.*

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA  
6010

---

### 13. Enclosures

Deposited Plan 73830

Department of Water & Environmental Regulation – Contaminated Sites Summary of Records

Letter of Instruction



## Annexure 1 – Deposited Plan 73830

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA 6010

---

LANDGATE COPY OF ORIGINAL NOT TO SCALE 29/04/2022 04:13 PM Request number: 63525654

## **Annexure 2 – Department of Water & Environmental Regulation – Contaminated Sites Summary of Records**

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA 6010



## Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 11:56:23AM, 06/10/2025

### Search Results

Receipt No:

ID No: 11305

This response relates to a search request received for:

Lot 12973 On Plan 219939  
Mount Claremont, WA, 6010

This parcel belongs to a site that contains 13 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

<b>Address</b>	Lot 12973 On Plan 219939 Mount Claremont, WA, 6010
<b>Lot on Plan Address</b>	Lot 12973 On Plan 219939
<b>Parcel Status</b>	<p><b>Classification:</b> 31/12/2014 - Contaminated - remediation required</p> <p><b>Nature and Extent of Contamination:</b></p> <p>Groundwater beneath the site contains nutrients and some metals.</p> <p>The site was historically used for landfill purposes. Landfill material remains buried across the site.</p> <p>Asbestos-containing materials are located in some of the surface soils of the site.</p> <p><b>Restrictions on Use:</b></p> <p>Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.</p> <p>The land use of the site is restricted to recreational open space. The site should not be developed for a more sensitive use such as residential use or childcare centres without further contamination assessment and/or remediation.</p> <p><b>Reason for Classification:</b></p> <p>This site was originally reported to the Department of Environment Regulation (DER) prior to the commencement of the 'Contaminated Sites Act 2003' (the Act), and was reported again as per reporting obligations under section 11 of the Act in November 2012. The site classification is based on technical information submitted to DER by October 2014.</p> <p>The site comprises multiple parcels of land owned by various parties which historically operated as the Brockway landfill. The site lies between Brockway Road in the east, Stephenson Avenue in the west, the sporting complex to the north and school playing fields to the south. The landfill operated from 1970 to 1996. Landfilling is a land use that has the potential to cause contamination, as specified in the guideline 'Potentially Contaminating Activities, Industries and Landuses' (Department of Environment, 2004). Municipal wastes including putrescible waste, industrial wastes and septic wastes are known to have been disposed at the site.</p>

### Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



## **Contaminated Sites Act 2003**

### **Basic Summary of Records Search Response**

Report generated at 11:56:23AM, 06/10/2025

Other historical activities that have occurred at various locations on the site include market gardening, an oil reclamation facility, turf farming and grazing. The majority of the site is currently vacant, with some current land uses including electricity transformers, school playing fields and commercial uses.

Following the closure of the landfill a one meter sand cap was installed over the former landfill area. Investigations have demonstrated that the depth of the sand is variable across the site with around only 75% of the site meeting the one meter depth requirement.

Several rounds of investigations have been undertaken to support various development processes and to delineate a groundwater nutrient impacted plume originating from both the Subiaco Waste Water Treatment Plant and from the former landfill itself.

Part of the site is dedicated as AK Reserve which is intended for sporting use and development. Environmental investigations commenced in 2006 as part of a proposal to create a rugby stadium facility. The site was found unsuitable for such a development and the intended future use for that area and the remainder of the site is school and community playing fields, some of which have already been established.

Between approximately 1994 and 2004 landfill gas was commercially collected from the site. Around 330 bores were used for the gas extraction process. At decommissioning, the surface pipework was removed but the bores were capped and surveyed for potential future use if required. The condition of the bores is unknown, though some monitoring bores are still in place. Gas monitoring in 2010 indicated that the landfill is still producing significant volumes of methane at the perimeter of the site. Further assessment of the landfill gas regime will be required for any future developments at the site.

The soil quality investigations of the sand cap indicated that concentrations of metals (zinc, copper and mercury) and pesticides were present at several locations, and in concentrations that exceeded the Ecological Investigation Levels (EIL) as published in 'Assessment Levels for Soil, Sediment and Water' (Department of Environment and Conservation, 2010). Asbestos-containing materials were also identified in the surface soils at several locations.

Groundwater investigations indicate that nutrients, iron and cadmium are present in groundwater at concentration exceeding domestic non-potable use criteria as published in 'Contaminated Sites Reporting Guideline for Chemicals in Groundwater' (Department of Health, 2006). Some metals, pesticides and hydrocarbons were present in groundwater at concentrations that exceed Groundwater Investigation Levels for fresh waters and drinking water, as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM) though there are no sensitive fresh water receptors in the immediate area.

A preliminary risk assessment for landfill gas present at the site has indicated that if the site is developed, remediation or active management of landfill gases will be required to mitigate potential risks to human health, the environment and environmental values.

The majority of the site is currently vacant and based on the information provided, the site appears suitable for continued passive use, but may not be suitable for more sensitive land uses (such as formal recreational areas, residential housing, child care centres) without a more detailed risk assessment being completed.

#### **Disclaimer**

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



## Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 11:56:23AM, 06/10/2025

As the site is contaminated, remediation is required to reduce unacceptable risks to human health, the environment or any environmental value to acceptable levels, and remedial works are in progress but not yet completed, the site is classified as 'contaminated - remediation required'.

DER, in consultation with the Department of Health, has classified this site based on the information available to DER at the time of classification. It is acknowledged that the contamination status of the site may have changed since the information was collated and/or submitted to DER, and as such, the usefulness of this information may be limited.

In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, DER recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.

### Other Relevant Information:

Additional information included herein is relevant to the contamination status of the site and includes DER's expectations for action that should be taken to address potential or actual contamination described in the Reasons for Classification.

Based on the available information, groundwater contamination present at this site has also been identified beyond the site boundary on adjacent land, and as such, DER considers this site meets the definition of a "source site" as specified in Part 1, Section 3 of the Act. In accordance with Regulation 31(1)(b) of the Contaminated Sites Regulations 2006, any reports or information submitted to DER that are relevant to the investigation, assessment, monitoring or remediation of a "source" site are required to be accompanied by a mandatory auditor's report (MAR) prepared by an accredited contaminated sites auditor.

The site also meets the definition of an 'affected site' as groundwater contamination from the Waste Water Treatment Plant to the north-east is known to have impacted the site historically.

### Action required:

Further groundwater investigations are required down gradient to confirm the extent of the groundwater plume originating from the site and contributed to from the up-gradient site. Groundwater monitoring should be periodically undertaken on site to with the results reported to DER to confirm if the quality of the groundwater is improving.

Further landfill gas investigations and potential off-site impacts, including an appropriate risk assessment, are required to assess the suitability of the site for any proposed development.

Investigations should meet the standards outlined in the DER's 'Contaminated Sites Management Series' of guidelines and the 'National Environment Protection (Assessment of Site Contamination) Measure 1999'.

### Certificate of Title Memorial

Under the Contaminated Sites Act 2003, this site has been classified as "contaminated - remediation required". For further information on the contamination status of this site, please contact Contaminated Sites at the Department of Environment Regulation.

### Current Regulatory Notice Issued

**Type of Regulatory Notice:** Nil

**Date Issued:** Nil

### Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.





Government of Western Australia  
Department of Water and Environmental Regulation

Page 4 of 4

***Contaminated Sites Act 2003***  
**Basic Summary of Records Search Response**

Report generated at 11:56:23AM, 06/10/2025

**General**

No other information relating to this parcel.

**Disclaimer**

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.

## Annexure 3 – Letter of Instruction

Lease 2, Portion of Lot 502 on Deposited Plan 73830 (Reserve 45054), John XXIII Avenue, Mount Claremont, WA 6010



City of Nedlands

PO Box 9, Nedlands WA 6909  
71 Stirling Hwy, Nedlands WA 6009  
Tel: 08 9273 3500 Fax: 08 9273 3670  
**ABN: 92614728214**

**CITY OF NEDLANDS**  
**PURCHASE ORDER**

Burgess Rawson  
Level 10, 225 St Georges Terrace  
PERTH WA 6000

**Order:** PO10009758  
**Issued:** 16/10/2025  
**Vendor:** 10381  
**Required:** 22/10/2025  
**Requisition:** RQ10011305  
**Page:** 1 of 1

Attention : Ivana Cicchini

Order Comment: Provide valuation report for Lot 502 John XXiii avenue- Leo Heaney PTY LTD

Product Code	Description	Qty	Inc Unit Price	Inc Amount
	Valautation Lot 502 John XXiii- Leo He	1 EACH	1,980.00	1,980.00
	Complete Valautation Lot 502 John XXiii- Leo Heaney Pty Ltd, New lease			

**Order Total :** 1,980.00

**Deliver To:** City of Nedlands Administration Centre  
71 Stirling Hwy  
Nedlands WA 6009

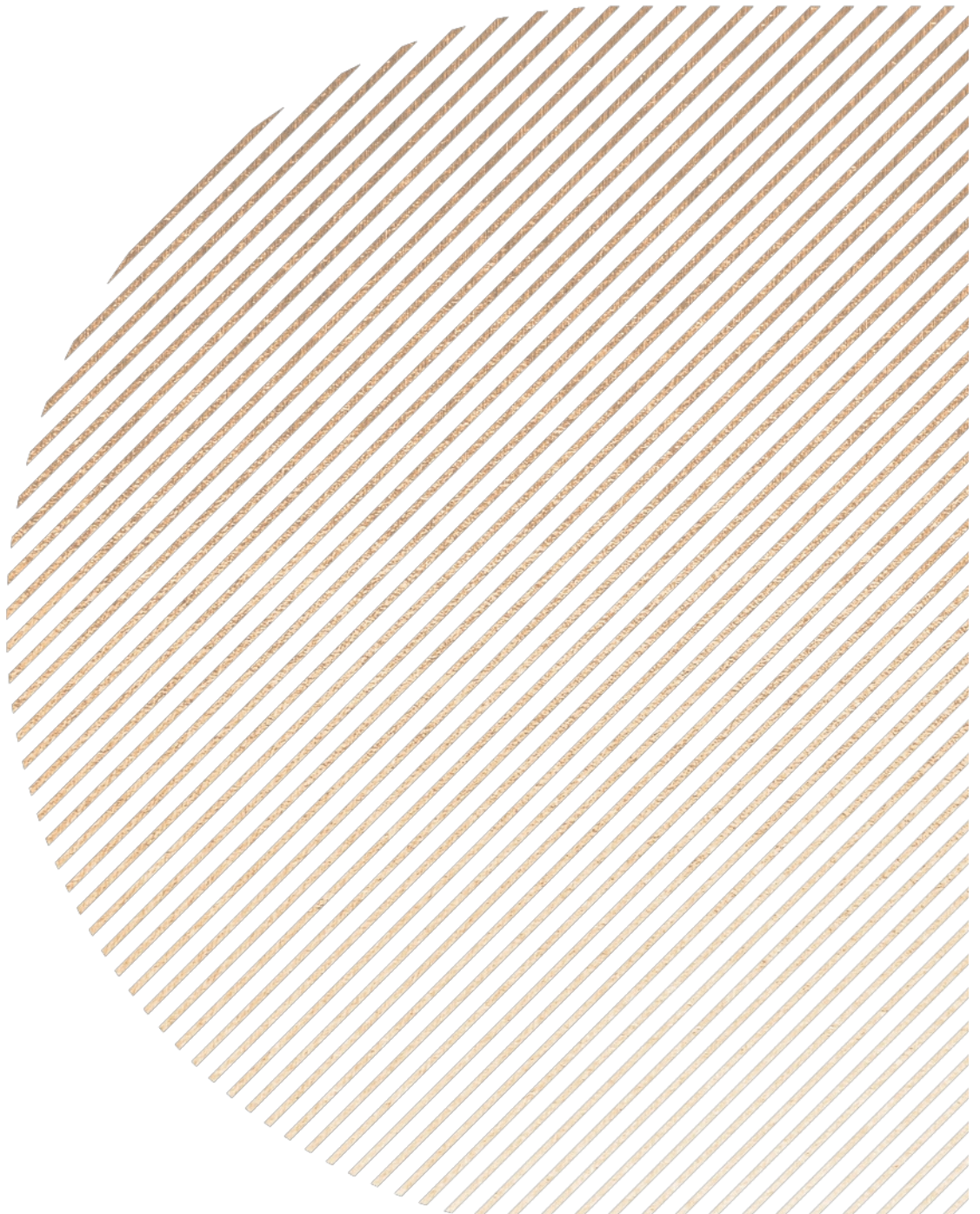
For timely processing of invoices, please email invoices to [accountspayable@nedlands.wa.gov.au](mailto:accountspayable@nedlands.wa.gov.au)  
Please quote PO number on invoice

1. Our payment term is 30 days and preferred payment method is by EFT
2. No goods to be supplied without an order
3. Order number to be quoted on all invoices Failure to comply will result in return of invoice unpaid
4. Invoices received that do not comply with the ATO guidelines and do not quote ABN may result in the deduction

For purchase order terms and conditions please see the City's website by clicking [here](#).



Burgess Rawson





## 16.2 Monthly Financial Report - November 2025

<b>Report Number</b>	<b>CPS02.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Executive
<b>Contributing Officer</b>	Mark Ponton - Acting Coordinator Accounting Services
<b>Responsible Officer</b>	Nick Elliott – Financial Accountant
<b>Director</b>	Lorraine Driscoll - Interim Director Corporate and Community Performance
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Cover [16.2.1]</li><li>2. Basis of preparation [16.2.2]</li><li>3. Stmt of Financial Activity - Nov 25 [16.2.3]</li><li>4. Stmt of Financial Position - Nov 25 [16.2.4]</li><li>5. Net Current Assets - Nov 25 [16.2.5]</li><li>6. Variances - Nov 25 [16.2.6]</li><li>7. Reserve Movements - Nov 25 [16.2.7]</li><li>8. Borrowings - Nov 25 [16.2.8]</li><li>9. Capital Works Program - Nov 25 [16.2.9]</li><li>10. PC &amp; CC Report - Nov 25 [16.2.10]</li><li>11. Fuel Card Report - Nov 25 [16.2.11]</li><li>12. Co N List of Accounts Paid Council Report - Nov 25 [16.2.12]</li></ol>

### 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*. Material variances are highlighted to Council in the attached Monthly Financial Report.

### Officer Recommendation

**That Council RECEIVES the Monthly Financial Report for 30 November 2025.**

### 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 in the process of being reviewed by the Auditors.

Movements in the opening balance from prior months shown in the Statement of Financial Position, Statement of Financial Activity and Reserve Movements reflect accounting adjustments posted in 2024/25 for the Final Audit. 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 within the current financial year.

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.

## 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 November 2025.

The Statement of Financial Activity presents of municipal closing surplus as of 30 November 2025 is \$31,705,422 which is a \$6,331,673 favourable variance, compared to a budgeted surplus for the same period of \$25,373,748.

The Statement of Financial Activity reports operating revenue at the end of November 2025 as \$43,078,240 which represents a \$2,291,201 favourable variance compared to the year-to-date budget of \$40,787,039 primarily due to Service Charges.

The operating expense at the end of November 2025 was \$21,469,752 which represents a \$2,258,137 favourable variance compared to the year-to-date budget of \$23,727,889 primarily in Materials & contracts.

The attached Statement of Financial Activity compares Actuals with Annual Adopted Budget by Nature or Type as per regulation 34 (3) of the Local Government Financial Management Regulations 1996. Material variances from the budget as defined under Budget Implications are explained for revenue and expenditure.

### Operating Activities

#### **Operating grants, subsidies, and contributions**

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

#### **Fees and charges**

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

#### **Service charges (UGP)**

Favourable variance of \$1,417,336 is due to a difference in the Budgeted Vs Actual mix of UGP paid in full vs Instalments, with the budgeted expecting 50% to be paid in full but Actuals being closer to 60%.

#### **Interest earnings**

Favourable variance of \$201,685 resulting due to budget phasing.

#### **Other revenue**

Favourable variance of \$137,517 primarily due to a catch up of re-imbursement of utility charges from clubs invoiced in September.





**Profit on disposal of assets**

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

**Employee costs**

No variance analysis required as variance to budget is less than 10%. However, the favourable variance of \$501k is mainly due to timing difference of accounting for annual leave expenses.

**Materials and contracts**

Favourable variance of \$1,635,148 primarily due to expenditure being delayed pending the approval of the budget.

**Utility charges**

Favourable variance of \$101,675 due to the reversal of prior year accruals for energy costs in July, but no ongoing monthly accrual.

**Depreciation and amortisation**

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

**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**

Unfavourable variance of \$951,066 due to the phasing of the Budget.

Investing Activities

**Non-operating grants, subsidies, and contributions**

Unfavourable variance of \$951,066 due to timing of grant receipts.

**Proceeds from disposal of assets**

Unfavourable variance of \$12,273 primarily due to the timing of disposals.

**Purchase of property, plant, and equipment**

Favourable variance of \$130,011 due to timing of major projects.

**Purchase and construction of infrastructure**

Favourable variance of \$1,842,382 due to timing of major projects.

**Financing Activities**

No Variances to be reported.

**Rates Receivable**

Outstanding rates debtors (net of any rebates) are \$16,899,172 as of 30 November 2025 compared to \$14,048,974 as of 30 November 2024 which reflects the later striking of rates in the current year and UGP. Breakdown as follows:



Receivable	30 Nov 2025 (\$)	30 Nov 2024 (\$)	Variance (\$)
Rates	11,740,234	10,003,851	1,736,382
UGP	2,609,514	312,842	2,296,672
Rubbish & Pool	617,047	2,574,087	-1,957,040
Pensioner Rebates	920,472	467,346	453,125
ESL	1,011,906	690,848	321,058
<b>Total</b>	<b>16,899,172</b>	<b>14,048,974</b>	<b>2,850,198</b>

#### Employee Data

Description	Number
Headcount (Active Employees including FT, PT, & Casual)	171
Occupied FTE (FT & PT)	137
Occupied FTE (Casual)	11
No. of contract employees (Temporary/Agency)	6

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

## 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**

#### Performance

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:

- Operating items – Greater than 10% and a value greater than \$20,000
- 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 30 November 2025 is \$31,705,4422 which is favourable compared to a budgeted surplus for the same period of \$25,373,748.

The operating revenue at the end of November 2025 was \$43,078,240 which represents a \$2,291,201 favourable variance compared to the year-to-date budget of \$40,787,039 primarily in Service charges.

The operating expenses at the end of November 2025 was \$21,469,752 which represents a \$2,258,137 favourable variance compared to the year-to-date budget of \$23,727,889 primarily in Materials & contracts.

## **Further Information**

Nil

**CITY OF NEDLANDS**

**MONTHLY FINANCIAL REPORT**  
(Containing the required statement of financial activity and statement of financial position)  
**For the period ended 30 November 2025**

*LOCAL GOVERNMENT ACT 1995*  
*LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996*

**TABLE OF CONTENTS**

Statement of financial activity	2
Statement of financial position	3
Note 1     Basis of preparation	4
Note 2     Net current assets information	5
Note 3     Explanation of variances	6

## CITY OF NEDLANDS NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 NOVEMBER 2025

### 1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

#### BASIS OF PREPARATION

This prescribed financial report has 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.

*Local Government (Financial Management) Regulations 1996*, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

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.

#### PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 19 December 2025

#### 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.

#### MATERIAL ACCOUNTING POLICES

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

#### 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 believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values 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 material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying 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
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Assets held for sale
- Investment property
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Measurement of provisions
- Estimation uncertainties and judgements made in relation to lease accounting

## CITY OF NEDLANDS STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 NOVEMBER 2025

	Adopted Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %	Var.
Note	(a) \$	(b) \$	(c) \$	(c) - (b) \$	((c) - (b))/(b) %	
<b>OPERATING ACTIVITIES</b>						
<b>Revenue from operating activities</b>						
General rates	29,821,188	29,421,188	29,769,618	348,430	1.18%	
Grants, subsidies and contributions	654,638	272,766	255,547	(17,219)	(6.31%)	
Fees and charges	9,493,813	6,857,988	7,063,057	205,069	2.99%	
Service charges	3,855,577	3,855,577	5,272,913	1,417,336	36.76%	▲
Interest revenue	1,042,514	279,858	481,543	201,685	72.07%	▲
Other revenue	209,733	87,389	222,906	135,517	155.07%	▲
Profit on asset disposals	108,250	12,273	12,656	383	3.12%	
	45,185,713	40,787,039	43,078,240	2,291,201	5.62%	
<b>Expenditure from operating activities</b>						
Employee costs	(18,953,044)	(7,897,102)	(7,395,177)	501,925	6.36%	
Materials and contracts	(9,319,249)	(6,546,102)	(4,910,954)	1,635,148	24.98%	▲
Materials and contracts UGP	(15,921,845)	(3,727,700)	(3,727,700)	0	0.00%	
Utility charges	(1,046,457)	(436,024)	(334,349)	101,675	23.32%	▲
Depreciation	(10,598,779)	(4,416,158)	(4,259,014)	157,144	3.56%	
Finance costs	(261,117)	(92,768)	(85,510)	7,258	7.82%	
Insurance	(472,104)	(196,710)	(182,593)	14,117	7.18%	
Other expenditure	(1,050,643)	(415,325)	(574,455)	(159,130)	(38.31%)	▼
	(57,623,238)	(23,727,889)	(21,469,752)	2,258,137	9.52%	
Non cash amounts excluded from operating activities	2(c) 10,490,529	4,403,885	4,212,594	(191,291)	(4.34%)	
<b>Amount attributable to operating activities</b>	<b>(1,946,996)</b>	<b>21,463,035</b>	<b>25,821,082</b>	<b>4,358,047</b>	<b>20.30%</b>	
<b>INVESTING ACTIVITIES</b>						
<b>Inflows from investing activities</b>						
Proceeds from capital grants, subsidies and contributions	4,145,081	1,339,617	388,551	(951,066)	(71.00%)	▼
Proceeds from disposal of assets	108,250	0	0	0	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans	4,959	4,047	4,047	0	0.00%	
	4,258,290	1,343,664	392,598	(951,066)	(70.78%)	
<b>Outflows from investing activities</b>						
Acquisition of property, plant and equipment	(1,990,647)	(401,795)	(271,784)	130,011	32.36%	▲
Acquisition of infrastructure	(8,372,630)	(3,476,083)	(1,633,701)	1,842,382	53.00%	▲
Payments for intangible assets	0	0	(30,517)	(30,517)	0.00%	
	(10,363,277)	(3,877,878)	(1,936,002)	1,941,876	50.08%	
<b>Amount attributable to investing activities</b>	<b>(6,104,987)</b>	<b>(2,534,214)</b>	<b>(1,543,404)</b>	<b>990,810</b>	<b>39.10%</b>	
<b>FINANCING ACTIVITIES</b>						
<b>Inflows from financing activities</b>						
Proceeds from new borrowings	4,000,000	0	0	0	0.00%	
Transfer from reserves	3,850,000	3,850,000	3,727,700	(122,300)	(3.18%)	
	7,850,000	3,850,000	3,727,700	(122,300)	(3.18%)	
<b>Outflows from financing activities</b>						
Payments for principal portion of lease liabilities	(1,373,111)	75,155	75,155	0	0.00%	
Repayment of borrowings	(168,984)	(606,517)	(606,517)	0	0.00%	
Transfer to reserves	(500,000)	(500,000)	(500,000)	0	0.00%	
	(2,042,095)	(1,031,362)	(1,031,362)	0	0.00%	
<b>Amount attributable to financing activities</b>	<b>5,807,905</b>	<b>2,818,638</b>	<b>2,696,338</b>	<b>(122,300)</b>	<b>(4.34%)</b>	
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>						
<b>Surplus or deficit at the start of the financial year</b>	2(a) 3,626,289	3,626,289	4,731,406	1,105,117	30.48%	▲
Amount attributable to operating activities	(1,946,996)	21,463,035	25,821,082	4,358,047	20.30%	▲
Amount attributable to investing activities	(6,104,987)	(2,534,214)	(1,543,404)	990,810	39.10%	▲
Amount attributable to financing activities	5,807,905	2,818,638	2,696,338	(122,300)	(4.34%)	▲
<b>Surplus or deficit after imposition of general rates</b>	<b>1,382,211</b>	<b>25,373,748</b>	<b>31,705,422</b>	<b>6,331,673</b>	<b>24.95%</b>	▲

### KEY INFORMATION

- ▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
  - ▲ Indicates a variance with a positive impact on the financial position.
  - ▼ Indicates a variance with a negative impact on the financial position.
- Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.



**CITY OF NEDLANDS**  
**STATEMENT OF FINANCIAL POSITION**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

	Actual 30 June 2025 \$	Actual as at 30 November 2025 \$
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	19,251,922	29,375,647
Trade and other receivables	1,771,932	18,076,461
Other financial assets	1,230,606	0
Inventories	4,937	4,937
Contract assets	0	0
Other assets	525,346	721,987
Assets classified as held for sale	0	0
<b>TOTAL CURRENT ASSETS</b>	<b>22,784,743</b>	<b>48,179,032</b>
<b>NON-CURRENT ASSETS</b>		
Trade and other receivables	781,514	892,944
Other financial assets	159,239	159,239
Inventories	0	0
Investment in associate	0	0
Property, plant and equipment	99,900,160	98,942,932
Infrastructure	236,504,074	235,150,136
Right of use assets	311,817	311,817
Investment property	0	0
Intangible assets	0	30,517
<b>TOTAL NON-CURRENT ASSETS</b>	<b>337,656,804</b>	<b>335,487,585</b>
<b>TOTAL ASSETS</b>	<b>360,441,547</b>	<b>383,666,617</b>
<b>CURRENT LIABILITIES</b>		
Trade and other payables	5,097,362	7,444,038
Contract liabilities	138,386	0
Capital grant/contributions liabilities	629,167	766,247
Other liabilities	0	30,000
Lease liabilities	170,163	108,334
Borrowings	1,008,888	402,371
Employee related provisions	2,100,459	1,534,757
Other provisions	0	0
<b>TOTAL CURRENT LIABILITIES</b>	<b>9,144,425</b>	<b>10,285,747</b>
<b>NON-CURRENT LIABILITIES</b>		
Contract liabilities	0	0
Capital grant/contributions liabilities	0	0
Other liabilities	0	0
Lease liabilities	156,555	156,555
Borrowings	3,273,369	3,273,369
Employee related provisions	486,962	486,962
Other provisions	0	0
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>3,916,886</b>	<b>3,916,886</b>
<b>TOTAL LIABILITIES</b>	<b>13,061,311</b>	<b>14,202,633</b>
<b>NET ASSETS</b>	<b>347,380,236</b>	<b>369,463,984</b>
<b>EQUITY</b>		
Retained surplus	(69,370,026)	(94,681,469)
Reserve accounts	(10,850,921)	(7,623,222)
Revaluation surplus	(267,159,289)	(267,159,289)
<b>TOTAL EQUITY</b>	<b>(347,380,236)</b>	<b>(369,463,980)</b>

This statement is to be read in conjunction with the accompanying notes.

**CITY OF NEDLANDS**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**2 NET CURRENT ASSETS INFORMATION**

**(a) Net current assets used in the Statement of Financial Activity**

	Actual as at 30 June 2025	Actual as at 30 November 2025
<b>Current assets</b>	<b>\$</b>	<b>\$</b>
Cash and cash equivalents	19,251,922	29,375,647
Trade and other receivables	1,771,932	18,076,461
Other financial assets	1,230,606	0
Inventories	4,937	4,937
Other assets	525,346	721,987
	<u>22,784,743</u>	<u>48,179,032</u>
<b>Less: current liabilities</b>		
Trade and other payables	(5,097,362)	(7,444,038)
Other liabilities	0	(30,000)
Lease liabilities	(170,163)	(108,334)
Borrowings	(1,008,888)	(402,371)
Employee related provisions	(2,100,459)	(1,534,757)
	<u>(8,376,872)</u>	<u>(9,519,500)</u>
Net current assets	14,407,871	38,659,532
Less: Total adjustments to net current assets	2(b) (9,676,465)	(7,112,516)
<b>Closing funding surplus / (deficit)</b>	<b>4,731,406</b>	<b>31,547,016</b>

**(b) Current assets and liabilities excluded from budgeted deficiency**

<b>Adjustments to net current assets</b>		
Less: Reserve accounts	(10,850,921)	(7,623,221)
Less: Financial assets at amortised cost - self supporting loans	(4,595)	0
Add: Current liabilities not expected to be cleared at the end of the year		
- Current portion of lease liabilities	170,163	108,334
- Current portion of borrowings	1,008,888	402,371
<b>Total adjustments to net current assets</b>	<b>2(a) (9,676,465)</b>	<b>(7,112,516)</b>

**(c) Non-cash amounts excluded from operating activities**

	YTD Budget Estimates 30 November 2025	YTD Actual 30 November 2025
	<b>\$</b>	<b>\$</b>
<b>Adjustments to operating activities</b>		
Less: Profit on asset disposals	(12,273)	(12,656)
Add: Depreciation	4,416,158	4,259,014
Non-cash movements in non-current assets and liabilities:		
- Pensioner deferred rates	0	(33,764)
- Employee provisions	0	0
<b>Total non-cash amounts excluded from operating activities</b>	<b>4,403,885</b>	<b>4,212,594</b>

**CURRENT AND NON-CURRENT CLASSIFICATION**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

**CITY OF NEDLANDS**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2025**

**3 EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2025-26 year is \$20,000 and 10.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
<b>Revenue from operating activities</b>			
<b>Service charges</b>	<b>1,417,336</b>	<b>36.76%</b>	▲
Favourable variance of \$1,417,336 is due to a difference in the Budgeted Vs Actual mix of UGP paid in full vs Instalments, with the budgeted expecting 50% to be paid in full but Actuals being closer to 60%.		Permanent	
<b>Interest revenue</b>	<b>201,685</b>	<b>72.07%</b>	▲
Favourable variance of \$201,685 resulting due budget phasing.		Timing	
<b>Other revenue</b>	<b>135,517</b>	<b>155.07%</b>	▲
Favourable variance of \$137,517 primarily due to a catch up of re-imbursement of utility charges from clubs invoiced in September.		Timing	
<b>Expenditure from operating activities</b>			
<b>Materials and contracts</b>	<b>1,635,148</b>	<b>24.98%</b>	▲
Favourable variance primarily due to expenditure being delayed pending the approval of the budget.		Timing	
<b>Utility charges</b>	<b>101,675</b>	<b>23.32%</b>	▲
Favourable variance due to the reversal of prior year accruals for energy costs in July, but no ongoing monthly accrual.		Timing	
<b>Other expenditure</b>	<b>(159,130)</b>	<b>(38.31%)</b>	▼
Unfavourable variance due to the phasing of the Budget.		Timing	
<b>Inflows from investing activities</b>			
<b>Proceeds from capital grants, subsidies and contributions</b>	<b>(951,066)</b>	<b>(71.00%)</b>	▼
Unfavourable variance due to timing of grant receipts.		Timing	
<b>Outflows from investing activities</b>			
<b>Acquisition of property, plant and equipment</b>	<b>130,011</b>	<b>32.36%</b>	▲
Favourable variance due to timing of major projects.		Timing	
<b>Acquisition of infrastructure</b>	<b>1,842,382</b>	<b>53.00%</b>	▲
Favourable variance due to timing of major projects.		Timing	
<b>Surplus or deficit at the start of the financial year</b>	<b>1,105,117</b>	<b>30.48%</b>	▲
Favourable variance due to the budget being an estimate.		Permanent	
<b>Surplus or deficit after imposition of general rates</b>	<b>6,331,673</b>	<b>24.95%</b>	▲
Favourable variance primarily due to Fees and charges being budgeted evenly across the year, whereas some of the Service fees have been received entirely with the Rates in September.		Timing	

CITY OF NEDLANDS  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

## 4 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing
	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance
	\$	\$	\$	\$	\$	\$	\$	\$
<b>Reserve accounts restricted by legislation</b>								
Cash-in-lieu of Public Open Space	519,817			519,817	368,333			368,333
<b>Reserve accounts restricted by Council</b>								
Plant Replacement	292,395	0	0	292,395	292,395	0	0	292,395
City Development	188,898	0	0	188,898	299,686	0	0	299,686
North Street	158,951	0	0	158,951	158,951	0	0	158,951
Welfare	208,248	0	0	208,248	369,884	0	0	369,884
Services	28,968	0	0	28,968	28,969	0	0	28,969
Insurance	67,939	0	0	67,939	67,939	0	0	67,939
Underground Power Projects	3,968,802	0	(3,850,000)	118,802	4,045,668	0	(3,727,700)	317,968
Waste Management	2,338,667	0	0	2,338,667	2,330,292	0	0	2,330,292
Building Replacement	623,747	0	0	623,747	955,315	0	0	955,315
Swanbourne Development	1,490	0	0	1,490	128,490	0	0	128,490
Public Art	47,334	0	0	47,334	47,334	0	0	47,334
Business System	113,143	0	0	113,143	114,143	0	0	114,143
All Ability Play Space	442,250	0	0	442,250	442,251	0	0	442,251
Major Projects	1,652,277	500,000	0	2,152,277	496,817	500,000	0	996,817
Riverwall Maintenance	100,000	0	0	100,000	104,454	0	0	104,454
Laneway Reserve	600,000	0	0	600,000	600,000	0	0	600,000
	<b>11,352,926</b>	<b>500,000</b>	<b>(3,850,000)</b>	<b>8,002,926</b>	<b>10,850,921</b>	<b>500,000</b>	<b>(3,727,700)</b>	<b>7,623,221</b>

# Ordinary Council Meeting | Agenda | 28 January 2026

CITY OF NEDLANDS  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 30 NOVEMBER 2025

FINANCING ACTIVITIES

## 9 BORROWINGS

### Repayments - borrowings

Information on borrowings Particulars	Loan No.	New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
		1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Building Infrastructure	184	77,653	0	0	(77,653)	(77,653)	0	0	(910)	(910)
Building Infrastructure	185	36,752	0	0	(36,752)	(36,752)	0	0	(431)	(431)
Dalkeith Bowling Club	186	4,047	0	0	(4,047)	(4,047)	0	0	(31)	(31)
Underground Power - West Hollywood	188	233,534	0	0	(75,503)	(75,503)	158,031	158,031	(7,169)	(7,169)
Underground Power - Alfred & Mt Clare	189	34,109	0	0	(11,028)	(11,028)	23,081	23,081	(1,047)	(1,047)
Underground Power - Alderbury	190	24,224	0	0	(7,832)	(7,832)	16,392	16,392	(744)	(744)
Underground Power - Nedlands North	191	3,871,937	0	0	(393,702)	(393,702)	3,478,234	3,478,234	(82,638)	(82,638)
Underground Power - Nedlands West	192	0	0	4,000,000	0	0	0	4,000,000	0	0
		4,278,209	0	4,000,000	(602,470)	(602,470)	3,675,739	7,675,739	(92,939)	(92,939)
<b>Self supporting loans</b>										
Dalkeith Bowling Club		4,047	0	0	(4,047)	(4,047)	0	0	(31)	(31)
		4,047	0	0	(4,047)	(4,047)	0	0	(31)	(31)
<b>Total</b>		<b>4,282,256</b>	<b>0</b>	<b>4,000,000</b>	<b>(606,517)</b>	<b>(606,517)</b>	<b>3,675,739</b>	<b>7,675,739</b>	<b>(92,970)</b>	<b>(92,970)</b>
Current borrowings		606,517					0			
Non-current borrowings		3,675,739					3,675,739			
		<b>4,282,256</b>					<b>3,675,739</b>			

All debenture repayments were financed by general purpose revenue.  
Self supporting loans are financed by repayments from third parties.

### KEY INFORMATION

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.

# Ordinary Council Meeting | Agenda | 28 January 2026



## City of Nedlands Capital Works Program

For the Period 01-Jul-2025 to 30-Nov-2025

Project Description	Adopted Budget	Actual YTD
<b>Building</b>		
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	40,036	14,200
2025/26 - City wide painting program	42,185	25,055
Hackett Hall Demolition	203,300	0
Roofing / Safety Anchor Program	38,099	0
Strickland Street Infant Health Centre - Renewal	63,498	0
	<b>814,303</b>	<b>39,255</b>
<b>Drainage</b>		
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)	88,250	2,293
2025/26 - Drainage Soak well Installation Program (Reactive & Unplanned)	88,250	0
2025/26 - Capital - Drainage	30,000	0
Drainage Improvement - Jenkins Ave Catchment (Taylor Road)	261,550	76,568
	<b>668,050</b>	<b>78,861</b>
<b>Parks</b>		
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	3,000
Enviroscape Plans Multiple parks	40,000	0
Parks - College Park Reserve Floodlighting	351,898	0
Parks - David Cruickshank Reserve Floodlighting	343,342	285,974
Urban Forest Strategy	62,121	25,557
Foreshore Reserve 28307 Greenway Development	89,678	0
	<b>2,059,476</b>	<b>314,531</b>
<b>Roads</b>		
Roads - Stubbs Tce FY 2025/2026	353,600	0
Roads - Asquith St Stage 1	250,000	0
Roads - Kennedia Lane - Renewal	402,690	29,311
Roads - The Avenue - Traffic Calming (Black Spot)	1,549,200	163,994
Roads - Monash Ave - Road Rehab (Smyth to East of Clifton)	716,313	7,468
Roads - Victoria Ave - Road Rehab (Waratah to Watkins)	1,395,468	821,887
Roads - Waratah Ave - Road Rehab (Robert to Alexander)	731,855	206,897
Roads - Webster Street - Road Rehab (Stirling Hwy to Edward)	55,978	2,531
	<b>5,455,104</b>	<b>1,232,088</b>
<b>Bus Shelters</b>		
Bus shelter upgrade co-funded with PTA	60,000	0
	<b>60,000</b>	<b>0</b>
<b>Vehicle</b>		
Fleet Renewal - Fit 106 1GBM398 : Hino Tipper - Landscape	145,000	0
Fleet Renewal - Fit 107 1GBM399 : Hino Tipper - Landscape	145,000	0
Fleet Renewal - 1TAE380 : Polmac B/Tail - 80206	22,727	20,256
Fleet Renewal - 1TAE381 : Polmac B/Tail - 80207	22,727	20,256
	<b>335,454</b>	<b>40,512</b>
<b>Plant &amp; Equipment</b>		
Plant Trailer for Mini Excavator	16,800	10,950
Fit 100 Hino 300 Series Crew Cab Modifications	13,500	0
Fit 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	170,879
1ETL928 : Squirrel 805/SD	54,545	0
	<b>327,890</b>	<b>231,754</b>
<b>Asset Management Capital</b>		
Investigation and Design PICG-40kmh and parking strategy	100,000	0
Electronic Speed Display Signs Management in high speed areas	30,000	0
	<b>130,000</b>	<b>0</b>
<b>ICT</b>		
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 desktop/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
	<b>513,000</b>	<b>0</b>
<b>UnBudgeted</b>		
OneCouncil Solution	0	30,517
Investigation and Design	0	61,347
Right of Use asset	0	-
Parks - Minor Park Furniture Renewal Program	0	13,228
Charles Court Reserve	0	14,633
Buildings - Administration Compactus Room Refurbishment	0	776
<b>Total Capital Works Program</b>	<b>10,363,277</b>	<b>2,057,501</b>



# Ordinary Council Meeting | Agenda | 28 January 2026



## City of Nedlands - Purchasing & Credit Card Payments

For the Period 28 October 2025 to 27 November 2025

Date	Supplier	Description	AUD	Comment
28/10/2025	POST DALKEITH LPO	Batteries for mosquito surveillance	39.96	
31/10/2025	WILSON PARKING AUSTRALIA	Parking for an offsite meeting	5.07	
3/11/2025	BOC GAS AND GEAR	Dry ice for mosquito surveillance	13.28	
11/11/2025	OFFICEWORKS 0602	Transfer of noise data for analysis	49.00	
18/11/2025	FLUIDRA GROUP AUSTRALI	Reagents for water chemical testing	45.62	
25/11/2025	Hollywood Private	Parking for onsite meeting	14.40	
27/11/2025	CARD FEE	CARD FEE	5.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
18/11/2025	Nespresso Australia	Consumables coffee	200.00	
18/11/2025	Nespresso Australia	Consumable coffee	43.63	
20/11/2025	BIG W/HIGH ROAD AND WILLE	Greeting cards	64.91	
20/11/2025	BIG W/HIGH ROAD AND WILLE	Local stock books - Nedlands Library	150.00	
20/11/2025	BOOKTOPIA	Local stock purchases - Nedlands Library	314.97	
20/11/2025	BOOKTOPIA	Local Stock purchases - Mt Claremont	114.99	
27/11/2025	CARD FEE	CARD FEE	5.00	
3/11/2025	JB HI FI	Arbor Crew - Safety Fund Proposal	569.00	
17/11/2025	CENTRE FOR PAVE (CPEE)	Flexible Pavement Design Training	1210.00	
21/11/2025	COLES 0298	Depot kitchen supplies	32.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
31/10/2025	ERGOLINK	Purchase of an ergonomic keyboard shelf for CS	275.00	
5/11/2025	Coles Group Limited -	Purchase of gift cards for staff reward and recognition	2014.85	
8/11/2025	LinkedIn Recruiter P65852	Monthly LinkedIn Recruiter subscription	224.99	
11/11/2025	Dominos Estore Nedlands	Catering for staff lunch and learn session	243.75	
27/11/2025	CARD FEE	CARD FEE	5.00	
1/11/2025	Google Workspace_nedlands	Google Workspace-YouTube live stream	46.19	
9/11/2025	MICROSOFT#G122801467	2025-Oct-MS Azure SQL Storage	624.66	
9/11/2025	MICROSOFT#G123142835	2025-Oct-MS Azure storage	89.88	
13/11/2025	Intuit Mailchimp	Nov 2025- Mailchimp-communication	115.73	
21/11/2025	TWILIO INC	2025 Nov - Twilio SMS service - OneCouncil	359.36	
21/11/2025	TWILIO INC	Foreign Transaction Fee	10.78	
27/11/2025	CARD FEE	CARD FEE	5.00	
26/10/2025	BUNNINGS 483000	2 x Combination locks	19.90	
3/11/2025	COLES 0392	Coles- gumption paste, JIF cleanser	35.40	
21/11/2025	BROADWAY IGA	Dishwasher Tablets	10.00	
21/11/2025	Harvey Norman Online	Dymo LI-Ion Genuine Replacement Battery for Label	44.95	
27/11/2025	CARD FEE	CARD FEE	5.00	
27/10/2025	AUSPOST ONLINE SHOP	Registered Post Stickers	245.70	
9/11/2025	SP THE GOOD GUYS DISCO	Cottage Coffee Machine - Water Filter	35.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
20/10/2025	5.11 Australia Pty Ltd	Incorrect sizing - refund of uniform required	-349.95	
27/10/2025	SP TOTALLYWORKWEAR	PPE/Uniform for new Ranger	573.00	
28/10/2025	FIRST AID CERTIFIED	First Aid Course and CPR	89.00	
30/10/2025	TOTALLY WORKWEAR MT	New Ranger Uniform	436.45	
30/10/2025	BUNNINGS 483000	Recognition of Service - gift voucher	100.00	
31/10/2025	COLES 7712	Coles - Morning Tea - recognition of service	50.70	
18/11/2025	ANACONDA PTY LTD	Minor Equipment - Bee net	56.97	
27/11/2025	CARD FEE	CARD FEE	5.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
28/10/2025	SP POWERED GATES	Depot gate replacement sensors	264.00	
30/10/2025	SQ *MUMBLE BY DESIGN	Acoustic wall tiles - Neds Library workshop	423.48	
3/11/2025	KCI INDUSTRIES	Tax receipt	545.60	
4/11/2025	BUNNINGS 483000	Cleaning solution, window packers various tasks	67.76	
5/11/2025	BUNNINGS 309000	Replacement light globes	365.33	
6/11/2025	BUNNINGS 483000	Range extender install materials	53.77	
12/11/2025	SPOTLIGHT INNALOO	Replacement clock Dalketh hall	60.00	
12/11/2025	SPOTLIGHT INNALOO	Replacement clock Tuat room	70.00	
14/11/2025	HOPKINS AUS PTY LTD	Desk and chairs - Property Team	1107.00	
20/11/2025	BUNNINGS 483000	Depot decking materials	151.62	
20/11/2025	BUNNINGS 309000	Depot decking materials	57.58	
24/11/2025	BUNNINGS 309000	Depot decking materials	57.86	
24/11/2025	BUNNINGS 483000	Depot decking materials	120.12	
25/11/2025	DIAMOND HIRE	Cement mixer hire - deck footings	70.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
5/11/2025	CITY OF NEDLANDS	Street Trading Fee - ice cream van for Community	72.52	
11/11/2025	PERTH PARTY HIRE	Table Cloth hire for Seniors high tea event	160.00	
17/11/2025	BROADWAY IGA	Supplies for volunteer appreciation event	28.98	
21/11/2025	DAN MURPHY'S/52 BENNINGFI	Drinks for Citizenship Ceremonies - 2026	149.40	
27/11/2025	CARD FEE	CARD FEE	5.00	
30/10/2025	POST NEDLANDS POST SHO	Expressed Registered Mail Envelopes Small x10	73.60	
30/10/2025	POST NEDLANDS POST SHO	Express Registered Mail RE: Montgomery Wall Matter	24.60	
1/11/2025	WOOLWORTHS/SUBIACO SQR S/	Council Catering	37.75	
6/11/2025	LS Kith Eatery	External Interview for (TS) - Meet and Greet	32.93	
18/11/2025	WOOLWORTHS/SUBIACO SQR S/	Councillor Catering	28.50	
20/11/2025	TAYLOR RD IGA	WALGA Central Zone Meeting - Catering	329.69	
22/11/2025	KMART 1018	Staff Christmas Function Items	78.00	
27/11/2025	CARD FEE	CARD FEE	5.00	
			\$	12,724.23



## City of Nedlands - Purchasing Card - Fuel

For the Period 10 October 2025 to 8 November 2025

WEX Australia Pty Ltd ABN: 68 005 970 570

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 106
17/10/2025	1.78	BP Rosegarden	SURCHARGE	FLEET 106
17/10/2025	111.46	BP Rosegarden	ULS DIESEL	FLEET 106
17/10/2025	-1.12	BP Rosegarden	DISCOUNT	FLEET 106
17/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 106
3/11/2025	1.79	BP Rosegarden	SURCHARGE	FLEET 106
3/11/2025	112.27	BP Rosegarden	ULS DIESEL	FLEET 106
3/11/2025	-1.15	BP Rosegarden	DISCOUNT	FLEET 106
3/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 106
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 106
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 107
15/10/2025	3.22	BP Rosegarden	SURCHARGE	FLEET 107
15/10/2025	201.70	BP Rosegarden	ULS DIESEL	FLEET 107
15/10/2025	-2.02	BP Rosegarden	DISCOUNT	FLEET 107
15/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 107
7/11/2025	3.35	BP Rosegarden	SURCHARGE	FLEET 107
7/11/2025	209.70	BP Rosegarden	ULS DIESEL	FLEET 107
7/11/2025	-2.10	BP Rosegarden	DISCOUNT	FLEET 107
7/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 107
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 107
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 512
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 512
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 218
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 218
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 644
27/10/2025	2.33	BP Rosegarden	SURCHARGE	FLEET 644
27/10/2025	146.01	BP Rosegarden	ULS DIESEL	FLEET 644
27/10/2025	-1.51	BP Rosegarden	DISCOUNT	FLEET 644
27/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 644
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 644
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1002
21/10/2025	1.02	BP Rosegarden	SURCHARGE	FLEET 1002
21/10/2025	64.10	BP Rosegarden	REGULAR ULP	FLEET 1002
21/10/2025	-0.79	BP Rosegarden	DISCOUNT	FLEET 1002
21/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1002
29/10/2025	1.12	BP Rosegarden	SURCHARGE	FLEET 1002
29/10/2025	70.02	BP Rosegarden	REGULAR ULP	FLEET 1002
29/10/2025	-0.70	BP Rosegarden	DISCOUNT	FLEET 1002
29/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1002
5/11/2025	1.16	BP Rosegarden	SURCHARGE	FLEET 1002
5/11/2025	72.64	BP Rosegarden	REGULAR ULP	FLEET 1002
5/11/2025	-0.73	BP Rosegarden	DISCOUNT	FLEET 1002
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1002
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1002
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1373
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1373
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 182
8/10/2025	1.98	BP MINDARIE	SURCHARGE	FLEET 643
8/10/2025	132.00	BP MINDARIE	ULS DIESEL	FLEET 643
8/10/2025	-1.39	BP MINDARIE	DISCOUNT	FLEET 643
8/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 643
17/10/2025	137.01	CALTEX	ULS DIESEL	FLEET 643
17/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 643
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 643
28/10/2025	2.28	BP Rosegarden	SURCHARGE	FLEET 643
28/10/2025	143.00	BP Rosegarden	ULS DIESEL	FLEET 643
28/10/2025	-1.47	BP Rosegarden	DISCOUNT	FLEET 643
28/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 643
4/11/2025	140.01	CALTEX MINDARIE	ULS DIESEL	FLEET 643
4/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 643
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 643
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 201
22/10/2025	113.94	AMPOL	DIESEL	FLEET 201
22/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 201
5/11/2025	112.80	AMPOL	DIESEL	FLEET 201
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 201
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 201
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 868
22/10/2025	1.33	BP Rosegarden	SURCHARGE	FLEET 868
22/10/2025	83.22	BP Rosegarden	ULS DIESEL	FLEET 868
22/10/2025	-0.83	BP Rosegarden	DISCOUNT	FLEET 868
22/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 868
30/10/2025	1.79	BP Rosegarden	SURCHARGE	FLEET 868
30/10/2025	112.05	BP Rosegarden	ULS DIESEL	FLEET 868
30/10/2025	-1.16	BP Rosegarden	DISCOUNT	FLEET 868

## Ordinary Council Meeting | Agenda | 28 January 2026

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 106
17/10/2025	1.78	BP Rosegarden	SURCHARGE	FLEET 106
30/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 868
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 868
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1375
14/10/2025	76.10	CALTEX MINDARIE	REGULAR ULP	FLEET 1375
14/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1375
26/10/2025	74.08	CALTEX MINDARIE	REGULAR ULP	FLEET 1375
26/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1375
6/11/2025	1.25	BP SORRENTO	SURCHARGE	FLEET 1375
6/11/2025	78.62	BP SORRENTO	REGULAR ULP	FLEET 1375
6/11/2025	-0.87	BP SORRENTO	DISCOUNT	FLEET 1375
6/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1375
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1375
20/10/2025	1.13	BP Rosegarden	SURCHARGE	WORKSHOP
20/10/2025	71.10	BP Rosegarden	REGULAR ULP	WORKSHOP
20/10/2025	-0.84	BP Rosegarden	DISCOUNT	WORKSHOP
20/10/2025	0.83	WEX Australia	TRANSACTION FEE	WORKSHOP
23/10/2025	1.39	BP Rosegarden	SURCHARGE	WORKSHOP
23/10/2025	87.16	BP Rosegarden	REGULAR ULP	WORKSHOP
23/10/2025	-0.97	BP Rosegarden	DISCOUNT	WORKSHOP
23/10/2025	0.83	WEX Australia	TRANSACTION FEE	WORKSHOP
6/11/2025	0.53	BP Rosegarden	SURCHARGE	WORKSHOP
6/11/2025	33.29	BP Rosegarden	ULS DIESEL	WORKSHOP
6/11/2025	-0.34	BP Rosegarden	DISCOUNT	WORKSHOP
6/11/2025	0.83	WEX Australia	TRANSACTION FEE	WORKSHOP
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	WORKSHOP
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1372
17/10/2025	25.99	REDDY	REGULAR ULP	FLEET 1372
17/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1372
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1372
9/10/2025	67.22	VIBE	REGULAR ULP	FLEET 1381
9/10/2025	0.83	WEX Australia	SURCHARGE	FLEET 1381
17/10/2025	60.01	EG FUELCO	REGULAR ULP	FLEET 1381
17/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1381
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 1381
24/10/2025	60.54	EG FUELCO	REGULAR ULP	FLEET 1381
24/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1381
31/10/2025	72.53	EG FUELCO	REGULAR ULP	FLEET 1381
31/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1381
7/11/2025	67.23	EG FUELCO	REGULAR ULP	FLEET 1381
7/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1381
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1381
31/10/2025	1.98	BP Rosegarden	SURCHARGE	FLEET 600
31/10/2025	124.29	BP Rosegarden	ULS DIESEL	FLEET 600
31/10/2025	-1.28	BP Rosegarden	DISCOUNT	FLEET 600
31/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 600
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 600
16/10/2025	1.82	BP Rosegarden	SURCHARGE	FLEET 648
16/10/2025	114.08	BP Rosegarden	ULS DIESEL	FLEET 648
16/10/2025	-1.14	BP Rosegarden	DISCOUNT	FLEET 648
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 648
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 648
5/11/2025	2.00	BP Rosegarden	SURCHARGE	FLEET 648
5/11/2025	125.61	BP Rosegarden	ULS DIESEL	FLEET 648
5/11/2025	-1.27	BP Rosegarden	DISCOUNT	FLEET 648
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 648
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 648
8/10/2025	0.75	BP Rosegarden	SURCHARGE	FLEET 901
8/10/2025	47.40	BP Rosegarden	ULS DIESEL	FLEET 901
8/10/2025	-0.47	BP Rosegarden	DISCOUNT	FLEET 901
8/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 901
15/10/2025	0.38	BP Rosegarden	SURCHARGE	FLEET 901
15/10/2025	24.19	BP Rosegarden	ULS DIESEL	FLEET 901
15/10/2025	-0.24	BP Rosegarden	DISCOUNT	FLEET 901
15/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 901
28/10/2025	22.83	WEX Australia	ROADSIDE ASSIST	FLEET 901
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 901
9/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 1600
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1600
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 200
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 200
16/10/2025	1.01	BP Rosegarden	SURCHARGE	FLEET 322
16/10/2025	63.43	BP Rosegarden	ULS DIESEL	FLEET 322
16/10/2025	-0.63	BP Rosegarden	DISCOUNT	FLEET 322
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 322
5/11/2025	1.71	BP Rosegarden	SURCHARGE	FLEET 322
5/11/2025	106.98	BP Rosegarden	ULS DIESEL	FLEET 322
5/11/2025	-1.08	BP Rosegarden	DISCOUNT	FLEET 322
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 322
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 322
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1001

## Ordinary Council Meeting | Agenda | 28 January 2026

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 106
17/10/2025	1.78	BP Rosegarden	SURCHARGE	FLEET 106
14/10/2025	1.48	BP Rosegarden	SURCHARGE	FLEET 1001
14/10/2025	92.63	BP Rosegarden	REGULAR ULP	FLEET 1001
14/10/2025	-1.16	BP Rosegarden	DISCOUNT	FLEET 1001
14/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1001
24/10/2025	1.52	BP Rosegarden	SURCHARGE	FLEET 1001
24/10/2025	95.59	BP Rosegarden	REGULAR ULP	FLEET 1001
24/10/2025	-1.10	BP Rosegarden	DISCOUNT	FLEET 1001
24/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1001
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1001
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 108
16/10/2025	3.95	BP Rosegarden	SURCHARGE	FLEET 108
16/10/2025	247.44	BP Rosegarden	ULS DIESEL	FLEET 108
16/10/2025	-2.48	BP Rosegarden	DISCOUNT	FLEET 108
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
23/10/2025	4.16	BP Rosegarden	SURCHARGE	FLEET 108
23/10/2025	260.49	BP Rosegarden	ULS DIESEL	FLEET 108
23/10/2025	-2.61	BP Rosegarden	DISCOUNT	FLEET 108
23/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
31/10/2025	2.65	BP Rosegarden	SURCHARGE	FLEET 108
31/10/2025	166.23	BP Rosegarden	ULS DIESEL	FLEET 108
31/10/2025	-1.71	BP Rosegarden	DISCOUNT	FLEET 108
31/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
5/11/2025	3.11	BP Rosegarden	SURCHARGE	FLEET 108
5/11/2025	194.40	BP Rosegarden	ULS DIESEL	FLEET 108
5/11/2025	-1.96	BP Rosegarden	DISCOUNT	FLEET 108
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 108
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 108
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1374
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1374
15/10/2025	0.30	BP Rosegarden	SURCHARGE	FLEET 190
15/10/2025	18.93	BP Rosegarden	ULS DIESEL	FLEET 190
15/10/2025	-0.19	BP Rosegarden	DISCOUNT	FLEET 190
15/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 190
15/10/2025	2.19	BP Rosegarden	SURCHARGE	FLEET 190
15/10/2025	137.17	BP Rosegarden	ULS DIESEL	FLEET 190
15/10/2025	-1.37	BP Rosegarden	DISCOUNT	FLEET 190
15/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 190
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 190
27/10/2025	1.74	BP Rosegarden	SURCHARGE	FLEET 190
27/10/2025	108.89	BP Rosegarden	ULS DIESEL	FLEET 190
27/10/2025	-1.12	BP Rosegarden	DISCOUNT	FLEET 190
27/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 190
4/11/2025	30.00	REDDY	DIESEL	FLEET 190
4/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 190
5/11/2025	2.19	BP Rosegarden	SURCHARGE	FLEET 190
5/11/2025	137.12	BP Rosegarden	ULS DIESEL	FLEET 190
5/11/2025	-1.39	BP Rosegarden	DISCOUNT	FLEET 190
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 190
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 190
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1371
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1371
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	MINOR PLANT
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 505
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 505
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 503
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 503
14/10/2025	0.40	BP CONNECT	SURCHARGE	FLEET 1386
14/10/2025	25.00	BP CONNECT	CAR WASH	FLEET 1386
14/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1386
19/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1386
20/10/2025	1.37	BP Rosegarden	SURCHARGE	FLEET 1386
20/10/2025	85.93	BP Rosegarden	ULTRA PULP	FLEET 1386
20/10/2025	-0.88	BP Rosegarden	DISCOUNT	FLEET 1386
20/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1386
5/11/2025	1.48	BP Rosegarden	SURCHARGE	FLEET 1386
5/11/2025	92.75	BP Rosegarden	ULTRA PULP	FLEET 1386
5/11/2025	-0.82	BP Rosegarden	DISCOUNT	FLEET 1386
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1386
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1386
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 137
16/10/2025	2.45	BP Rosegarden	SURCHARGE	FLEET 137
16/10/2025	153.36	BP Rosegarden	ULS DIESEL	FLEET 137
16/10/2025	-1.53	BP Rosegarden	ULS DIESEL	FLEET 137
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 137
27/10/2025	2.18	BP Rosegarden	SURCHARGE	FLEET 137
27/10/2025	136.85	BP Rosegarden	ULS DIESEL	FLEET 137
27/10/2025	-1.41	BP Rosegarden	DISCOUNT	FLEET 137
27/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 137
7/11/2025	138.67	REDDY EXPRESS	DIESEL	FLEET 137
7/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 137

## Ordinary Council Meeting | Agenda | 28 January 2026

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 106
17/10/2025	1.78	BP Rosegarden	SURCHARGE	FLEET 106
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 137
16/10/2025	2.02	BP Rosegarden	SURCHARGE	MINOR PLANT
16/10/2025	126.65	BP Rosegarden	REGULAR ULP	MINOR PLANT
16/10/2025	-1.44	BP Rosegarden	DISCOUNT	MINOR PLANT
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	MINOR PLANT
4/11/2025	0.71	BP Rosegarden	SURCHARGE	MINOR PLANT
4/11/2025	44.79	BP Rosegarden	REGULAR ULP	MINOR PLANT
4/11/2025	-0.54	BP Rosegarden	DISCOUNT	MINOR PLANT
4/11/2025	0.83	WEX Australia	TRANSACTION FEE	MINOR PLANT
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	MINOR PLANT
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1000
22/10/2025	2.00	BP Rosegarden	SURCHARGE	FLEET 1000
22/10/2025	125.02	BP Rosegarden	ULTRA PULP	FLEET 1000
22/10/2025	-1.11	BP Rosegarden	DISCOUNT	FLEET 1000
22/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1000
4/11/2025	1.79	BP Rosegarden	SURCHARGE	FLEET 1000
4/11/2025	112.00	BP Rosegarden	ULTRA PULP	FLEET 1000
4/11/2025	-1.18	BP Rosegarden	DISCOUNT	FLEET 1000
4/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1000
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1000
29/10/2025	1.21	BP Rosegarden	SURCHARGE	FLEET 1388
29/10/2025	75.68	BP Rosegarden	REGULAR ULP	FLEET 1388
29/10/2025	-0.76	BP Rosegarden	DISCOUNT	FLEET 1388
29/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1388
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1388
15/10/2025	114.24	AMPOL	REGULAR ULP	FLEET 1385
15/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
19/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 1385
23/10/2025	116.36	AMPOL	REGULAR ULP	FLEET 1385
23/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
31/10/2025	1.55	BP Rosegarden	SURCHARGE	FLEET 1385
31/10/2025	97.36	BP Rosegarden	REGULAR ULP	FLEET 1385
31/10/2025	-1.11	BP Rosegarden	DISCOUNT	FLEET 1385
31/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
8/11/2025	1.61	BP Rosegarden	SURCHARGE	FLEET 1385
8/11/2025	100.84	BP Rosegarden	REGULAR ULP	FLEET 1385
8/11/2025	-1.16	BP Rosegarden	DISCOUNT	FLEET 1385
8/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1385
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1385
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 616
3/11/2025	1.28	BP Rosegarden	SURCHARGE	FLEET 616
3/11/2025	80.10	BP Rosegarden	ULS DIESEL	FLEET 616
3/11/2025	-0.82	BP Rosegarden	DISCOUNT	FLEET 616
3/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 616
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 616
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 109
15/10/2025	3.96	BP Rosegarden	SURCHARGE	FLEET 109
15/10/2025	247.92	BP Rosegarden	ULS DIESEL	FLEET 109
15/10/2025	-2.48	BP Rosegarden	DISCOUNT	FLEET 109
15/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 109
28/10/2025	3.68	BP Rosegarden	SURCHARGE	FLEET 109
28/10/2025	230.02	BP Rosegarden	ULS DIESEL	FLEET 109
28/10/2025	-2.37	BP Rosegarden	DISCOUNT	FLEET 109
28/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 109
5/11/2025	3.41	BP Rosegarden	SURCHARGE	FLEET 109
5/11/2025	213.73	BP Rosegarden	ULS DIESEL	FLEET 109
5/11/2025	-2.16	BP Rosegarden	DISCOUNT	FLEET 109
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 109
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 109
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 113
23/10/2025	150.47	AMPOL	DIESEL	FLEET 113
23/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 113
5/11/2025	1.75	BP Rosegarden	SURCHARGE	FLEET 113
5/11/2025	109.76	BP Rosegarden	ULS DIESEL	FLEET 113
5/11/2025	-1.11	BP Rosegarden	DISCOUNT	FLEET 113
5/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 113
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 113
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 191
21/10/2025	2.43	BP Rosegarden	SURCHARGE	FLEET 191
21/10/2025	152.14	BP Rosegarden	ULS DIESEL	FLEET 191
21/10/2025	-1.52	BP Rosegarden	DISCOUNT	FLEET 191
21/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 191
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 191
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 136
10/10/2025	2.34	BP Rosegarden	SURCHARGE	FLEET 136
10/10/2025	146.57	BP Rosegarden	ULS DIESEL	FLEET 136
10/10/2025	-1.47	BP Rosegarden	DISCOUNT	FLEET 136
10/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 136
4/11/2025	2.28	BP Rosegarden	SURCHARGE	FLEET 136
4/11/2025	142.83	BP Rosegarden	ULS DIESEL	FLEET 136

## Ordinary Council Meeting | Agenda | 28 January 2026

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 106
17/10/2025	1.78	BP Rosegarden	SURCHARGE	FLEET 106
4/11/2025	-1.45	BP Rosegarden	DISCOUNT	FLEET 136
4/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 136
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 136
16/10/2025	1.34	BP Rosegarden	SURCHARGE	FLEET 100
16/10/2025	84.08	BP Rosegarden	ULS DIESEL	FLEET 100
16/10/2025	-0.84	BP Rosegarden	DISCOUNT	FLEET 100
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 100
28/10/2025	1.60	BP Rosegarden	SURCHARGE	FLEET 100
28/10/2025	100.13	BP Rosegarden	ULS DIESEL	FLEET 100
28/10/2025	-1.03	BP Rosegarden	DISCOUNT	FLEET 100
28/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 100
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 100
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 701
4/11/2025	1.98	BP Rosegarden	SURCHARGE	FLEET 646
4/11/2025	124.20	BP Rosegarden	ULS DIESEL	FLEET 646
4/11/2025	-1.26	BP Rosegarden	DISCOUNT	FLEET 646
4/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 646
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 646
16/10/2025	1.75	BP Rosegarden	SURCHARGE	FLEET 202
16/10/2025	109.59	BP Rosegarden	ULS DIESEL	FLEET 202
16/10/2025	-1.10	BP Rosegarden	DISCOUNT	FLEET 202
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 202
29/10/2025	1.51	BP Rosegarden	SURCHARGE	FLEET 202
29/10/2025	94.82	BP Rosegarden	ULS DIESEL	FLEET 202
29/10/2025	-0.98	BP Rosegarden	DISCOUNT	FLEET 202
29/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 202
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 202
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 111
11/10/2025	67.42	REDDY EXPRESS	REGULAR ULP	FLEET 1003
11/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1003
26/10/2025	65.87	REDDY EXPRESS	REGULAR ULP	FLEET 1003
26/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1003
3/11/2025	67.69	VIBE	REGULAR ULP	FLEET 1003
3/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1003
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1003
18/10/2025	6.88	WEX Australia	ROADSIDE ASSIST	FLEET 1382
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1382
14/10/2025	43.99	EG FUELCO	REGULAR ULP	FLEET 1004
14/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 1004
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 1004
8/10/2025	1.51	BP Rosegarden	SURCHARGE	FLEET 301
8/10/2025	94.63	BP Rosegarden	ULS DIESEL	FLEET 301
8/10/2025	-0.95	BP Rosegarden	DISCOUNT	FLEET 301
8/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 301
16/10/2025	1.35	BP Rosegarden	SURCHARGE	FLEET 301
16/10/2025	84.76	BP Rosegarden	ULS DIESEL	FLEET 301
16/10/2025	-0.85	BP Rosegarden	DISCOUNT	FLEET 301
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 301
22/10/2025	1.18	BP Rosegarden	SURCHARGE	FLEET 301
22/10/2025	74.22	BP Rosegarden	ULS DIESEL	FLEET 301
22/10/2025	-0.74	BP Rosegarden	DISCOUNT	FLEET 301
22/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 301
30/10/2025	1.26	BP Rosegarden	SURCHARGE	FLEET 301
30/10/2025	79.36	BP Rosegarden	ULS DIESEL	FLEET 301
30/10/2025	-0.82	BP Rosegarden	DISCOUNT	FLEET 301
30/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 301
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 301
17/10/2025	4.13	BP Rosegarden	SURCHARGE	FLEET 115
17/10/2025	258.33	BP Rosegarden	ULS DIESEL	FLEET 115
17/10/2025	-2.58	BP Rosegarden	DISCOUNT	FLEET 115
17/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 115
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 115
8/10/2025	1.71	BP Rosegarden	SURCHARGE	FLEET 101
8/10/2025	107.05	BP Rosegarden	ULS DIESEL	FLEET 101
8/10/2025	-1.07	BP Rosegarden	DISCOUNT	FLEET 101
8/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 101
22/10/2025	2.18	BP Rosegarden	SURCHARGE	FLEET 101
22/10/2025	136.29	BP Rosegarden	ULS DIESEL	FLEET 101
22/10/2025	-1.36	BP Rosegarden	DISCOUNT	FLEET 101
22/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 101
3/11/2025	2.32	BP Rosegarden	SURCHARGE	FLEET 101
3/11/2025	145.26	BP Rosegarden	ULS DIESEL	FLEET 101
3/11/2025	-1.48	BP Rosegarden	DISCOUNT	FLEET 101
3/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 101
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 101
16/10/2025	1.09	BP Rosegarden	SURCHARGE	FLEET 300
16/10/2025	68.29	BP Rosegarden	ULS DIESEL	FLEET 300
16/10/2025	-0.68	BP Rosegarden	DISCOUNT	FLEET 300
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 300
22/10/2025	1.14	BP Rosegarden	SURCHARGE	FLEET 300



## Ordinary Council Meeting | Agenda | 28 January 2026

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2025	9.08	WEX Australia	ROADSIDE ASSIST	FLEET 106
17/10/2025	1.78	BP Rosegarden	SURCHARGE	FLEET 106
22/10/2025	71.46	BP Rosegarden	ULS DIESEL	FLEET 300
22/10/2025	-0.71	BP Rosegarden	DISCOUNT	FLEET 300
22/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 300
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 300
9/10/2025	0.99	BP Rosegarden	SURCHARGE	FLEET 880
9/10/2025	62.05	BP Rosegarden	ULS DIESEL	FLEET 880
9/10/2025	-0.62	BP Rosegarden	DISCOUNT	FLEET 880
9/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
16/10/2025	1.62	BP Rosegarden	SURCHARGE	FLEET 880
16/10/2025	101.27	BP Rosegarden	ULS DIESEL	FLEET 880
16/10/2025	-1.01	BP Rosegarden	DISCOUNT	FLEET 880
16/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
28/10/2025	1.71	BP Rosegarden	SURCHARGE	FLEET 880
28/10/2025	106.96	BP Rosegarden	ULS DIESEL	FLEET 880
28/10/2025	-1.10	BP Rosegarden	DISCOUNT	FLEET 880
28/10/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
6/11/2025	1.37	BP Rosegarden	SURCHARGE	FLEET 880
6/11/2025	85.65	BP Rosegarden	ULS DIESEL	FLEET 880
6/11/2025	-0.87	BP Rosegarden	DISCOUNT	FLEET 880
6/11/2025	0.83	WEX Australia	TRANSACTION FEE	FLEET 880
8/11/2025	3.58	WEX Australia	MANAGEMENT FEE	FLEET 880
<b>10,684.75</b>				



## City of Nedlands - List of Accounts Paid

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

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>Creditor EFT</b>				<b>4,123,431.08</b>
<b>113219</b>	<b>7/11/2025</b>	<b>10001</b>	<b>Australian Taxation Office</b>	<b>150,849.00</b>
FORTNIGHT 02/11/2025	Withholding Tax (PAYG)			146,360.00
FORTNIGHT 02/11/2025	Extra Tax			1,103.00
FORTNIGHT 02/11/2025	HELP			2,850.00
FORTNIGHT 02/11/2025	TSL			536.00
<b>113220</b>	<b>7/11/2025</b>	<b>10002</b>	<b>Child Support Registrar</b>	<b>561.22</b>
FORTNIGHT 02/11/2025	Child Support Agency			561.22
<b>113221</b>	<b>7/11/2025</b>	<b>10003</b>	<b>Australian Services Union</b>	<b>261.00</b>
FORTNIGHT 02/11/2025	Australian Services Union			261.00
<b>113222</b>	<b>7/11/2025</b>	<b>10005</b>	<b>Easi</b>	<b>2,894.52</b>
FORTNIGHT 02/11/2025	Novated Lease Easifleet - Pre Tax			2,069.73
FORTNIGHT 02/11/2025	Novated Lease Easifleet- Post Tax			824.79
<b>113223</b>	<b>7/11/2025</b>	<b>10006</b>	<b>Westpac Banking Corporation</b>	<b>91,747.89</b>
FORTNIGHT 19/10/2025	Employee Additional Contrib Pre Tax (%)			150.13
FORTNIGHT 19/10/2025	SGC Employer Contribution			689.67
FORTNIGHT 19/10/2025	SGC Employer Contribution			246.63
FORTNIGHT 19/10/2025	SGC Employer Contribution			284.23
FORTNIGHT 19/10/2025	Employer Contribution (Additional)			41.11
FORTNIGHT 19/10/2025	Employer Contribution (Additional)			47.37
FORTNIGHT 02/11/2025	Employee Additional Contrib Pre Tax (\$)			1,685.00
FORTNIGHT 02/11/2025	Employee Additional Contrib Pre Tax (%)			8,934.64
FORTNIGHT 02/11/2025	Employee Additional Contrib Post Tax (%)			245.56
FORTNIGHT 02/11/2025	SGC Employer Contribution			4,000.23
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,623.37
FORTNIGHT 02/11/2025	SGC Employer Contribution			2,504.71
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,493.05
FORTNIGHT 02/11/2025	SGC Employer Contribution			6,526.98
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,008.64
FORTNIGHT 02/11/2025	SGC Employer Contribution			553.85

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 02/11/2025	SGC Employer Contribution			876.92
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,832.36
FORTNIGHT 02/11/2025	SGC Employer Contribution			4,124.67
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,535.42
FORTNIGHT 02/11/2025	SGC Employer Contribution			837.79
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,730.56
FORTNIGHT 02/11/2025	SGC Employer Contribution			3,975.69
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,573.66
FORTNIGHT 02/11/2025	SGC Employer Contribution			363.05
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,268.68
FORTNIGHT 02/11/2025	SGC Employer Contribution			487.25
FORTNIGHT 02/11/2025	SGC Employer Contribution			730.87
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,118.50
FORTNIGHT 02/11/2025	SGC Employer Contribution			3,631.68
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,602.49
FORTNIGHT 02/11/2025	SGC Employer Contribution			3,504.34
FORTNIGHT 02/11/2025	SGC Employer Contribution			2,936.82
FORTNIGHT 02/11/2025	SGC Employer Contribution			564.78
FORTNIGHT 02/11/2025	SGC Employer Contribution			2,291.47
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,464.55
FORTNIGHT 02/11/2025	SGC Employer Contribution			807.69
FORTNIGHT 02/11/2025	SGC Employer Contribution			2,857.21
FORTNIGHT 02/11/2025	SGC Employer Contribution			2,151.16
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,962.19
FORTNIGHT 02/11/2025	SGC Employer Contribution			5,372.67
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,981.54
FORTNIGHT 02/11/2025	SGC Employer Contribution			2,472.62
FORTNIGHT 02/11/2025	SGC Employer Contribution			540.63
FORTNIGHT 02/11/2025	SGC Employer Contribution			985.48
FORTNIGHT 02/11/2025	SGC Employer Contribution			1,357.10
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			97.93
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			229.88
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			149.32
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			509.66
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			77.83
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			408.24
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			102.23
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			3.05
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			115.38

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			155.34
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			81.21
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			52.55
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			169.23
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			76.00
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			99.52
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			115.44
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			397.18
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			217.76
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			180.77
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			134.62
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			88.69
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			206.51
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			255.38
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			286.78
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			144.56
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			62.63
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			75.83
FORTNIGHT 02/11/2025	Employer Contribution (Additional)			158.34
<b>113224</b>	<b>7/11/2025</b>	<b>10027</b>	<b>Construction Training Fund</b>	<b>6,120.69</b>
INV-311107-C1JAG2	BCITF LEVY TAX INVOICE - SEPTEMBER 2025			6,120.69
<b>113225</b>	<b>7/11/2025</b>	<b>10028</b>	<b>Bunnings Group Limited</b>	<b>43.94</b>
2260/00567042	School Holiday Supplies			43.94
<b>113226</b>	<b>7/11/2025</b>	<b>10029</b>	<b>Bunzl Limited</b>	<b>2,218.71</b>
Z001628	Hygiene supplies			2,218.71
<b>113227</b>	<b>7/11/2025</b>	<b>10034</b>	<b>Chubb Fire &amp; Security Pty Ltd</b>	<b>510.97</b>
1670662	College Park Fire Pump Shed Maintenance			32.01
1670684	Fire Panel Testing			69.26
1670522	Fire Panel Testing			69.26
1670310	Fire Panel Testing			69.26
1670664	College Park Fire Pump Shed Maintenance			109.88
1670665	College Park Fire Pump Shed Maintenance			44.95
1670663	College Park Fire Pump Shed Maintenance			32.01
1670666	College Park Fire Pump Shed Maintenance			84.34

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113228</b> 127094188	<b>7/11/2025</b> 2025/2026 Volunteer National Police	<b>10043</b>	<b>Western Australia Police Force</b>	<b>35.20</b>
<b>113229</b> 76542337 76558233 76606466 1514197 76752437	<b>7/11/2025</b> Schedule revaluation 25/26 Schedule revaluation 25/26 Schedule revaluation 25/26 SLIP Subscription Services - Medium Schedule revaluation 25/26	<b>10053</b>	<b>Landgate</b>	<b>7,477.57</b>
<b>113230</b> SI12434876 SI12419820 SI12421566 SI12435268 SI12434636	<b>7/11/2025</b> PPE Restock HARDWARE SUPPLIES PPE Restock PPE Restock HARDWARE SUPPLIES	<b>10070</b>	<b>J Blackwood &amp; Son Ltd</b>	<b>634.98</b>
<b>113231</b> 182497 182598	<b>7/11/2025</b> Graffiti removal - Negal Pass Graffiti removal	<b>10076</b>	<b>Kleenit Pty Ltd</b>	<b>385.00</b>
<b>113232</b> 352453 352454 352455 352450 352449 352451	<b>7/11/2025</b> Mt Claremont Junior Local Stock Books Mt Claremont Junior Local Stock Books Nedlands Junior Local Stock Books Nedlands Library Stock Book Nedlands Library Stock Book Nedlands Junior Local Stock Books	<b>10136</b>	<b>Westbooks</b>	<b>330.22</b>
<b>113233</b> M-2510311	<b>7/11/2025</b> Council greenwaste disposal 2025/26	<b>10139</b>	<b>Western Metropolitan Regional Council</b>	<b>413.25</b>
<b>113234</b> 225390	<b>7/11/2025</b> 2025-26 Annual rates Notice production	<b>10143</b>	<b>Zipform Pty Ltd</b>	<b>1,512.15</b>
<b>113235</b> C/LG044705	<b>7/11/2025</b> Rates on Demand - FY 2025/26	<b>10151</b>	<b>Civica Pty Ltd</b>	<b>264.00</b>
<b>113236</b> 24380 24410	<b>7/11/2025</b> Excess payment for Accident damage Excess payment for Accident damage	<b>10153</b>	<b>Priestman &amp; Sharp</b>	<b>4,000.00</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113237</b>	<b>7/11/2025</b>	<b>10183</b>	<b>Water Corporation</b>	<b>1,957.42</b>
9001418629	Bill ID - 0159			913.43
9001434741	Bill ID - 0157			417.63
9001418733	Bill ID - 0154			147.79
9016775055 - NOVEMBER 2025	Bill ID - 0085			212.70
9001453424 - NOVEMBER 2025	Bill ID - 0124			265.87
<b>113238</b>	<b>7/11/2025</b>	<b>10199</b>	<b>Hays Specialist Recruitment Aust Pty Ltd</b>	<b>11,796.01</b>
52989573	Labour hire			932.90
52989574	Labour hire - Turf Maintenance Officer			1,873.37
52997306	Labour hire - Turf Maintenance Officer			1,873.37
53000024	Labour hire			2,386.23
52974278	Agency Staff Salary - Relief FA			4,730.14
<b>113239</b>	<b>7/11/2025</b>	<b>10223</b>	<b>Local Government Professionals Australia (WA)</b>	<b>540.00</b>
47146	Job Advertisement			540.00
<b>113240</b>	<b>7/11/2025</b>	<b>10304</b>	<b>Synergy</b>	<b>59,340.75</b>
801870080	Invoice 3000246033			3,804.18
968214430	Invoice 2046561010			220.17
380380600	Invoice 2054549134			2,702.95
380380220	Invoice 2054549133			2,892.34
462526310	Invoice 2002650659			79.98
462526120	Invoice 2002650657			70.58
462526450	Invoice 2002650660			81.20
462526260	Invoice 2002650658			78.32
214579230	Invoice 2002652357			46,018.76
661436990	Invoice 2038568211			524.88
856995430	Invoice 2090510470			1,979.29
982976450	Invoice 2034581897			381.92
034081140	Invoice 2002651112			506.18
<b>113241</b>	<b>7/11/2025</b>	<b>10313</b>	<b>Active Transport &amp; Tilt Tray Svces WA</b>	<b>214.50</b>
INV-23079	Vehicle #646 recovered			214.50
<b>113242</b>	<b>7/11/2025</b>	<b>10318</b>	<b>Perth Irrigation Centre</b>	<b>897.40</b>
I9111	Irrigation Materials for Paiera Park			282.00
I9392	Moisture Probes for Highview			615.40



Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113243</b> I250334	<b>7/11/2025</b> Nedlands Library Service - Chocolates	<b>10384</b>	<b>Chokeby Road &amp; Chocbel</b>	<b>670.58</b>
<b>113244</b> 00070615	<b>7/11/2025</b> Supply/Fit New Steering Cylinder	<b>10397</b>	<b>Mowmaster Turf Equipment</b>	<b>2,474.60</b>
<b>113245</b> 00018810	<b>7/11/2025</b> Daran park lake fill conduit repairs	<b>10402</b>	<b>DU Electrical Pty Ltd</b>	<b>371.25</b>
<b>113246</b> 00003357	<b>7/11/2025</b> Beach cleaning- Swanbourne	<b>10407</b>	<b>Nu-Trac Rural Contracting</b>	<b>922.00</b>
<b>113247</b> INV-3361	<b>7/11/2025</b> Golden Crown Beard at various sites.	<b>10419</b>	<b>Sustainable Outdoors</b>	<b>748.00</b>
<b>113248</b> INV-21826 INV-21827 INV-21825	<b>7/11/2025</b> Security upgrades and equipment repairs Security upgrades and equipment repairs Security upgrades and equipment repairs	<b>10456</b>	<b>G M S Security (WA) Pty Ltd</b>	<b>1,727.00</b>
<b>113249</b> 214702	<b>7/11/2025</b> Toilet John 23rd yard	<b>10457</b>	<b>Instant Products Hire</b>	<b>188.27</b>
<b>113250</b> 94142766 94142765	<b>7/11/2025</b> Archive Record Storage & Digitisation Archive Record Storage & Digitisation	<b>10467</b>	<b>The Information Management Group Pty Ltd</b>	<b>1,989.27</b>
<b>113251</b> 6550339333	<b>7/11/2025</b> 1 x damaged Tyre to replace	<b>10505</b>	<b>Bridgestone Australia Pty Ltd</b>	<b>523.38</b>
<b>113252</b> 759400	<b>7/11/2025</b> DAP Fees	<b>10506</b>	<b>Dept of Planning, Lands and Heritage - DAP Application Fee</b>	<b>271.00</b>
<b>113253</b> 100539034	<b>7/11/2025</b> AZURE PLAN CONSUMPTION	<b>10517</b>	<b>Insight Enterprises Australia Pty Ltd</b>	<b>1,390.63</b>
<b>113254</b> 00018189	<b>7/11/2025</b> Managers office - Library	<b>10554</b>	<b>Action Interiors</b>	<b>8,824.20</b>
<b>113255</b> 00098523	<b>7/11/2025</b> Green poles and cap used for signage	<b>10608</b>	<b>Corsign WA Pty Ltd</b>	<b>3,987.50</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113256</b>	<b>7/11/2025</b>	<b>10617</b>	<b>Aus Chill Technical Services Pty Ltd</b>	<b>6,867.08</b>
16198	A/C Service Quarterly All Locations			121.00
16197	A/C Service Quarterly All Locations			332.75
16196	A/C Service Quarterly All Locations			393.25
16195	A/C Service Quarterly All Locations			121.00
16194	A/C Service Quarterly All Locations			151.25
16193	A/C Service Quarterly All Locations			121.00
16192	A/C Service Quarterly All Locations			121.00
16191	A/C Service Quarterly All Locations			363.00
16190	A/C Service Quarterly All Locations			181.50
16189	A/C Service Quarterly All Locations			302.50
16203	A/C removal and install Nedlands Library			3,171.08
16206	Admin A/C repairs			1,089.00
16207	Admin A/C repairs			398.75
<b>113257</b>	<b>7/11/2025</b>	<b>10670</b>	<b>Digrite</b>	<b>12,045.00</b>
Q0067	PT35 Coastmac Trailer (Mechanical Brake)			12,045.00
<b>113258</b>	<b>7/11/2025</b>	<b>10688</b>	<b>Officeworks Ltd</b>	<b>767.09</b>
624301503	TAC Stationary and SH Supplies Order			137.09
624393712	Lenovo 510 Wireless Keyboard and Mouse Co			630.00
<b>113259</b>	<b>7/11/2025</b>	<b>10693</b>	<b>Boyan Electrical Services Boyan Electrical Services</b>	<b>401.23</b>
57960	Electrical repairs			401.23
<b>113260</b>	<b>7/11/2025</b>	<b>10697</b>	<b>StrataGreen</b>	<b>190.08</b>
181102	Glyphosate 450.			190.08
<b>113261</b>	<b>7/11/2025</b>	<b>10705</b>	<b>Cardia Bioplastics (Australia) Pty Ltd</b>	<b>34,320.00</b>
INVCBA0056742	600,000 dog waste bags			34,320.00
<b>113262</b>	<b>7/11/2025</b>	<b>10724</b>	<b>TechnologyOne</b>	<b>3,547.50</b>
256409	TechnologyOne GIS consultancy 2025			3,547.50
<b>113263</b>	<b>7/11/2025</b>	<b>10925</b>	<b>Westend Plumbing &amp; Gas</b>	<b>8,305.00</b>
INV-16469	Tap repair at carrington			308.00
INV-16507	Plumbing repairs			3,140.50
INV-16508	Various Plumbing jobs			4,856.50

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113264</b> T0509	<b>7/11/2025</b> Kiln Repair	<b>10939</b>	<b>RLEC Electrical Contractors</b>	<b>563.20</b>
<b>113265</b> 82928 #21	<b>7/11/2025</b> Rear RHS Lamp Assy	<b>11087</b>	<b>Beacon Equipment</b>	<b>126.50</b>
<b>113266</b> 04T42025	<b>7/11/2025</b> TAC - Tutor Fees - Art Classes	<b>11167</b>	<b>Debora Gregorio</b>	<b>236.00</b>
<b>113267</b> 440	<b>7/11/2025</b> Tresillian Exhibition 2025	<b>11189</b>	<b>Kerry Chernoff</b>	<b>546.00</b>
<b>113268</b> 8100627438 167899	<b>7/11/2025</b> Bulk commercial bulk bins Residential Waste collection	<b>11192</b>	<b>Veolia Recycling &amp; Recovery Pty Ltd (Suez)</b>	<b>238,403.32</b>
<b>113269</b> 427	<b>7/11/2025</b> Gutter Cleaning FY25/26 City Wide	<b>11214</b>	<b>Roof Checks W.A.</b>	<b>2,550.00</b>
<b>113270</b> 2463	<b>7/11/2025</b> Ficus- Bishop Rd Reserve- Remove hangers	<b>11307</b>	<b>Liveable Group Pty Ltd T/A Professional PROFESSIONAL TREE SURGEONS</b>	<b>948.84</b>
<b>113271</b> 0001-00017373 0001-00017030	<b>7/11/2025</b> New uniform for Tom Arboriculture Crew uniforms	<b>11398</b>	<b>Totally Workwear Mt Hawthorn R &amp; J Marinich Pty Ltd</b>	<b>1,974.10</b>
<b>113272</b> 00009839	<b>7/11/2025</b> Updated QTRA report and Arb report	<b>11456</b>	<b>Paperbark Technologies Pty Ltd</b>	<b>1,320.00</b>
<b>113273</b> 60835	<b>7/11/2025</b> All access seat for Jo Wheatly	<b>11541</b>	<b>Miracle Recreation Equipment</b>	<b>1,710.50</b>
<b>113274</b> 22280101	<b>7/11/2025</b> Nitrile gloves	<b>11573</b>	<b>Veale Auto Parts</b>	<b>110.80</b>
<b>113275</b> INV-0792	<b>7/11/2025</b> Tactile supply and install	<b>11576</b>	<b>Perth Tactiles Pty Ltd</b>	<b>633.05</b>
<b>113276</b> INV103963	<b>7/11/2025</b> Replace broken rocker	<b>11598</b>	<b>Forpark Australia 4Park Pty Ltd</b>	<b>1,321.10</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113277</b> 3043361421 - OCTOBER 2025	<b>7/11/2025</b> T 311	<b>11639</b>	<b>Telstra Limited</b>	<b>20.00</b>
<b>113278</b> 162	<b>7/11/2025</b> Life Drawing Social	<b>11673</b>	<b>Nola Britton</b>	<b>80.00</b>
<b>113279</b> 85374 #4 85535 #7	<b>7/11/2025</b> Atom edger parts Supply chains for chainsaw 200T	<b>11731</b>	<b>STIHL Shop Osborne Park</b>	<b>224.40</b>
<b>113280</b> 34959	<b>7/11/2025</b> Exec and Cmrs Name Badges	<b>11766</b>	<b>Metal Artwork Badges</b>	<b>93.50</b>
<b>113281</b> 3441535 3447646 3441557 3448513 3446496 3431705	<b>7/11/2025</b> Weekly fruit and milk order Library & Community Development Fruit The Fruit Box - Library Milk Milk and Fruit for Depot: Standing Order Weekly fruit and milk order Weekly fruit and milk order	<b>11773</b>	<b>The Fruit Box Group Pty Ltd</b>	<b>1,624.64</b>
<b>113282</b> H5764	<b>7/11/2025</b> Casual Wages	<b>11797</b>	<b>Helene Pty LTD T/AS Lo-Go Appointments</b>	<b>2,536.47</b>
<b>113283</b> 34128	<b>7/11/2025</b> Monthly Cash in Transit Services	<b>11834</b>	<b>West-Sure Security</b>	<b>276.41</b>
<b>113284</b> 19009880 19009867	<b>7/11/2025</b> Safety Jack stands for Workshop Supply/Deliver Trolley Jack for W/shop	<b>11873</b>	<b>Sydney Tools Pty Ltd</b>	<b>1,549.00</b>
<b>113285</b> 9429 9513 3230	<b>7/11/2025</b> Traffic Control Roads Contract Traffic Management Drainage traffic control	<b>11905</b>	<b>Luxworks Traffic Control and Management PTY LTD</b>	<b>6,195.30</b>
<b>113286</b> 235610562	<b>7/11/2025</b> Wipes for Refresh Stations	<b>11930</b>	<b>Coles Supermarkets Australia Pty Ltd</b>	<b>162.15</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113287</b> 148215	<b>7/11/2025</b> McLeods Lawyers - Legal Advice	<b>11931</b>	<b>McLeods Lawyers</b>	574.20 <b>574.20</b>
<b>113288</b> 85	<b>7/11/2025</b> Office window frosting and tinting.	<b>11946</b>	<b>Trev's Tinting</b>	600.00 <b>600.00</b>
<b>113289</b> 00046742	<b>7/11/2025</b> Annual WHS SW subscription	<b>11982</b>	<b>Work Metrics Pty Ltd</b>	6,864.00 <b>6,864.00</b>
<b>113290</b> 51610	<b>7/11/2025</b> Quarterly Pest Control Checks FY25/26	<b>11995</b>	<b>PERTH PEST CONTROL PTY LTD</b>	1,595.00 <b>1,595.00</b>
<b>113291</b> HG 2025T3	<b>7/11/2025</b> TAC - Tutor Fees - Hazel Gearing	<b>12024</b>	<b>Hazel Gearing</b>	2,976.00 <b>2,976.00</b>
<b>113292</b> 1049	<b>7/11/2025</b> WHS consulting service	<b>12030</b>	<b>New View Safety Coach WOLLAGE, DAVID CHARLES ROBSON</b>	5,520.00 <b>5,520.00</b>
<b>113293</b> FORTNIGHT 02/11/2025	<b>7/11/2025</b> Novated Lease Driva - Pre Tax	<b>12032</b>	<b>Driva Pty Ltd</b>	632.24 <b>632.24</b>
<b>113294</b> PO10003806	<b>7/11/2025</b> Survey for Lighting Installation	<b>12035</b>	<b>SurveyLine Consulting Surveyors PTY LTD</b>	1,925.00 <b>1,925.00</b>
<b>113295</b> T18/108256	<b>7/11/2025</b> Traffic Management Assessments	<b>12059</b>	<b>CONTRA-FLOW PTY LTD</b>	275.00 <b>275.00</b>
<b>113296</b> 211025 221025	<b>7/11/2025</b> Dog Waste Bag - refills 1/10/25-31/12/25 Dog Waste Bag - refills 1/10/25-31/12/25	<b>12060</b>	<b>Elevate Facility Management Services Pty LTD Aruni &amp; Tharanga Family Trust</b>	684.75 684.75 <b>1,369.50</b>
<b>113297</b> INV-14343	<b>7/11/2025</b> FUNGICIDE APPLICATION	<b>12063</b>	<b>Positively Green Pty Ltd</b>	5,583.60 <b>5,583.60</b>
<b>113298</b> 250754	<b>7/11/2025</b> Legal Advice	<b>12064</b>	<b>Avon Legal Pty Ltd</b>	225.33 <b>225.33</b>
<b>113299</b> INV-0385	<b>7/11/2025</b> Retainer Agreement	<b>12069</b>	<b>Resolve Legal Solutions</b>	1,100.00 <b>1,100.00</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113300</b>	<b>7/11/2025</b>	<b>12083</b>	<b>CHOICEONE PTY LTD</b>	<b>9,058.59</b>
A066342	Coordinator Environmental Conservation			1,599.87
A066343	Wage			2,499.44
A066541	Wage			1,739.95
A066542	Coordinator Environmental Conservation			3,219.33
<b>113301</b>	<b>7/11/2025</b>	<b>12096</b>	<b>LOCAL COASTAL LANDSCAPING PTY LTD</b>	<b>1,199.00</b>
INV-1495	TURF MAINTENANCE - 1/7/25 To 30/6/25			1,199.00
<b>113302</b>	<b>7/11/2025</b>	<b>12109</b>	<b>PROFESSIONAL SEARCH GROUP PTY LTD</b>	<b>25,063.74</b>
INV-27109	Contact Staff Placement Fee			15,212.19
INV-27146	Agency Staff Salary - Relief FA			4,120.47
INV-27147	Agency Staff Salary - Relief FA			3,589.75
INV-27174	Contact Staff			2,141.33
<b>113303</b>	<b>7/11/2025</b>	<b>12122</b>	<b>Kyocera Leasing Account Kyocera Document Solutions Australia</b>	<b>479.60</b>
INV-201239-M3R8W0	Principal repayment of lease - Plotter			479.60
<b>113304</b>	<b>7/11/2025</b>	<b>12136</b>	<b>Doug Buckey's Carpet Court The trustee for DC Buckey Family Trust</b>	<b>15,356.00</b>
00034375	Install Carpet			15,356.00
<b>113305</b>	<b>7/11/2025</b>	<b>12138</b>	<b>Tudor House Tudor House (WA) Pty Ltd</b>	<b>1,074.00</b>
10456	Wooden Flag Staffs			1,074.00
<b>113306</b>	<b>7/11/2025</b>	<b>12146</b>	<b>The Trustee for Mapien Unit Trust</b>	<b>2,624.24</b>
INV-47545	Migration Agent Fee			2,624.24
<b>113307</b>	<b>7/11/2025</b>	<b>12149</b>	<b>Insight Urbanism Pty Ltd The B A Wood-Gush Family Trust</b>	<b>900.00</b>
INV-CON-DRP-002	Design Review Panel Member Sitting Fees			900.00
<b>113308</b>	<b>7/11/2025</b>	<b>12162</b>	<b>CM LEGAL PTY LTD Cullen Macleod Lawyers</b>	<b>550.00</b>
57271	Legal Advice			550.00
<b>113316</b>	<b>13/11/2025</b>	<b>10021</b>	<b>Australia Post</b>	<b>3,126.84</b>
1014337890	October 2025			26.95
1014348548	October 2025			3,099.89
<b>113317</b>	<b>13/11/2025</b>	<b>10025</b>	<b>Boc Limited</b>	<b>23.91</b>
4040403491	Gas bottle lease			23.91



Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113318</b> 2404/01800815	<b>13/11/2025</b> Standing Order Bunnings Materials	<b>10028</b>	<b>Bunnings Group Limited</b>	<b>99.98</b> 99.98
<b>113319</b> SI12554094 SI12553957 SI12546922 SI12553051	<b>13/11/2025</b> HARDWARE SUPPLIES PPE RESTOCK PPE RESTOCK HARDWARE SUPPLIES	<b>10070</b>	<b>J Blackwood &amp; Son Ltd</b>	<b>1,295.01</b> 82.37 237.60 271.04 704.00
<b>113320</b> INV-00151983	<b>13/11/2025</b> Nedlands News October 2025	<b>10103</b>	<b>Post Newspapers Pty Ltd</b>	<b>1,282.00</b> 1,282.00
<b>113321</b> 352452	<b>13/11/2025</b> Nedlands Junior Local Stock Books	<b>10136</b>	<b>Westbooks</b>	<b>16.09</b> 16.09
<b>113322</b> 34905	<b>13/11/2025</b> BWTM Training- Turf staff	<b>10193</b>	<b>Kelyn Training Services</b>	<b>450.00</b> 450.00
<b>113323</b> 53004083 53004084	<b>13/11/2025</b> Agency Staff Salary - Relief FA Agency Staff Salary - Relief FA	<b>10199</b>	<b>Hays Specialist Recruitment Aust Pty Ltd</b>	<b>6,702.71</b> 1,259.07 5,443.64
<b>113324</b> LGC25-385	<b>13/11/2025</b> WALGA LOCAL GOVERNMENT CONVENTION 2025	<b>10229</b>	<b>WALGA</b>	<b>1,375.00</b> 1,375.00
<b>113325</b> 00026895	<b>13/11/2025</b> Eco-zone Management for 2025/26	<b>10332</b>	<b>Natural Area Consulting Management</b>	<b>3,266.59</b> 3,266.59
<b>113326</b> CORPB0818302	<b>13/11/2025</b> UGP Nedlands West Co-Funding Agreement	<b>10353</b>	<b>Western Power Corporation - Project</b>	<b>1,863,849.80</b> 1,863,849.80
<b>113327</b> 3775160	<b>13/11/2025</b> Pre-employment Medical Cost for 25/26 FY	<b>10429</b>	<b>Sonic HealthPlus Pty Ltd</b>	<b>386.10</b> 386.10
<b>113328</b> 102343	<b>13/11/2025</b> Urban Forest Strategy	<b>10444</b>	<b>Arbor Carbon Pty Ltd</b>	<b>27,287.58</b> 27,287.58
<b>113329</b> 100541773	<b>13/11/2025</b> Copilot Studio Sub (Messages)	<b>10517</b>	<b>Insight Enterprises Australia Pty Ltd</b>	<b>334.27</b> 334.27

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113330</b> 00099150	<b>13/11/2025</b> Parking Signage	<b>10608</b>	<b>Corsign WA Pty Ltd</b>	<b>2,937.00</b>
<b>113331</b> 624541370	<b>13/11/2025</b> All Staff Officeworks Order	<b>10688</b>	<b>Officeworks Ltd</b>	<b>375.50</b>
<b>113332</b> 2481 2510	<b>13/11/2025</b> Power line pruning contract. Sector 4 Directors Gardens- reduction of Ficus	<b>11307</b>	<b>Liveable Group Pty Ltd T/A Professional PROFESSIONAL TREE SURGEONS</b>	<b>7,327.95</b>
<b>113333</b> 22294302	<b>13/11/2025</b> 2 x batteries to fit	<b>11573</b>	<b>Veale Auto Parts</b>	<b>441.20</b>
<b>113334</b> 23	<b>13/11/2025</b> Fuel cards period ending 8 Nov 2025	<b>11862</b>	<b>Motorpass</b>	<b>10,684.75</b>
<b>113335</b> 7655 7654	<b>13/11/2025</b> Service Pump at Beatrice Reserve Supply headworks leg- Paul Hasluck	<b>11899</b>	<b>KS BLACK PTY LTD</b>	<b>10,374.12</b>
<b>113336</b> 87	<b>13/11/2025</b> Window tinting	<b>11946</b>	<b>Trev's Tinting</b>	<b>1,000.00</b>
<b>113337</b> 166062	<b>13/11/2025</b> FortiGuard URL, DNS & Video Filtering	<b>11993</b>	<b>Office Solutions IT PTY LTD</b>	<b>1,141.87</b>
<b>113338</b> 231025	<b>13/11/2025</b> Dog Waste Bag - refills 1/10/25-31/12/25	<b>12060</b>	<b>Elevate Facility Management Services Pty LTD Aruni &amp; Tharanga Family Trust</b>	<b>684.75</b>
<b>113339</b> KE6125	<b>13/11/2025</b> Lighting for David Cruikshank	<b>12062</b>	<b>Kalamunda Electrics Burgess Enterprises Australia Pty. Ltd.</b>	<b>314,571.65</b>
<b>113340</b> 1001558	<b>13/11/2025</b> Broadleaf Weed Control Application	<b>12107</b>	<b>GECKO CONTRACTING TURF AND LANDSCAPE MAINTENANCE GAS ASSETS P</b>	<b>15,351.49</b>
<b>113341</b> INV-27204 INV-27205	<b>13/11/2025</b> Agency Staff Salary - Relief FA Agency Staff Salary - Relief FA	<b>12109</b>	<b>PROFESSIONAL SEARCH GROUP PTY LTD</b>	<b>7,416.84</b>
<b>113342</b> 2852	<b>13/11/2025</b> Doc Assembler	<b>12134</b>	<b>Harbour Software Pty Ltd</b>	<b>13,200.00</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113343</b> 00002481	<b>13/11/2025</b> COLLEGE PARK CRICKET NETS	<b>12141</b>	<b>Green Planet Grass ABC Trust</b>	<b>21,692.00</b>
			21,692.00	
<b>113344</b> INV-8059	<b>13/11/2025</b> Consulting service - ERP assessment	<b>12144</b>	<b>Calibre Consulting Pty Ltd</b>	<b>8,249.45</b>
			8,249.45	
<b>113345</b> 1000	<b>13/11/2025</b> Catering - Staff Christmas Party	<b>12173</b>	<b>The Spanish Casa Edelweiss</b>	<b>800.00</b>
			800.00	
<b>113354</b> FORTNIGHT 16/11/2025 FORTNIGHT 16/11/2025 FORTNIGHT 16/11/2025 FORTNIGHT 16/11/2025	<b>19/11/2025</b> Withholding Tax (PAYG) Extra Tax HELP TSL	<b>10001</b>	<b>Australian Taxation Office</b>	<b>151,159.00</b>
			146,598.00	
			1,103.00	
			2,750.00	
			708.00	
<b>113355</b> FORTNIGHT 16/11/2025	<b>19/11/2025</b> Child Support Agency	<b>10002</b>	<b>Child Support Registrar</b>	<b>561.22</b>
			561.22	
<b>113356</b> FORTNIGHT 16/11/2025	<b>19/11/2025</b> Australian Services Union	<b>10003</b>	<b>Australian Services Union</b>	<b>232.50</b>
			232.50	
<b>113357</b> FORTNIGHT 16/11/2025 FORTNIGHT 16/11/2025	<b>19/11/2025</b> Novated Lease Easifleet - Pre Tax Novated Lease Easifleet- Post Tax	<b>10005</b>	<b>Easi</b>	<b>3,806.84</b>
			2,380.24	
			1,426.60	
<b>113358</b> FORTNIGHT 16/11/2025	<b>19/11/2025</b> Employee Additional Contrib Pre Tax (\$) Employee Additional Contrib Pre Tax (%) Employee Additional Contrib Post Tax (%) SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution SGC Employer Contribution	<b>10006</b>	<b>Westpac Banking Corporation</b>	<b>92,330.62</b>
			2,246.53	
			9,069.81	
			245.56	
			4,000.23	
			1,623.37	
			2,501.19	
			1,576.11	
			6,729.43	
			1,052.41	
			553.85	
			876.92	
			1,832.36	
			3,507.42	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,535.42
FORTNIGHT 16/11/2025	SGC Employer Contribution			804.58
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,949.99
FORTNIGHT 16/11/2025	SGC Employer Contribution			3,984.52
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,573.66
FORTNIGHT 16/11/2025	SGC Employer Contribution			363.05
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,232.22
FORTNIGHT 16/11/2025	SGC Employer Contribution			994.94
FORTNIGHT 16/11/2025	SGC Employer Contribution			730.87
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,359.13
FORTNIGHT 16/11/2025	SGC Employer Contribution			3,565.55
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,542.77
FORTNIGHT 16/11/2025	SGC Employer Contribution			3,063.97
FORTNIGHT 16/11/2025	SGC Employer Contribution			2,936.82
FORTNIGHT 16/11/2025	SGC Employer Contribution			3,182.62
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,464.55
FORTNIGHT 16/11/2025	SGC Employer Contribution			807.69
FORTNIGHT 16/11/2025	SGC Employer Contribution			2,947.93
FORTNIGHT 16/11/2025	SGC Employer Contribution			2,151.16
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,962.19
FORTNIGHT 16/11/2025	SGC Employer Contribution			5,349.56
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,977.52
FORTNIGHT 16/11/2025	SGC Employer Contribution			2,472.62
FORTNIGHT 16/11/2025	SGC Employer Contribution			540.63
FORTNIGHT 16/11/2025	SGC Employer Contribution			985.48
FORTNIGHT 16/11/2025	SGC Employer Contribution			1,777.87
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			197.50
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			229.29
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			163.17
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			555.51
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			77.83
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			305.36
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			266.07
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			102.23
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			5.86
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			115.38
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			60.51
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			156.52
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			165.83

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			121.82
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			169.23
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			87.35
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			89.57
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			115.44
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			397.18
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			219.74
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			180.77
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			134.62
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			88.69
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			206.51
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			255.38
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			287.49
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			144.56
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			62.63
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			75.83
FORTNIGHT 16/11/2025	Employer Contribution (Additional)			159.74
<b>113359</b>	<b>19/11/2025</b>	<b>10008</b>	<b>Advantech Mobile Auto Electrics</b>	<b>2,429.00</b>
INV A985	Attend Install of Red Arc systems			1,829.00
A662	Attend repairs to #901			600.00
<b>113360</b>	<b>19/11/2025</b>	<b>10013</b>	<b>Alinta Energy</b>	<b>254.35</b>
977901950	12 Aug 2025 to 5 Nov 2025			90.25
795999111	12 Aug 2025 to 5 Nov 2025			41.30
441535710	12 Aug 2025 to 5 Nov 2025			122.80
<b>113361</b>	<b>19/11/2025</b>	<b>10028</b>	<b>Bunnings Group Limited</b>	<b>298.15</b>
2433/00746099	Standing Order Bunnings Materials			72.54
2433/00121739	Standing Order Bunnings Materials			201.24
2433/00125442	Materials for Works Dept			24.37
<b>113362</b>	<b>19/11/2025</b>	<b>10076</b>	<b>Kleenit Pty Ltd</b>	<b>165.00</b>
182747	Graffiti removal - Stirling Hwy			165.00
<b>113363</b>	<b>19/11/2025</b>	<b>10118</b>	<b>Sussex Industries</b>	<b>683.10</b>
S21373	HARDWARE SUPPLIES			683.10
<b>113364</b>	<b>19/11/2025</b>	<b>10151</b>	<b>Civica Pty Ltd</b>	<b>13,475.00</b>
C/LG044168	Implementation of Authority Altitude			13,475.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113365</b>	<b>19/11/2025</b>	<b>10199</b>	<b>Hays Specialist Recruitment Aust Pty Ltd</b>	<b>10,033.02</b>
53007512	Labour hire - Turf Maintenance Officer			1,873.37
53007511	Labour Hire			1,931.71
53007513	Agency Staff Salary - Relief FA			5,628.79
53007510	Agency Staff Salary - Relief FA			599.15
<b>113366</b>	<b>19/11/2025</b>	<b>10282</b>	<b>Experian Australia Pty Ltd</b>	<b>6,768.63</b>
38887	Address Validation (Hosted)			6,768.63
<b>113367</b>	<b>19/11/2025</b>	<b>10296</b>	<b>Connect Call Centre Services (Previous</b>	<b>817.52</b>
00119925	Standing Order for Connect Call Centre			342.54
00120527	Standing Order for Connect Call Centre			474.98
<b>113368</b>	<b>19/11/2025</b>	<b>10304</b>	<b>Synergy</b>	<b>15,418.86</b>
443627070	Invoice 2050577342			347.72
380380790	Invoice 2034592125			1,127.57
313447070 - NOVEMBER 2025	Invoice 2058568137			72.51
380380410	Invoice 2034592124			2,583.46
392417010	Invoice 2078549239			4,116.05
401930300	Invoice 2082544111			184.02
401930490	Invoice 2082544112			457.28
401930540	Invoice 2082544113			338.71
801340050	Invoice 3000246667			5,600.43
319160610	Invoice 2086532166			591.11
<b>113369</b>	<b>19/11/2025</b>	<b>10374</b>	<b>Dept of Transport - Information Fees Application</b>	<b>714.00</b>
8082448	Dept of Transport - Information Fees App			714.00
<b>113370</b>	<b>19/11/2025</b>	<b>10409</b>	<b>First Five Minutes Pty Ltd</b>	<b>2,714.53</b>
CONS031413	Fire & Emergency Response Oct-Dec 25			2,714.53
<b>113371</b>	<b>19/11/2025</b>	<b>10410</b>	<b>Public Libraries Western Australia Inc.</b>	<b>300.00</b>
38E288AE74	PLWA Membership			300.00
<b>113372</b>	<b>19/11/2025</b>	<b>10483</b>	<b>DFS Industrial &amp; Environmental Services Pty Ltd Drainflow Services</b>	<b>857.39</b>
00023654	Educting Services FY 25/26			293.96
00023285	Educting Services FY 25/26			563.43
<b>113373</b>	<b>19/11/2025</b>	<b>10517</b>	<b>Insight Enterprises Australia Pty Ltd</b>	<b>2,069.21</b>
100543650	Jira Subscription (12 Months)			2,069.21

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113374</b> 135	<b>19/11/2025</b> Internode IDC COLO: Full Rack Next DC	<b>10561</b>	<b>Internode Pty Ltd</b>	<b>2,950.50</b>
<b>113375</b> 15112	<b>19/11/2025</b> Allen Park Fan Issue, Umpire Changeroom	<b>10617</b>	<b>Aus Chill Technical Services Pty Ltd</b>	<b>407.00</b>
<b>113376</b> 4670W	<b>19/11/2025</b> Supply leaf spring/U-bolts	<b>10654</b>	<b>Tree Care Machinery Bandit Tree Equipment</b>	<b>732.67</b>
<b>113377</b> 624574939	<b>19/11/2025</b> Stationery	<b>10688</b>	<b>Officeworks Ltd</b>	<b>239.54</b>
<b>113378</b> 58033 57262 58161	<b>19/11/2025</b> Various electrical works Various electrical works Street and Footpath Lighting	<b>10693</b>	<b>Boyan Electrical Services Boyan Electrical Services</b>	<b>3,747.60</b>
<b>113379</b> 256648	<b>19/11/2025</b> Consulting services - Phase 3 PnR	<b>10724</b>	<b>TechnologyOne</b>	<b>11,878.25</b>
<b>113380</b> 174595/01	<b>19/11/2025</b> Wetting Agent for sports fields	<b>10800</b>	<b>Living Turf</b>	<b>6,490.00</b>
<b>113381</b> 14362	<b>19/11/2025</b> 10 litter bin posts	<b>10951</b>	<b>GC Sales (WA)</b>	<b>3,182.05</b>
<b>113382</b> 25_1102	<b>19/11/2025</b> TAC - Tutor Fees - Fiona Buchanan	<b>10968</b>	<b>Fiona Buchanan Art</b>	<b>1,976.00</b>
<b>113383</b> 83263 #0	<b>19/11/2025</b> Gas strut	<b>11087</b>	<b>Beacon Equipment</b>	<b>130.00</b>
<b>113384</b> 0001-00018003	<b>19/11/2025</b> New Starter Polo	<b>11398</b>	<b>Totally Workwear Mt Hawthorn R &amp; J Marinich Pty Ltd</b>	<b>247.25</b>
<b>113385</b> 00006586	<b>19/11/2025</b> Irrigation Service Contractor	<b>11409</b>	<b>Pipeline Irrigation</b>	<b>1,144.00</b>
<b>113386</b> INV-0540 INV-0544	<b>19/11/2025</b> Stormwater Construction and Maintenance Stormwater Construction and Maintenance	<b>11487</b>	<b>Comex Civil Pty Ltd</b>	<b>8,956.09</b>



Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113387</b>	<b>19/11/2025</b>	<b>11673</b>	<b>Nola Britton</b>	<b>160.00</b>
163	Life Drawing model			80.00
164	Life Drawing Social			80.00
<b>113388</b>	<b>19/11/2025</b>	<b>11731</b>	<b>STIHL Shop Osborne Park</b>	<b>561.95</b>
85635 #7	Parts for various			561.95
<b>113389</b>	<b>19/11/2025</b>	<b>11758</b>	<b>Cynthia Forrest</b>	<b>80.00</b>
171	Life Drawing Model			80.00
<b>113390</b>	<b>19/11/2025</b>	<b>11773</b>	<b>The Fruit Box Group Pty Ltd</b>	<b>240.38</b>
3424666	Nedlands library Fruit Delivery			80.16
3423107	Weekly fruit and milk order			160.22
<b>113391</b>	<b>19/11/2025</b>	<b>11794</b>	<b>Granicus Australia Pty Ltd</b>	<b>34,482.07</b>
212118	Granicus Subscription 2025/26			34,482.07
<b>113392</b>	<b>19/11/2025</b>	<b>11805</b>	<b>Aqua Filtration Enterprises Pty Ltd</b>	<b>55.00</b>
INV-2152	Filter Change, Rental & Maintenance			55.00
<b>113393</b>	<b>19/11/2025</b>	<b>11845</b>	<b>Harvey Norman AV/IT Osborne Park</b>	<b>1,799.00</b>
10500030	Tresillian kitchen dishwasher			1,799.00
<b>113394</b>	<b>19/11/2025</b>	<b>11873</b>	<b>Sydney Tools Pty Ltd</b>	<b>910.00</b>
18913829	Measuring wheels			262.00
19075217	Recip saw for Irrigation Team			648.00
<b>113395</b>	<b>19/11/2025</b>	<b>11905</b>	<b>Luxworks Traffic Control and Management PTY LTD</b>	<b>6,166.34</b>
10374	Traffic Control Roads			3,758.44
10377	Drainage traffic control			2,407.90
<b>113396</b>	<b>19/11/2025</b>	<b>11930</b>	<b>Coles Supermarkets Australia Pty Ltd</b>	<b>63.20</b>
237288647	Nedlands Library Coles Order 14 November			63.20
<b>113397</b>	<b>19/11/2025</b>	<b>11955</b>	<b>Australian Agribusiness (Holdings) Pty Ltd - Nuturf Nuturf</b>	<b>334.40</b>
SI058782	INSECTICIDE FOR BILLBUG CONTROL			334.40
<b>113398</b>	<b>19/11/2025</b>	<b>11992</b>	<b>I Love Tea TANG MINH ENTERPRISES PTY LTD</b>	<b>2,359.50</b>
GIP107	2025 Seniors Week High Tea			2,359.50

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113399</b>	<b>19/11/2025</b>	<b>11993</b>	<b>Office Solutions IT PTY LTD</b>	<b>18,871.18</b>
167215	Project Labour - Estimated		402.05	
167213	Project Labour		187.00	
166649	Standing Order OSIT		1,158.48	
167214	Project Labour		3,575.00	
167212	Project Labour		189.20	
165938	Standing Order OSIT		131.95	
166119	Standing Order OSIT		13,227.50	
<b>113400</b>	<b>19/11/2025</b>	<b>12015</b>	<b>MT CLAREMONT NEWS RAMRAJ DISTRIBUTORS PTY LTD</b>	<b>453.60</b>
337027	Mount Claremont Newspaper delivery		453.60	
<b>113401</b>	<b>19/11/2025</b>	<b>12030</b>	<b>New View Safety Coach WOLLAGE, DAVID CHARLES ROBSON</b>	<b>3,960.00</b>
1050	WHS consulting service		3,960.00	
<b>113402</b>	<b>19/11/2025</b>	<b>12032</b>	<b>Driva Pty Ltd</b>	<b>632.23</b>
FORTNIGHT 16/11/2025	Novated Lease Driva - Pre Tax		632.23	
<b>113403</b>	<b>19/11/2025</b>	<b>12083</b>	<b>CHOICEONE PTY LTD</b>	<b>5,662.46</b>
A066741	Wage		1,739.95	
A066740	Wage		624.87	
A066739	Coordinator Environmental Conservation		3,297.64	
<b>113404</b>	<b>19/11/2025</b>	<b>12116</b>	<b>AGM Automation North AKI ENTERPRISES PTY LTD</b>	<b>1,870.00</b>
INV-25513	Depot main gate flashing light		1,870.00	
<b>113405</b>	<b>19/11/2025</b>	<b>12121</b>	<b>DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGULATION AND SAFE I</b>	<b>20,467.09</b>
OCTOBER 2025	BSL Payment October 2025		20,467.09	
<b>113406</b>	<b>19/11/2025</b>	<b>12123</b>	<b>Auscorp IT The Trustee for THE MEHTA FAMILY TRUST</b>	<b>6,092.35</b>
INV-00041474	Yealink WH62 Dual Teams DECT Wireless He		6,092.35	
<b>113407</b>	<b>19/11/2025</b>	<b>12145</b>	<b>Campbell Jefferys JEFFERYS, CAMPBELL ALZEX</b>	<b>402.00</b>
NEDL_LL_25	Nedlands Library - Author Talk		402.00	
<b>113408</b>	<b>19/11/2025</b>	<b>12150</b>	<b>Proarb WA Pty Ltd</b>	<b>1,782.00</b>
2696	18 Landon Way- Prune tuart		1,782.00	
<b>113414</b>	<b>28/11/2025</b>	<b>10001</b>	<b>Australian Taxation Office</b>	<b>420.00</b>
FORTNIGHT 16/11/2025	Withholding Tax (PAYG)		420.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113415</b> FORTNIGHT 16/11/2025 1 - 12128 1 - 12129 1 - 12127	<b>28/11/2025</b> SGC Employer Contribution Superannuation Cmr Hart Superannuation - Cmr Sandri Superannuation - Cmr Caddy	<b>10006</b>	<b>Westpac Banking Corporation</b>	<b>7,596.21</b> 212.31 2,461.30 2,461.30 2,461.30
<b>113416</b> 350890590 493345330 552359310 921743550 530105310	<b>28/11/2025</b> 18 Aug 2025 to 12 Nov 2025 20 Aug 2025 to 14 Nov 2025 17 Oct 2025 to 19 Nov 2025 20 Aug 2025 to 14 Nov 2025 21 Aug 2025 to 17 Nov 2025	<b>10013</b>	<b>Alinta Energy</b>	<b>604.30</b> 128.00 209.40 49.25 104.95 112.70
<b>113417</b> INV-315653-S4Q0J2	<b>28/11/2025</b> BCITF LEVY TAX INVOICE - OCTOBER 2025	<b>10027</b>	<b>Construction Training Fund</b>	<b>9,115.71</b> 9,115.71
<b>113418</b> 2404/00133764 2260/99890673	<b>28/11/2025</b> Standing Order Bunnings Materials Office Veranda	<b>10028</b>	<b>Bunnings Group Limited</b>	<b>257.16</b> 139.68 117.48
<b>113419</b> 127094418	<b>28/11/2025</b> 2025/2026 Volunteer National Police	<b>10043</b>	<b>Western Australia Police Force</b>	<b>35.20</b> 35.20
<b>113420</b> P60843250	<b>28/11/2025</b> October 2025	<b>10046</b>	<b>Team Global Express Pty Ltd</b>	<b>613.25</b> 613.25
<b>113421</b> 76904789	<b>28/11/2025</b> Schedule revaluation 25/26	<b>10053</b>	<b>Landgate</b>	<b>614.88</b> 614.88
<b>113422</b> 5251928 5254067	<b>28/11/2025</b> Fuel Cap for 2019 Ford Ranger Fleet 1003 Service	<b>10073</b>	<b>John Hughes</b>	<b>384.28</b> 74.28 310.00
<b>113423</b> 183042 183158	<b>28/11/2025</b> Graffiti removal - Stirling Hwy Graffiti removal - Stirling Hwy bus stop	<b>10076</b>	<b>Kleenit Pty Ltd</b>	<b>792.00</b> 594.00 198.00
<b>113424</b> 000538645123 000538264820	<b>28/11/2025</b> Optus Mobile-Shared Data & Teams Calling Optus Mobile-Shared Data & Teams Calling	<b>10099</b>	<b>Optus Billing Services Pty Ltd</b>	<b>4,296.43</b> 1,524.28 2,772.15

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113425</b> INV-00152406	<b>28/11/2025</b> Nedlands News November 2025	<b>10103</b>	<b>Post Newspapers Pty Ltd</b>	<b>1,282.00</b>
				1,282.00
<b>113426</b> EHSINV000960015	<b>28/11/2025</b> 2025 Remembrance Day St John	<b>10116</b>	<b>St John Ambulance Western Australia Ltd.</b>	<b>366.30</b>
				366.30
<b>113427</b> 2045	<b>28/11/2025</b> Claremont Reconciliation	<b>10126</b>	<b>Town of Claremont</b>	<b>344.44</b>
				344.44
<b>113428</b> 352734 352735 352740 352741 352738 352737 352736 352739	<b>28/11/2025</b> Nedlands Junior Local Stock Books Mt Claremont Junior Local Stock Books Nedlands Library Stock Book Nedlands Lock Stock items Nedlands Junior Local Stock Books Nedlands Junior Local Stock Books Nedlands Junior Local Stock Books Nedlands Library Stock Book	<b>10136</b>	<b>Westbooks</b>	<b>327.14</b>
				24.49
				102.84
				17.49
				55.98
				21.24
				27.04
				58.08
				19.98
<b>113429</b> 225560	<b>28/11/2025</b> Animal Registration Renewal Mail Out	<b>10143</b>	<b>Zipform Pty Ltd</b>	<b>1,830.81</b>
				1,830.81
<b>113430</b> 9001444608 9001442397 9001448625 9001458444 9001458620 9001458743 9018438431 9001459017 9001453432 9001489187 9014056348 9011328467 9001465871 9001478795 9001470689 9001480350	<b>28/11/2025</b> Bill ID - 0158 Bill ID - 0160 Bill ID - 0130 Bill ID - 0138 Bill ID - 0134 Bill ID - 0128 Bill ID - 0086 Bill ID - 0136 Bill ID - 0160 Bill ID - 0121 Bill ID - 0104 Bill ID - 0101 Bill ID - 0129 Bill ID - 0140 Bill ID - 0083 Bill ID - 0158	<b>10183</b>	<b>Water Corporation</b>	<b>10,850.66</b>
				334.19
				606.05
				11.68
				359.28
				29.21
				93.47
				17.81
				44.03
				432.37
				5.84
				20.45
				23.37
				61.34
				280.42
				400.84
				227.84

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
9001482217	Bill ID - 0153			1,610.20
9001482049	Bill ID - 0160			1,566.45
9017842942	Bill ID - 0095			504.28
9022779458	Bill ID - 0049			386.55
9012351730	Bill ID - 0099			17.53
9001485434	Bill ID - 0042			230.76
9001486103 - NOVEMBER 2025	Bill ID - 0154			99.92
9016473890	Bill ID - 0088			52.58
9023255963 - NOVEMBER 2025	Bill ID - 0043			5.84
9001442389	Bill ID - 0230			986.21
9001450303	Bill ID - 0130			35.05
9001453731 - NOVEMBER 2025	Bill ID - 0157			244.61
9008874512	Bill ID - 0076			5.84
9011837667	Bill ID - 0105			23.51
9001474380 - NOVEMBER 2025	Bill ID - 0149			56.10
9016473946	Bill ID - 0086			84.71
9001474401	Bill ID - 0149			1,591.52
9001474399	Bill ID - 0151			350.58
9008766896	Bill ID - 0125			50.23
<b>113431</b>	<b>28/11/2025</b>	<b>10199</b>	<b>Hays Specialist Recruitment Aust Pty Ltd</b>	<b>16,721.81</b>
53018087	Labour Hire			1,448.79
53018088	Labour hire - Turf Maintenance Officer			1,845.82
53018089	Agency Staff Salary - Relief FA			5,628.79
53028551	Labour hire - Turf Maintenance Officer			1,873.37
53028552	Agency Staff Salary - Relief FA			5,925.04
<b>113432</b>	<b>28/11/2025</b>	<b>10210</b>	<b>NVMS Pty Ltd</b>	<b>225.50</b>
1000-3619-2025	Sound calibrator calibration			225.50
<b>113433</b>	<b>28/11/2025</b>	<b>10261</b>	<b>Donegan Enterprises Pty Ltd</b>	<b>2,585.00</b>
00007640	Replace old ropes in jo Wheatley			2,585.00
<b>113434</b>	<b>28/11/2025</b>	<b>10273</b>	<b>West Tip Waste Control Pty Ltd</b>	<b>491.37</b>
11677	Red skip hook bin			491.37
<b>113435</b>	<b>28/11/2025</b>	<b>10288</b>	<b>Nutrien Water (Total Eden Pty Ltd)</b>	<b>3,405.21</b>
413778296	New irrigation controller Admin building			3,405.21
<b>113436</b>	<b>28/11/2025</b>	<b>10304</b>	<b>Synergy</b>	<b>875.97</b>
239411960	Invoice 2010602951			602.01
844348590	Invoice 2050585794			273.96

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113437</b> I9846	<b>28/11/2025</b> Irrigation Materials for Montario	<b>10318</b>	<b>Perth Irrigation Centre</b>	<b>915.00</b>
<b>113438</b> INV-0350	<b>28/11/2025</b> Turf Wicket Management (Melvista Park)	<b>10319</b>	<b>Claremont Nedlands Cricket Club</b>	<b>23,039.22</b>
<b>113439</b> 00027052	<b>28/11/2025</b> Hollywood Reserve Fuel Load Reduction	<b>10332</b>	<b>Natural Area Consulting Management</b>	<b>1,629.94</b>
<b>113440</b> 60810-60	<b>28/11/2025</b> Valuation	<b>10381</b>	<b>Burgess Rawson</b>	<b>1,980.00</b>
<b>113441</b> 37120-1	<b>28/11/2025</b> PARKS PADLOCKS & KEYS (quote 37076)	<b>10396</b>	<b>Lock Stock &amp; Farrell Locksmith Pty Ltd</b>	<b>1,635.79</b>
<b>113442</b> 00018865	<b>28/11/2025</b> Replace damage wires at Melvista Bore	<b>10402</b>	<b>DU Electrical Pty Ltd</b>	<b>291.50</b>
<b>113443</b> INV-3388	<b>28/11/2025</b> Golden Crown Beard at various sites.	<b>10419</b>	<b>Sustainable Outdoors</b>	<b>748.00</b>
<b>113444</b> 00007029 00007028	<b>28/11/2025</b> Allen Park Maintenance Works Montario Quarter Maintenance	<b>10430</b>	<b>South East Regional Centre for Urban</b>	<b>4,210.67</b> <b>11,053.34</b>
<b>113445</b> INV-21857	<b>28/11/2025</b> Security Response Service - Standing Order	<b>10456</b>	<b>G M S Security (WA) Pty Ltd</b>	<b>107.25</b>
<b>113446</b> 00023751	<b>28/11/2025</b> City wide sweeping	<b>10483</b>	<b>DFS Industrial &amp; Environmental Services Pty Ltd Drainflow Services</b>	<b>24,325.63</b>
<b>113447</b> 100544421	<b>28/11/2025</b> AZURE PLAN CONSUMPTION	<b>10517</b>	<b>Insight Enterprises Australia Pty Ltd</b>	<b>1,347.32</b>
<b>113448</b> 90	<b>28/11/2025</b> Annual License Fee- Univerus Assets	<b>10521</b>	<b>Univerus Software Pty Ltd (AssetFinda)</b>	<b>34,564.62</b>
<b>113449</b> 00099937 00099757 00100026	<b>28/11/2025</b> Convex Mirrors Signage 2x Steel hand rails	<b>10608</b>	<b>Corsign WA Pty Ltd</b>	<b>363.00</b> <b>1,168.20</b> <b>693.00</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113450</b> 250916A	<b>28/11/2025</b> Traffic Count - Vincent & Bruce Streets	<b>10614</b>	<b>Surveytech Traffic Surveys Pty Ltd</b>	<b>1,650.00</b>
<b>113451</b> 16272	<b>28/11/2025</b> Air conditioner install.	<b>10617</b>	<b>Aus Chill Technical Services Pty Ltd</b>	<b>2,634.50</b>
<b>113452</b> I0034459	<b>28/11/2025</b> ROCS1 and 2	<b>10658</b>	<b>Central Regional TAFE</b>	<b>1,258.11</b>
<b>113453</b> CISC4834914	<b>28/11/2025</b> Library courier - six months	<b>10667</b>	<b>CTI Couriers Pty Ltd</b>	<b>704.37</b>
<b>113454</b> 624785848	<b>28/11/2025</b> Lenovo 510 Wireless Keyboard and MouseCo	<b>10688</b>	<b>Officeworks Ltd</b>	<b>590.00</b>
<b>113455</b> NEDLAN-724061	<b>28/11/2025</b> RFT 2025-26.06 Tender Advertisement	<b>10689</b>	<b>Illion Australia Pty Ltd</b>	<b>184.80</b>
<b>113456</b> 56890	<b>28/11/2025</b> Emergency Light & RCD Testing FY2025/26	<b>10693</b>	<b>Boyan Electrical Services Boyan Electrical Services</b>	<b>827.73</b>
<b>113457</b> INV98178	<b>28/11/2025</b> Mattress recycling: October/November 25	<b>10713</b>	<b>Soft Landing</b>	<b>1,575.11</b>
<b>113458</b> 471 469	<b>28/11/2025</b> 2025 Studio Artist Exhibition: Red Dust, Blue Sky	<b>10728</b>	<b>A Davis</b>	<b>6,166.00</b>
<b>113459</b> 22676795	<b>28/11/2025</b> TPG Telecom - Internet Service	<b>10733</b>	<b>TPG Telecom</b>	<b>5,121.16</b>
<b>113460</b> 470	<b>28/11/2025</b> Exhibition: Red Dust, Blue Sky	<b>10747</b>	<b>V Glover</b>	<b>3,360.00</b>
<b>113461</b> IN000095884	<b>28/11/2025</b> Promaster/ Expense Pro software	<b>10766</b>	<b>Inlogik Pty Ltd</b>	<b>563.10</b>
<b>113462</b> INV-10083549	<b>28/11/2025</b> PLASTERERS SAND DELIVERED	<b>10803</b>	<b>Carramar Resource Industries</b>	<b>550.00</b>



Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113463</b> 2530	<b>28/11/2025</b> TAC - Tutor Fees - Stephanie Reisch	<b>10815</b>	<b>Stephanie Reisch</b>	<b>1,364.00</b>
<b>113464</b> 98367486	<b>28/11/2025</b> Hygiene Maintenance FY 25/26	<b>10866</b>	<b>Initial Hygiene - Rentokil Initial Pty</b>	<b>2,066.46</b>
<b>113465</b> T0608	<b>28/11/2025</b> Kiln Repair - Small	<b>10939</b>	<b>RLEC Electrical Contractors</b>	<b>248.88</b>
<b>113466</b> 53335396	<b>28/11/2025</b> NBN Enterprise service- Jul 25 - Jun 26	<b>11012</b>	<b>Aussie Broadband Pty Ltd</b>	<b>5,822.46</b>
<b>113467</b> 83497 #21	<b>28/11/2025</b> Filters for Service	<b>11087</b>	<b>Beacon Equipment</b>	<b>234.00</b>
<b>113468</b> 0000417	<b>28/11/2025</b> Tresillian Website Monthly 2025	<b>11088</b>	<b>OtagoIT Pty Ltd</b>	<b>747.05</b>
<b>113469</b> 61465901 8100676176	<b>28/11/2025</b> Waste Disposal - Res&comm Bulk commercial bulk bins	<b>11192</b>	<b>Veolia Recycling &amp; Recovery Pty Ltd (Suez)</b>	<b>46,569.60</b>
<b>113470</b> 91322016	<b>28/11/2025</b> Printing Costs	<b>11268</b>	<b>Kyocera Document Solutions Pty Ltd</b>	<b>1,141.00</b>
<b>113471</b> 2499 2503 2483	<b>28/11/2025</b> Power line pruning contract. Sector 4 Directors Gardens-Weight reduction ficus Remove dead Marri-Grind	<b>11307</b>	<b>Liveable Group Pty Ltd T/A Professional PROFESSIONAL TREE SURGEONS</b>	<b>9,426.08</b>
<b>113472</b> 13773	<b>28/11/2025</b> Maisonettes Garden and Ground Maintenance	<b>11336</b>	<b>Troy Yiakalis Landscapes</b>	<b>170.50</b>
<b>113473</b> 233765	<b>28/11/2025</b> Professional Fees	<b>11364</b>	<b>Gilchrist Connell</b>	<b>3,856.66</b>
<b>113474</b> 0001-00018398 0001-00018426	<b>28/11/2025</b> PPE PPE for Senior Mechanic	<b>11398</b>	<b>Totally Workwear Mt Hawthorn R &amp; J Marinich Pty Ltd</b>	<b>934.10</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113475</b> SI-00093061 SI-00091390	<b>28/11/2025</b> Desk monitor stands. Office Chair	<b>11428</b>	<b>Ergolink Advanced Ergonomics</b>	 2,845.04 781.76
				<b>3,626.80</b>
<b>113476</b> 00009881	<b>28/11/2025</b> Supply Arborist Report and QTRA	<b>11456</b>	<b>Paperbark Technologies Pty Ltd</b>	 550.00
				<b>550.00</b>
<b>113477</b> INV-0545 INV-0546 INV-0549 INV-0547	<b>28/11/2025</b> Emergency works Stormwater Construction and Maintenance Stormwater Construction and Maintenance Stormwater Construction and Maintenance	<b>11487</b>	<b>Comex Civil Pty Ltd</b>	 4,037.00 42,686.71 1,012.00 11,206.82
				<b>58,942.53</b>
<b>113478</b> JPT42025A	<b>28/11/2025</b> TAC Tutor Fees John Paul	<b>11543</b>	<b>John Paul</b>	 1,344.00
				<b>1,344.00</b>
<b>113479</b> 22334614 22339735	<b>28/11/2025</b> Spark Plugs New battery	<b>11573</b>	<b>Veale Auto Parts</b>	 54.00 215.60
				<b>269.60</b>
<b>113480</b> INV-4995	<b>28/11/2025</b> Annual Report 23/24 Final Design	<b>11608</b>	<b>Seal Island Pty Ltd Lateral Aspect</b>	 1,760.00
				<b>1,760.00</b>
<b>113481</b> 00048703	<b>28/11/2025</b> Gap Analysis & Data Models	<b>11612</b>	<b>GISSA International Pty Ltd</b>	 17,682.50
				<b>17,682.50</b>
<b>113482</b> 1315114130 - OCTOBER 2025	<b>28/11/2025</b> T 311	<b>11639</b>	<b>Telstra Limited</b>	 510.00
				<b>510.00</b>
<b>113483</b> 165 166	<b>28/11/2025</b> Life Drawing Social Life Drawing Social	<b>11673</b>	<b>Nola Britton</b>	 80.00 80.00
				<b>160.00</b>
<b>113484</b> 664416	<b>28/11/2025</b> Verge Bond Refund	<b>11715</b>	<b>Tangent Nominees Pty Ltd</b>	 1,700.00
				<b>1,700.00</b>
<b>113485</b> 85736 #4	<b>28/11/2025</b> Supply part for Blower BR800R	<b>11731</b>	<b>STIHL Shop Osborne Park</b>	 296.80
				<b>296.80</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113486</b>	<b>28/11/2025</b>	<b>11737</b>	<b>BY WORD OF MOUTH</b>	<b>2,143.50</b>
00015417	2025 Volunteer Appreciation Catering			1,743.50
00015420	The Lively Brush TAC opening Catering			400.00
<b>113487</b>	<b>28/11/2025</b>	<b>11758</b>	<b>Cynthia Forrest</b>	<b>240.00</b>
173	Life Drawing Social			80.00
172	Life Drawing Social			80.00
174	Life Drawing Social			80.00
<b>113488</b>	<b>28/11/2025</b>	<b>11773</b>	<b>The Fruit Box Group Pty Ltd</b>	<b>1,029.45</b>
3411978	Weekly fruit and milk order			228.00
3456330	Weekly fruit and milk order			320.40
3451398	Weekly fruit and milk order			260.05
3457464	Library & Community Development Fruit			106.80
3451421	The Fruit Box - Library Milk			114.20
<b>113489</b>	<b>28/11/2025</b>	<b>11778</b>	<b>Omnicom Media Group Australia Pty Ltd</b>	<b>2,408.15</b>
1893644	Notice for Amended DA 11-13 Webster			532.99
1893645	Public Notice Post Newspaper			1,875.16
<b>113490</b>	<b>28/11/2025</b>	<b>11779</b>	<b>Colliers International Engineering and Design WA Pty Ltd Pritchard Francis Con:</b>	<b>2,035.00</b>
39447	Montgomery Ave - Visual Inspection			2,035.00
<b>113491</b>	<b>28/11/2025</b>	<b>11805</b>	<b>Aqua Filtration Enterprises Pty Ltd</b>	<b>260.00</b>
INV-2200	Aqua Filter Services 21 Nov 2025			260.00
<b>113492</b>	<b>28/11/2025</b>	<b>11827</b>	<b>Brightmark Group Pty Ltd</b>	<b>36,733.87</b>
0005791	Cleaning of 36 BBQ Hotplates July - Dec			2,392.01
0005854	Provision of Cleaning Services			528.00
0005790	Provision of Cleaning Services			5,804.50
0005789	Provision of Cleaning Services			28,009.36
<b>113493</b>	<b>28/11/2025</b>	<b>11895</b>	<b>WESTERN IRRIGATION PTY LTD</b>	<b>14,767.85</b>
G78019	Irrigation Materials for Sports fields			14,767.85
<b>113494</b>	<b>28/11/2025</b>	<b>11905</b>	<b>Luxworks Traffic Control and Management PTY LTD</b>	<b>9,410.74</b>
10247	Traffic Control Roads			879.43
10253	Contract Traffic Management			1,233.54
10251	Contract Traffic Management			3,517.74
10252	Traffic management			611.78

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
INV-1106	Traffic management			439.43
10351	City wide Traffic Control			2,728.82
<b>113495</b>	<b>28/11/2025</b>	<b>11930</b>	<b>Coles Supermarkets Australia Pty Ltd</b>	<b>162.80</b>
238599534	Coles Lactose Free Long Life Full Cream			162.80
<b>113496</b>	<b>28/11/2025</b>	<b>11938</b>	<b>Air &amp; Power Crommelin Air &amp; Power Pty Ltd</b>	<b>1,136.31</b>
84641	Annual inspections			1,136.31
<b>113497</b>	<b>28/11/2025</b>	<b>11993</b>	<b>Office Solutions IT PTY LTD</b>	<b>11,733.70</b>
167557	Standing Order OSIT			11,733.70
<b>113498</b>	<b>28/11/2025</b>	<b>12010</b>	<b>ELM WA PTY LTD</b>	<b>5,403.20</b>
INV-5298	General landscape services October 2025			5,403.20
<b>113499</b>	<b>28/11/2025</b>	<b>12022</b>	<b>YIDARRA GROUP PTY LTD</b>	<b>385.00</b>
3079	Brick Paving			385.00
<b>113500</b>	<b>28/11/2025</b>	<b>12023</b>	<b>LOCHNESS LANDSCAPE SERVICES LLS AUST PTY LTD</b>	<b>38,470.59</b>
90844	TURF RENOVATIONS - SOLID TINE CORING			8,008.00
90843	PARK/TURF MAINTENANCE - Cut #8			18,196.49
90894	BROADACRE MOWING			12,266.10
<b>113501</b>	<b>28/11/2025</b>	<b>12032</b>	<b>Driva Pty Ltd</b>	<b>442.48</b>
PP4252026	Adjustment 102782			63.22
PP10252026	Adjustment 8H2B9LIOL1			63.21
PP9252026	Adjustment NQAPNI96CW			63.21
PP8252026	Adjustment 9UHOHHFFX			63.21
PP7252026	Adjustment TGPNNSSZBT			63.21
PP6252026	Adjustment NPJVPLIEYN			63.21
PP5252026	Adjustment 1AFUESYPYI			63.21
<b>113502</b>	<b>28/11/2025</b>	<b>12060</b>	<b>Elevate Facility Management Services Pty LTD Aruni &amp; Tharanga Family Trust</b>	<b>684.75</b>
241025	Dog Waste Bag - refills 1/10/25-31/12/25			684.75
<b>113503</b>	<b>28/11/2025</b>	<b>12069</b>	<b>Resolve Legal Solutions</b>	<b>673.75</b>
INV-0384	Workplace Investigation - 001			673.75
<b>113504</b>	<b>28/11/2025</b>	<b>12083</b>	<b>CHOICEONE PTY LTD</b>	<b>11,040.65</b>
A066928	Coordinator Environmental Conservation			3,055.60
A066927	TURF MAINTENANCE OFFICER LABOUR HIRE			2,865.79
A067107	Coordinator Environmental Conservation			2,799.34
A067108	TURF MAINTENANCE OFFICER LABOUR HIRE			2,319.92

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113505</b> INV-0052	<b>28/11/2025</b> fixing gate latch	<b>12099</b>	<b>True Ground The Trustee for Davies Family Trust</b>	<b>667.70</b>
<b>113506</b> INV-27281 INV-27282 INV-27144	<b>28/11/2025</b> Agency Staff Salary - Relief FA Agency Staff Salary - Relief FA Contact Staff	<b>12109</b>	<b>PROFESSIONAL SEARCH GROUP PTY LTD</b>	<b>10,856.30</b>
<b>113507</b> IW2025T4SH	<b>28/11/2025</b> TAC - Tutor Fees	<b>12124</b>	<b>Imogen Willmott</b>	<b>112.00</b>
<b>113508</b> NOVEMBER 2025 003	<b>28/11/2025</b> November 2025 - Commissioner Allowances Motor Vehicle Allowance & Parking	<b>12127</b>	<b>Comr D Caddy</b>	<b>9,401.68</b>
<b>113509</b> NOVEMBER 2025	<b>28/11/2025</b> November 2025 - Commissioner Payment	<b>12128</b>	<b>Comr C Hart</b>	<b>9,214.97</b>
<b>113510</b> NOVEMBER 2025	<b>28/11/2025</b> November 2025 - Commissioner Allowances	<b>12129</b>	<b>Comr B Sandri</b>	<b>9,214.97</b>
<b>113511</b> INV-CON-DRP-003	<b>28/11/2025</b> Design Review Panel Member Sitting Fees	<b>12149</b>	<b>Insight Urbanism Pty Ltd The B A Wood-Gush Family Trust</b>	<b>675.00</b>
<b>113512</b> 00055930	<b>28/11/2025</b> ROLL ON TURF SUPPLY & INSTALL	<b>12159</b>	<b>ALLWEST TURFING THE TRUSTEE FOR HACKSHAW FAMILY TRUST &amp; THE TRI</b>	<b>13,027.30</b>
<b>113513</b> INV-8920	<b>28/11/2025</b> MEDIA & COMMUNICATIONS SUPPORT ALLOWANCE	<b>12161</b>	<b>CLARITY CORPORATE COMMUNICATIONS PTY LTD</b>	<b>9,157.50</b>
<b>113514</b> 576502	<b>28/11/2025</b> Shintaro Privacy Screen Filter 24"	<b>12177</b>	<b>LEARNING WITH TECHNOLOGIES PTY LTD LWT Systems</b>	<b>620.40</b>
<b>Sundry EFT</b>				<b>47,295.60</b>
<b>113309</b> 466	<b>7/11/2025</b> Tresillian Exhibition 2025	<b>99998</b>	<b>DM and JF Steinberg</b>	<b>280.00</b>
<b>113310</b> 467	<b>7/11/2025</b> Tresillian Exhibition 2025	<b>99998</b>	<b>Michelle Underwood</b>	<b>115.50</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113311</b> 29102025	<b>7/11/2025</b> Reimbursement Dry ice pellets	<b>99998</b>	<b>Y Leung</b>	<b>13.28</b>
<b>113312</b> REFUND2026-05	<b>7/11/2025</b> Rates in credit at settlement	<b>99998</b>	<b>Challenge Settlement Services Pty Ltd</b>	<b>683.28</b>
<b>113313</b> 28102025	<b>7/11/2025</b> Reimbursement Parking Ticket	<b>99998</b>	<b>Athanasios Kyron-Enosis</b>	<b>12.12</b>
<b>113314</b> 465	<b>7/11/2025</b> Tresillian Exhibition 2025	<b>99998</b>	<b>Susan Millar</b>	<b>280.00</b>
<b>113315</b> 6112025	<b>7/11/2025</b> Reimbursement event	<b>99998</b>	<b>K Richards</b>	<b>40.00</b>
<b>113346</b> REFUND2026-06	<b>13/11/2025</b> Refund of senior rebate	<b>99998</b>	<b>Maria Remedios</b>	<b>165.51</b>
<b>113347</b> 10112025	<b>13/11/2025</b> Reimbursement	<b>99998</b>	<b>S McWilliams</b>	<b>27.40</b>
<b>113348</b> 305054110710522025	<b>13/11/2025</b> Reimbursement Parking	<b>99998</b>	<b>C Peter Hill</b>	<b>13.12</b>
<b>113349</b> REFUND2026-07	<b>13/11/2025</b> Refund of waste bin downsize	<b>99998</b>	<b>Western Suburbs Real Estate</b>	<b>535.43</b>
<b>113350</b> REFUND2026-08	<b>13/11/2025</b> Refund UGP Change	<b>99998</b>	<b>A Juengling</b>	<b>2,145.10</b>
<b>113351</b> 445	<b>13/11/2025</b> Tresillian Exhibition 2025	<b>99998</b>	<b>Effie Hughes</b>	<b>294.00</b>
<b>113352</b> 448	<b>13/11/2025</b> Tresillian Exhibition 2025	<b>99998</b>	<b>C Forrest</b>	<b>105.00</b>
<b>113353</b> 468	<b>13/11/2025</b> People's Choice Winner	<b>99998</b>	<b>M Morley</b>	<b>500.00</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113409</b> 30102025	<b>19/11/2025</b> Reimbursement for legal representation	<b>99998</b>	<b>Fergus J Bennett</b>	<b>4,215.00</b>
<b>113410</b> 23102025	<b>19/11/2025</b> Reimbursement Parking	<b>99998</b>	<b>R Sidoti</b>	<b>90.00</b>
<b>113411</b> 748400	<b>19/11/2025</b> Partial Refund Dog Registration Fees	<b>99998</b>	<b>J Li</b>	<b>150.00</b>
<b>113412</b> 13112025	<b>19/11/2025</b> Mental Health Week Reimbursement	<b>99998</b>	<b>R Wade</b>	<b>75.69</b>
<b>113413</b> 14112025	<b>19/11/2025</b> Community Grant	<b>99998</b>	<b>Superfins WA Inc</b>	<b>1,000.00</b>
<b>113515</b> 03112025	<b>28/11/2025</b> Community Grant	<b>99998</b>	<b>The Merlina School Inc</b>	<b>1,000.00</b>
<b>113516</b> 11112025	<b>28/11/2025</b> Youth Grant	<b>99998</b>	<b>D &amp; C Graham</b>	<b>250.00</b>
<b>113517</b> 413124	<b>28/11/2025</b> Verge Bond refund	<b>99998</b>	<b>Aegis Projects Pty Ltd</b>	<b>10,000.00</b>
<b>113518</b> 764124	<b>28/11/2025</b> DA Fees	<b>99998</b>	<b>Complete Approvals Pty Ltd</b>	<b>147.00</b>
<b>113519</b> 672005	<b>28/11/2025</b> Verge Bond Refund	<b>99998</b>	<b>C Zhang</b>	<b>1,700.00</b>
<b>113520</b> 24112025	<b>28/11/2025</b> Grant Funding cancelled CHRMAP	<b>99998</b>	<b>Western Australian Planning Commission</b>	<b>13,750.00</b>
<b>113521</b> 20112025	<b>28/11/2025</b> Youth Grant	<b>99998</b>	<b>Bianca Petsos</b>	<b>233.00</b>
<b>113522</b> 14112025	<b>28/11/2025</b> Community Grant	<b>99998</b>	<b>Graylands Hospital Volunteer Service</b>	<b>500.00</b>
<b>113523</b> 25112025	<b>28/11/2025</b> Reimbursement Parking	<b>99998</b>	<b>Strahinja Banovic</b>	<b>23.22</b>



Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
<b>113524</b> 566341	<b>28/11/2025</b> Verge Bond Refund	<b>99998</b>	<b>Swift Demolition</b>	<b>1,700.00</b>
<b>113525</b> 449	<b>28/11/2025</b> Exhibition: 2025 Student and Tutor Exhib	<b>99998</b>	<b>Elizabeth Bushell</b>	<b>126.00</b>
<b>113526</b> 472	<b>28/11/2025</b> Exhibition: 2025 Student and Tutor Exhib	<b>99998</b>	<b>Laura Radovan</b>	<b>210.00</b>
<b>113527</b> 532942	<b>28/11/2025</b> Verge Bond Refund	<b>99998</b>	<b>Mr D Lindley</b>	<b>1,700.00</b>
<b>113528</b> 617863	<b>28/11/2025</b> Verge Bond Refund	<b>99998</b>	<b>Unearthed Homes Pty Ltd</b>	<b>1,700.00</b>
<b>113529</b> 641788	<b>28/11/2025</b> Verge Bond Refund	<b>99998</b>	<b>Tardan Pty Ltd</b>	<b>1,700.00</b>
<b>113530</b> 652751	<b>28/11/2025</b> Verge Bond Refund	<b>99998</b>	<b>D S Sawyer</b>	<b>1,700.00</b>
<b>113531</b> 26112025	<b>28/11/2025</b> Reimbursement Cups for Staff Christmas	<b>99998</b>	<b>T Douglas</b>	<b>115.95</b>
<b>Direct Debit</b>				<b>39,122.25</b>
<b>100664</b> ACTIVITY F	<b>3/11/2025</b> Activity Fee - Refer Analysis & Fee STM	<b>10141</b>	<b>Westpac Banking Corporation</b>	<b>4,041.71</b>
<b>100665</b> MERCH FEES	<b>3/11/2025</b> WESTPAC MERCHANT FEES	<b>10141</b>	<b>Westpac Banking Corporation</b>	<b>24,677.86</b>
<b>100666</b> MFEENOV25	<b>3/11/2025</b> CBA MER FEE NOVEMBER 2025	<b>11506</b>	<b>Commonwealth Bank Australia (CBA)</b>	<b>400.10</b>
<b>100668</b> NOVEMBER 2025	<b>4/11/2025</b> The West Australian Newspaper Delivery	<b>10133</b>	<b>West Australian Newspaper Ltd</b>	<b>102.60</b>
<b>100669</b> NOVEMBER LIBRARY 2025	<b>10/11/2025</b> Nedlands Libraries Newspapers	<b>10133</b>	<b>West Australian Newspaper Ltd</b>	<b>382.20</b>

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
<b>100670</b> 35333420	<b>14/11/2025</b> FER Lodgement Fee	<b>10871</b>	<b>Dept of Justice</b>	88.50	<b>88.50</b>
<b>100671</b> 35333409	<b>14/11/2025</b> FER Lodgement Fee	<b>10871</b>	<b>Dept of Justice</b>	88.50	<b>88.50</b>
<b>100673</b> MFEEEOCT25	<b>3/11/2025</b> CBA MER FEE OCT 2025	<b>11506</b>	<b>Commonwealth Bank Australia (CBA)</b>	402.28	<b>402.28</b>
<b>100676</b> 35396387	<b>26/11/2025</b> FER Lodgement Fee	<b>10871</b>	<b>Dept of Justice</b>	8,938.50	<b>8,938.50</b>
<b>Cancelled Payments</b>					<b>1,459.14</b>
<b>113138</b> Quicksuper	<b>6/11/2025</b>	<b>10006</b>	<b>Westpac Banking Corporation</b>	1,459.14	<b>1,459.14</b>
<b>Payroll</b>					<b>924,457.52</b>
<b>FORTNIGHT 02/11/2025</b>	<b>2/11/2025</b>	<b>109000900010010</b>	<b>City of Nedlands</b>		<b>462,439.93</b>
FORTNIGHT 02/11/2025	Additional Bank 1			3,745.00	
FORTNIGHT 02/11/2025	Additional Bank 2			750.00	
FORTNIGHT 02/11/2025	Net Pay			457,944.93	
<b>FORTNIGHT 16/11/2025</b>	<b>16/11/2025</b>	<b>109000900010010</b>	<b>City of Nedlands</b>		<b>462,017.59</b>
FORTNIGHT 16/11/2025	Additional Bank 1			3,745.00	
FORTNIGHT 16/11/2025	Additional Bank 2			750.00	
FORTNIGHT 16/11/2025	Net Pay			455,546.33	
FORTNIGHT 16/11/2025	Net Pay			1,976.26	
<b>TOTAL PAYMENTS</b>					<b>5,135,765.93</b>



## **17 DIVISIONAL REPORTS - CHIEF EXECUTIVE OFFICER**

Nil



## 18 DIVISIONAL REPORTS - TECHNICAL SERVICES

### 18.1 Playground Renewal Program

<b>Report Number</b>	<b>TS01.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Review
<b>Contributing Officer</b>	Daniel Lewis - Coordinator Parks
<b>Responsible Officer</b>	Chris Keary - Manager Parks and Environment
<b>Director</b>	Santosh Amasi - Director Technical Services
<b>Attachments</b>	1. Playground and Soft Fall Replacement Asset Program Mar 2025 [18.1.1] 2. Playgrounds Location - CoN [18.1.2]

#### Purpose

To seek Council endorsement for the implementation of a long-term Playground Renewal Program aimed at maintaining safe, inclusive and high-quality play spaces for the community over the next 20 years.

#### Officer Recommendation

That Council:

1. **ENDORSES** the 20-Year Playground Renewal Program as outlined.
2. **APPROVES** inclusion of the program in the Long-Term Financial Plan.
3. **CONSIDERS** the allocation of funds in 2026/27 budget review to renew the playgrounds at Charles Court Reserve, Nedlands and Melvista Oval, Dalkeith as a priority.

#### Background

The City currently manages 38 playgrounds across its parks and reserves (attachment 2), providing essential recreational spaces that support physical activity, social interaction and wellbeing for families and children within the community. These facilities play a critical role in delivering accessible and engaging public open space across the City.

A significant proportion of the City's playground assets are approaching or have exceeded their typical useful life expectancy of 15 to 20 years. As a result, the condition of these assets is deteriorating, leading to increased safety risks, higher reactive maintenance costs and inconsistent standards of play equipment across different locations.

At present, playground renewals are undertaken on an ad hoc basis, often in response to emerging safety concerns or asset failure rather than through a structured, long-



term program. This approach has contributed to variability in quality and compliance outcomes, as well as uncertainty in budget forecasting and capital planning.

Community feedback has consistently emphasised the importance of providing safe, inclusive and contemporary play spaces that cater to a broad range of age groups and abilities. There is a growing expectation that playgrounds support inclusive design principles and offer engaging, innovative play experiences that meet the needs of a diverse community.

To better understand the condition and compliance of existing playground assets, the City engaged Playcheck Pty Ltd to undertake an external playground inspection. The inspection identified a range of recommendations relating to compliance, safety improvements and prioritisation of renewal works. These findings have informed the development of a proposed 20-year Playground Renewal Program, which aims to deliver a structured, equitable and financially sustainable approach to the ongoing management and renewal of the City's playground assets.

## Discussion

A recent audit of the City's playground assets indicates that approximately 30 per cent of playgrounds are currently in poor or very poor condition and are considered to have exceeded their useful life. This compares with approximately five per cent of the City's park and natural area assets overall that fall within the same condition category. This disparity highlights the comparatively higher level of asset degradation and risk associated with the existing playground portfolio.

All playgrounds are required to comply with relevant Australian Standards, including AS 4685, as well as the requirements of the Disability Discrimination Act 1992 to ensure equitable access and inclusive use. As playground assets age, achieving and maintaining compliance becomes increasingly challenging, particularly where older designs do not align with contemporary safety and accessibility expectations.

In the absence of a structured, long-term renewal program, playground replacement costs are managed reactively and remain unpredictable. This approach places ongoing pressure on operational and capital budgets and limits the City's ability to plan effectively. Endorsement of a long-term playground renewal program would provide greater certainty in financial planning, enable more efficient procurement through economies of scale and support a more strategic allocation of resources. Funding for the program may be sourced from existing cash reserves, including Cash-in-Lieu of Public Open Space, City Development, All Ability Play Space and Major Projects reserves.

Community expectations for playground provision continue to evolve, with increasing demand for inclusive, nature-based and innovative play experiences that cater to a broad range of ages and abilities. These expectations align with contemporary best practice in playground design and place further emphasis on the need for planned and consistent renewal.

From a risk management perspective, a proactive playground renewal program significantly reduces the City's exposure to liability associated with aging and non-compliant equipment. Planned renewal supports ongoing compliance with safety



standards, reduces the likelihood of incidents and contributes to a safer and more reliable network of playground facilities for the community.

## **Risk Analysis – Why Playgrounds Are High-Risk Assets**

Playgrounds are highly used, high-profile assets that provide a key function in public open space. Failure to renew these assets exposes the City to significant risks:

### **1. Safety and Liability**

- Aging equipment increases the likelihood of injury or fatality.
- Non-compliance with AS 4685 and accessibility standards exposes the City to legal liability and insurance claims.
- Risk of litigation under the Local Government Act 1995 and Disability Discrimination Act 1992.

### **2. Reputational Risk**

- Unsafe or poorly maintained playgrounds damage the City's reputation as a provider of safe, family-friendly spaces.
- Negative media coverage and community backlash likely if incidents occur.

### **3. Financial Risk**

- Reactive maintenance costs escalate as equipment deteriorates.
- Emergency replacements cost significantly more than planned renewals.
- Potential for unbudgeted expenditure impacting other capital works.

### **4. Community Wellbeing Risk**

- Playgrounds are critical for child development, social interaction, and physical activity.
- Poor-quality play spaces reduce community satisfaction and may lead to declining park usage.

### **5. Strategic Risk**

- Non-adoption undermines Council's Public Health Plan, Asset Management Policy, and Strategic Community Plan objectives for active living and safe spaces.

## **Consultation**

The City will conduct targeted community engagement prior to each individual playground renewal. Community Engagement will typically consist of the following:

### **Stage 1:**

- Publication on City webpage, with a survey requesting basic Community desires for the playground and surrounds. Includes an FAQ section;
- Mail drop undertaken for residents immediately adjacent the relevant park or reserve and a random sample of City of Nedlands community;
- Publish an article on Social Media sites;



- Community feedback forwarded to WALGA Preferred playground manufacturers for design purposes. Community Acceptance to be listed as a Qualitative Criteria on the Procurement document;

Stage 2:

- Design concepts published on City website, for Community selection, with messages also placed on Social Media pages;
- Email sent to Stage 1 contributors with a link to the design selection page;

Stage 3:

- Following evaluation of Stage 2 Consultation and other contract qualitative criteria, the successful design will be announced on the City's Web page;
- Contributors, from Stage 2 Community Consultation, who have requested updates will be emailed the results, together with a link to the announcement page.

## 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**

#### **People**

2. A healthy, active and safe community.

#### **Place**

7. Attractive and welcoming places.

#### **Prosperity**

10. Active participation in education and lifelong learning.

#### **Performance**

11. Effective leadership and governance.

## Budget/Financial Implications

The estimated total cost of the Playground Renewal Program is \$2,620,750 over a 20-year period. Funding is proposed to be sourced from a combination of Municipal funds, Cash-in-Lieu of Public Open Space (CIL) and applicable City reserves, ensuring alignment with the purpose of each funding source.

The staged nature of the program allows expenditure to be spread over time, improving affordability and reducing pressure on any single financial year.

Annual allocations, as detailed in Attachment 1 and summarised in the table below, are subject to CPI adjustments to account for inflation. Where available, the City will actively pursue external grant opportunities and partnerships to offset costs and maximise value for the community.





Year	Total Playground Renewal Cost	Rubber Softfall Renewal Cost	Total Cost Per Year
2025/26	\$135,000.00	\$59,500.00	\$194,500.00
2026/27	\$135,000.00	\$377,750.00	\$512,750.00
2027/28	\$170,000.00	\$65,000.00	\$235,000.00
2028/29	\$0	\$57,250.00	\$57,250.00
2029/30	\$105,000.00	\$6,500.00	\$111,500.00
2030/31	\$320,000.00	\$100,500.00	\$420,500.00
2031/32	\$45,000.00	\$1,500.00	\$46,500.00
2032/33	\$55,000.00	\$8,000.00	\$63,000.00
2033/34	\$45,000.00	\$13,250.00	\$58,250.00
2034/35	\$0	\$0	\$0
2035/36	\$77,500.00	\$10,000	\$87,500.00
2036/37	\$242,500.00	\$210,500.00	\$453,000.00
2037/38	\$0	\$47,500.00	\$47,500.00
2038/39	\$82,500.00	\$74,750.00	\$157,250.00
2039/40	\$10,000.00	\$47,250.00	\$57,250.00
2040/41	\$42,500.00	\$55,500.00	\$98,000.00
2041/42	\$0	\$13,500.00	\$13,500.00
2042/43	\$0	\$0	\$0
2043/44	\$7,500.00	\$0	\$7,500.00
2044/45	\$0	\$0	\$0
TOTAL			<b>\$2,620,750.00</b>

## Legislative and Policy Implications

Legislation: Compliance with:

- *Australian Standards for Playground Equipment and Surfacing (AS 4685 series).*
- *Disability Discrimination Act 1992* for accessibility.
- *Local Government Act 1995* for asset management and financial planning.

Policy Alignment:

- Aligns with Public Health Plan objectives for active living.
- Contributes to the Long-Term Financial Plan
- Aligns with the Asset Management Policy, Asset Management Strategy 2019 - 2029 and Asset Management Plan Parks 2023 - 2025.

## Decision Implications

Endorsement of the 20-Year Playground Renewal Program will enable the City to proactively manage playground assets in a safe, equitable and financially sustainable manner.



### **Safety and Compliance**

Adoption of the program supports ongoing compliance with Australian Standards and accessibility requirements, significantly reducing the City's exposure to injury, liability and legal risk associated with aging and non-compliant equipment.

### **Asset and Financial Management**

The program embeds playground renewal within a structured asset lifecycle approach, replacing reactive maintenance with planned investment. This improves budget certainty, smooths capital expenditure over time and reduces the likelihood of unplanned or emergency replacement costs.

### **Equity and Community Outcomes**

A condition-based renewal program ensures fair and transparent allocation of investment across the City, providing all communities with access to safe, inclusive and contemporary play spaces that support wellbeing and active lifestyles.

### **Strategic Alignment and Governance**

Endorsement demonstrate sound governance and long-term planning, aligning with the City's Council Plan, Asset Management Framework and Public Health objectives.

### **Implications of Non-Adoption**

Failure to adopt the program would result in continued reactive management, increased safety and financial risk, declining asset condition and potential negative impacts on community confidence and wellbeing.

## **Conclusion**

Playgrounds are high-use, high-risk assets central to community wellbeing. The adoption of the 20-year Playground Renewal Program ensures:

- A proactive, strategic approach to managing playground assets.
- It ensures compliance with legislative requirements, aligns with Council policies, and delivers safe, inclusive and high-quality play spaces for the community.
- Endorsement of this program will position the City to meet future needs sustainably and equitably.
- Delivery of inclusive, high-quality play spaces aligned with strategic objectives.

## **Further Information**

Nil

# Ordinary Council Meeting | Agenda | 28 January 2026

## Playground Asset Register - March 2025

### Legend:

	Playground equipment
	Rubber softfall
	Completed

### Asset Replacement Schedule

- \* Steel equipment will typically have a 20 year replacement cycle.
- \* Timber equipment will have a shorter life (possibly +/- 10 years depending on condition). This may be extended with regular timber maintenance.
- \* Rubber surfaces will typically need to be replaced once during the life of the playground, although they may last the life of the playground if they continue to perform.
- Where the surface is only slightly non-compliant and the equipment is due to be replaced in the next 1-3 years, replacement could be undertaken with the equipment.
- Where replacement of rubber is included in the next 1-5 years, a second replacement has been included 10 years later. This will need to be reviewed at that time.
- \* Basketball backboards to be assessed for replacement separately as internal corrosion cannot be determined.

Park Name	Address	Suburb	Equipment Type	Manufacturer	Installation Date	Condition Rating	Playground Equipment Replacement Cost	Rubber Replacement Cost @ \$250/m2	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45		
1	Beaton Park (Jo Wheatley All Abilities Playspace)	Dalkieth	Play Structure	Custom	2017	Fair	\$ 2,500.00																								
			Nature Play Area	Custom	2017	Fair	\$ 17,500.00																								
			Low Deck & Climbing Logs	Custom	2017	Fair	\$ 10,000.00																								
			Giant Basket Swing	Kompan	2017	Good	\$ 10,000.00																								
			Swings	Forpark	2017	Good	\$ 5,000.00																								
			Parent/Child Swing	Sutcliffe Play	2017	Good	\$ 7,500.00																								
			Musical Elements	Kim Bowman music	2017	Good	\$ 2,500.00																								
			Spinning Dish	?	2017	Good	\$ 2,500.00																								
			Mini Spica	Kompan	2017	Fair	\$ 2,500.00																								
			All Abilities Carousel	Kinderland	2017	Good	\$ 10,000.00																								
			See Saws (x2)	Kompan	2017	Good	\$ 5,000.00																								
			Spring Rockers (x2)	Sutcliffe Play	2017	Good	\$ 5,000.00																								
			Monkey Bar	Forpark	2017	Good	\$ 5,000.00																								
			Water Play Wall & Sand Pit	Custom	2017	Good	\$ 10,000.00																								
			Dry Creek Bed	Custom	2017	Fair	\$ 2,500.00																								
			Table Tennis Tables (x2)	Popp World	2017	Good	\$ 10,000.00																								
			Ball Toss Poles (x2)	Forpark	2017	Good	\$ 2,500.00																								
			Senior Exercise Area	Lappset	2017	Fair	\$ 10,000.00																								
			Flying Fox	Custom	2017	Fair	\$ 70,000.00																								
			Rope Dome Net	Corocond	2017	Good	\$ 17,500.00																								
						Rubber Surface - Basket Swing, Swings & Rope Net Dome 444m2			Fair-Poor		\$ 111,000.00																				
						Rubber Surface - All other rubber areas 374m2			Fair		\$ 93,500.00																				
2	Beatrice Road Reserve – Swing and U-Ball Court	Dalkieth	Swing	Playground Centre	Oct 2015	Good	\$ 5,000.00																								
			Rubber Surface			Fair		\$ 10,000.00																							
			U-Ball Court	Unknown	Unknown	Good	\$ 10,000.00																								
3	Blain Park	33 Genesta Cres	Basketball Backboard	Unknown	Unknown	Good	\$ 2,500.00																								
			Play Structure	Forpark	Feb 2004	Fair	\$ 20,000.00																								
			Spring Rocker	Forpark	Feb 2004	Good	\$ 2,500.00																								
			Swing	Miracle	Unknown	Good	\$ 5,000.00																								
4	Brockman Reserve	Cnr Brockman Ave and Wavell Rd	Rubber Surface			Fair		\$ 48,750.00																							
			Play Structure	Custom	?	Poor	\$ 20,000.00																								
			Rubber Surface			Fair-Poor		\$ 10,000.00																							
5	David Cruickshank Reserve	Cnr Jutland Pde and Wattie Ave	Play Structure	Forpark	Mar 2010	Fair	\$ 20,000.00																								
			Tornado Swing	Forpark	Mar 2010	Fair	\$ 7,500.00																								
6	Masons Gardens Playgrounds and Basketball	Cnr Melvista Ave & Hackett Rd	Play Structure	Forpark	Aug 2010	Good	\$ 20,000.00																								
			Jitterbug	Forpark	Aug 2010	Fair	\$ 2,500.00																								
			Monkey Bar	Forpark	Aug 2010	Good	\$ 2,500.00																								
			Spring Rocker	Forpark	Aug 2010	Good	\$ 2,500.00																								
			Swings	Forpark	Aug 2010	Good	\$ 5,000.00																								
			Pyramid Net	Megatoy	Oct 2011	Fair	\$ 10,000.00																								
			Rubber Surface			Fair		\$ 34,500.00																							
7	Point Resolution Nature Space	Victorai Ave	Basketball Backboard	Unknown	Unknown	Good	\$ 2,500.00																								
			Timber Log Structure	Custom	Unknown	Good	\$ 10,000.00																								
			Log Steppers	Custom	Unknown	Good	\$ 5,000.00																								
8	Lawler Park	Draper St	Rope Balance & Stones	Custom	Unknown	Good	\$ 7,500.00																								
			Play Structure	adventure+	June 2016	Fair	\$ 20,000.00																								
			Spring Rocker	adventure+	June 2016	Fair	\$ 2,500.00																								
			Cube Climber	adventure+	June 2016	Good	\$ 7,500.00																								
9	Annie Dorrington Park	Mt Claremont	Spinning Pole	adventure+	June 2016	Good	\$ 2,500.00																								
			See Saw	adventure+	June 2016	Fair	\$ 2,500.00																								
			Swing	adventure+	June 2016	Good	\$ 5,000.00																								
			Rubber Surface			Poor		\$ 14,250.00																							
			Play Structure	Nature Play Solutions	Circa 2020	Good	\$ 20,000.00																								
9			Monkey Bar	Nature Play Solutions	Circa 2020	Good	\$ 5,000.00																								
			Plank Walk	Nature Play Solutions	Circa 2020	Good	\$ 5,000.00																								
			Stilts & Concrete Steppers	Nature Play Solutions	Circa 2020	Good	\$ 5,000.00																								
			Timber Shop Front	Nature Play Solutions	Circa 2020	Good	\$ 5,000.00																								

# Ordinary Council Meeting | Agenda | 28 January 2026

[illegible]

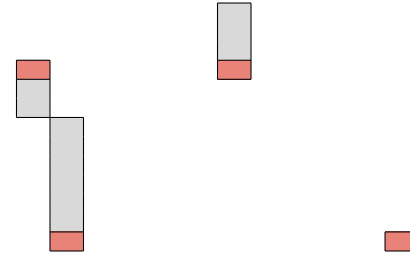
# Ordinary Council Meeting | Agenda | 28 January 2026

[illegible]

## Ordinary Council Meeting | Agenda | 28 January 2026

36	Jones Park (Seaward Village)	Jameson St	Swanbourne	Play Structure	Forpark	Nov 2012	Good	\$	20,000.00		\$	8,000.00
				Basket Swing	Forpark	Nov 2012	Fair	\$	2,500.00			
				Spring Rocker	Forpark	Nov 2012	Fair	\$	2,500.00			
				Rubber Surface			Fair					
37	Nidjalla Loop	Nidjalla Loop	Swanbourne	Spica	Kompan	Circa 2006	Fair	\$	2,500.00			
				Flexus	Kompan	Circa 2006	Fair	\$	2,500.00			
38	Swanbourne Beach	Marine Pde & Odern Cres	Swanbourne	Play Structure	Megatoy	Dec 2009	Fair	\$	20,000.00			
				Spring Rocker	Megatoy	Dec 2009	Fair	\$	2,500.00			
				Cubby Structure 1	Megatoy	Dec 2009	Fair	\$	5,000.00			
				Cubby Structure 2	Megatoy	Dec 2009	Fair	\$	5,000.00			
				Spring Boat	Megatoy	Dec 2009	Fair	\$	2,500.00			
				Climbing Structure	Megatoy	Dec 2009	Poor	\$	25,000.00			
				Rubber Surface			Fair-Poor					
								\$	27,500.00			
								\$	1,457,500.00	\$	714,000.00	

Year	Total Playground Renewal Cost	Rubber Softfall Renewal Cost	Total Cost Per Year
2025/26	\$ 135,000.00	\$ 59,500.00	\$ 194,500.00
2026/27	\$ 135,000.00	\$ 377,750.00	\$ 512,750.00
2027/28	\$ 170,000.00	\$ 65,000.00	\$ 235,000.00
2028/29	\$ -	\$ 57,250.00	\$ 57,250.00
2029/30	\$ 105,000.00	\$ 6,500.00	\$ 111,500.00
2030/31	\$ 320,000.00	\$ 100,500.00	\$ 420,500.00
2031/32	\$ 45,000.00	\$ 1,500.00	\$ 46,500.00
2032/33	\$ 55,000.00	\$ 8,000.00	\$ 63,000.00
2033/34	\$ 45,000.00	\$ 13,250.00	\$ 58,250.00
2034/35	\$ -	\$ -	\$ -
2035/36	\$ 77,500.00	\$ 10,000.00	\$ 87,500.00
2036/37	\$ 242,500.00	\$ 210,500.00	\$ 453,000.00
2037/38	\$ -	\$ 47,500.00	\$ 47,500.00
2038/39	\$ 82,500.00	\$ 74,750.00	\$ 157,250.00
2039/40	\$ 10,000.00	\$ 47,250.00	\$ 57,250.00
2040/41	\$ 42,500.00	\$ 55,500.00	\$ 98,000.00
2041/42	\$ -	\$ 13,500.00	\$ 13,500.00
2042/43	\$ -	\$ -	\$ -
2043/44	\$ 7,500.00	\$ -	\$ 7,500.00
2044/45	\$ -	\$ -	\$ -
			\$ 2,620,750.00



## Ordinary Council Meeting | Agenda | 28 January 2026

Beaton Park (Jo Wheatley All Abilities Playspace) Audited previously	The Esplanade
Beatrice Road Reserve – Swing and U-Ball Court	Beatrice Rd & Birdwood Pde
Blain Park	33 Genesta Cres
Brockman Reserve	Cnr Brockman Ave and Wavell Rd
David Cruickshank Reserve	Cnr Jutland Pde and Wattle Ave
Point Resolution Nature Space	Victorai Ave
Lawler Park	Draper St
Annie Dorrington Park	Cnr St John’s Wood Boulevard and Abt
Grainger Reserve	Grainger Dr
Hamilton Park	Hamilton Gardens
Leslie Graham Reserve	Cnr Bromilow Green & Camellia Ave
Mount Claremont Community Centre Playground and Basketball	105 Montgomery Ave
Mt Claremont Oval Playground and Basketball	Montgomery Ave
New Court Gardens	New Court Green
Paiera Park	Van Kleef Circuit
Pine Tree Park	Pine Tree Lane
St.Peter’s Square Gardens	Caladenia Pde
Strickland St Play Centre (Kindy in the Park)	25 Strickland St



## Ordinary Council Meeting | Agenda | 28 January 2026

Zamia Park	Zamia St
Campsie Park	Campsie St
Carrington Park	Cnr Weld St & Carrington St
Charles Court Reserve –Playground & Fitness Equipment	The Esplanade
College Park – Playground, Basketball and Fitness Equipment	Princess Rd & Rockton Rd
Hollywood Tennis - Surrounds	Smyth Rd
Hollywood Tennis – Girl Guides	Smyth Rd
Karella Park	Cnr Smyth Rd and Karella St
Leura Park	Between Leura Ave & Hampden Lane (
Masons Gardens Playgrounds and Basketball	Cnr Melvista Ave & Hackett Rd
Melvista Child Health Clinic	Melvista Ave & Gilmore Ave
Melvista Oval – Surrounds	Melvista Ave & Gilmore Ave
Peace Memorial Rose Garden	Cnr Vincent St & Stirling Hwy
Dawes Park (Montrio Quarter) <b>MG Group 28/6/19</b>	Dawes View (Montario Quarter)
Allen Park – Playground and Basketball	Kirkwood Rd
Birrigon Loop (Swanbourne Estate)	Birrigon Loop
Harris Park (Seaward Village)	Coast Rise (or Saltspray Ct)

## Ordinary Council Meeting | Agenda | 28 January 2026

Jones Park (Seaward Village)

Jameson St

Nidjalla Loop

Nidjalla Loop

Swanbourne Beach

Marine Pde & Odern Cres

Dalkieth

Dalkieth

Dalkieth

Dalkieth

Dalkieth

Dalkieth

Floreat

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Mt Claremont

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Nedlands

Shenton Park

Swanbourne

Swanbourne

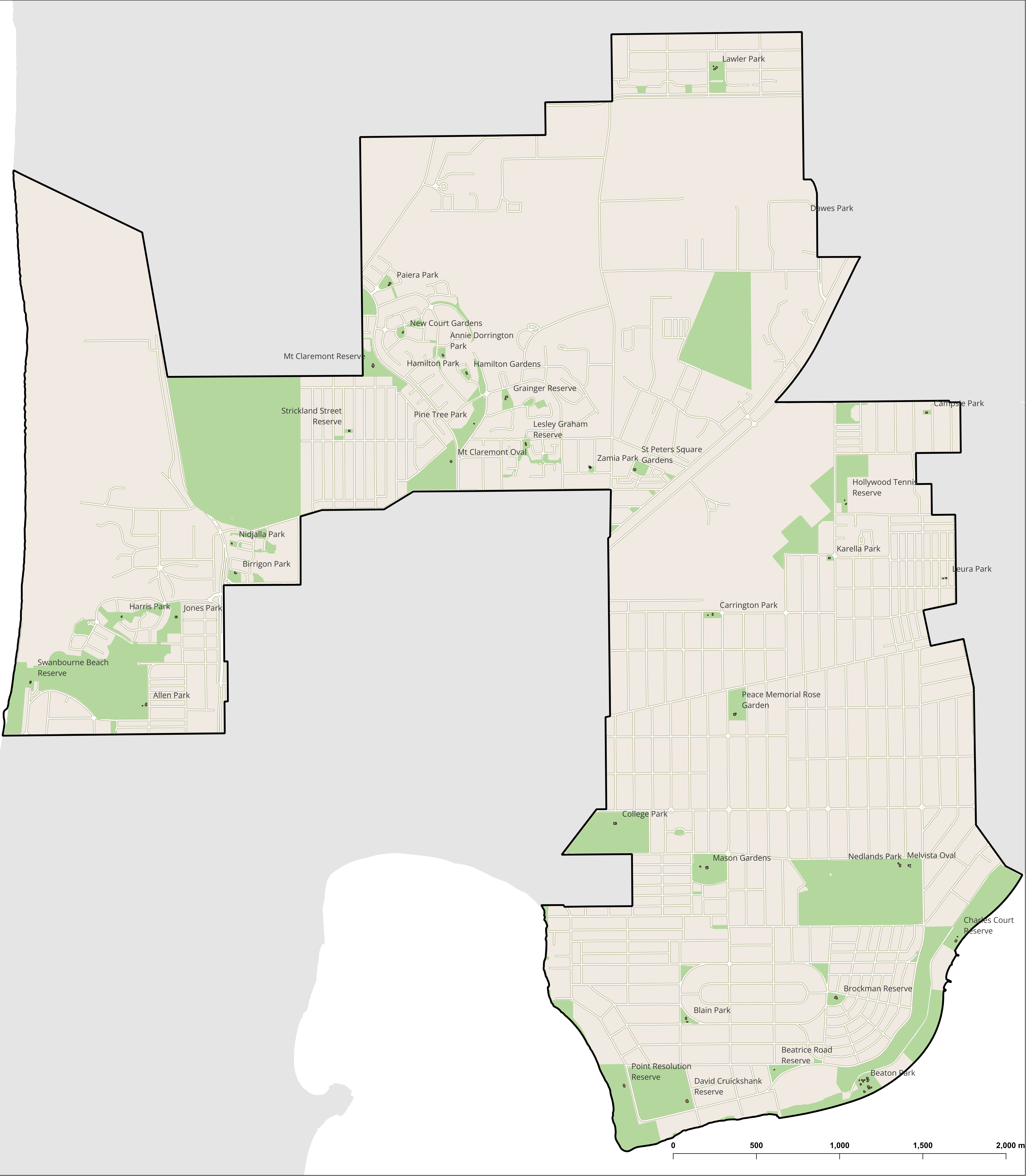
Swanbourne

Swanbourne

Swanbourne

Swanbourne

Parks and Reserves  
Managed by the City of Nedlands



Map Key

Nedlands

- Campsie Park
- Carrington Park
- Charles Court Reserve
- College Park
- Dot Bennett Park
- Granby Park
- Highview Park
- Hollywood Reserve
- Hollywood Tennis Reserve
- Jubea Gardens Walkway
- Karella Park
- Leura Park
- Melvista Oval
- Memorial Light Reserve
- Mooro Park
- Peace Memorial Rose Gardens

Dalkeith

- Beaton Park
- Beatrice Reserve
- Birdwood Parade Reserve
- Bishop Road Reserve
- Blain Park
- Brockman Reserve
- Dalkeith Mews
- Dalkeith Pre-School
- David Cruickshank Reserve
- Genesta Park
- Goldsmith Reserve
- Masons Gardens
- Nardina Crescent Reserve
- Nedlands Golf Course
- Paul Hasluck Reserve
- Point Resolution Reserve
- Shirley Fyfe Park
- Sunset Foreshore

Mount Claremont

- Asquith Park
- Cavendish Gardens
- College Green Walkway
- Daran Park
- Directors Gardens
- Grainger Reserve
- Grove End Ridge Walkway
- Hamilton Park
- Langtry View Walkway
- Lesley Graham Reserve
- Mt Claremont Oval
- Mt Claremont Reserve
- New Court Gardens
- Paiera Park
- Palm Island
- Pine Tree Park
- Poplar Gardens
- St Johns Wood Boulevard POS

- St Peters Square Gardens
- Strickland Street Reserve
- Terrace Gardens
- The Marlows
- Van Kleeef Walkway
- Zamia Park

Floreat

- Lawler Park
- Moss Vale Gardens
- Rogerson Gardens

Shenton Park

- Shenton Bushland

Swanbourne

- Alfred Park
- Allen Park Oval
- Baines Park
- Birrigan Park
- Cottesloe Golf Course
- Harris Park
- Jones Park
- Limekiln Field
- Milyarm Park
- Narla Park
- Nidjalla Park
- Swanbourne Beach Reserve
- Swanbourne Bushland
- Swanbourne Oval
- Tuart Park
- Wongin Walkway

Created By: Ashley Trant  
Adapted By: Natassia Day, Lana Kagan  
Date Created: 01.11.2025

Scale 1:11,000 @ A1



## 18.2 Amendments to Street Tree Policy

<b>Report Number</b>	<b>TS02.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Executive
<b>Contributing Officer</b>	Daniel Lewis - Coordinator Parks
<b>Responsible Officer</b>	Chris Keary - Manager Parks and Environment
<b>Director</b>	Santosh Amasi - Director Technical Services
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. City of Nedlands - Updated Street Trees Council Policy [<b>18.2.1</b>]</li><li>2. City of Nedlands Street Trees Council Policy Track Changes [<b>18.2.2</b>]</li></ol>

### Purpose

The purpose of this report is to seek Council's approval to adopt the amended Street Tree Policy (as set out in Attachment 1), which provides an updated framework for the management, protection, and enhancement of street trees within the City. The revised policy reflects contemporary best practices regarding the urban forest, aligns with community expectations, and supports Council's strategic objectives for sustainability, biodiversity, and climate resilience.

### Officer Recommendation

**That Council ADOPTS the revised Street Tree Policy as set out at Attachment 1 to this report.**

### Background

The City of Nedlands has experienced significant loss of tree canopy due to development activity. The Street Tree Policy has been revised to align with sustainability objectives and provide clear guidance on tree planting, maintenance, and protection.

At its meeting held on Tuesday, 25 March 2025, following a Notice of Motion (Item 19.3), Council resolved to review the City's street tree and verge policies. Specifically, this involved the review of Local Planning Policy 3.1: Landscaping Plans as well as the City's Street Tree Policy. Due to an increase in development activities associated with higher density development, both the Planning and Development and Technical Services business unit were tasked with updating both these policies to improve street tree longevity.

### Discussion

The proposed amendments to Street Tree Policy were publicly advertised from 10 November to 1 December 2025. The consultation process aimed to ensure





transparency and gather community input on proposed changes. The consultation process demonstrated strong community interest in urban greening initiatives and reinforced the importance of transparent decision-making in street tree management.

The new draft substantially strengthens governance around street trees by:

- Aligning policy intent and planting decisions with the Urban Forest Strategy 2025–2035;
- Clarifying planting, pruning, removal and preservation rules (including explicit “not-approved” reasons for removals);
- Introducing development-related controls (Tree Protection Zones, watering regimes, bank guarantees, arborist reporting, use of Helliwell method for amenity valuation); and
- Formalising fees, penalties and delegation/authority questions noted in in-document comments.

The amendments aim to:

- Clarify roles and responsibilities for the planting, maintenance, and removal of street trees.
- Incorporate updated standards for species selection, planting techniques, and tree protection measures to ensure long-term health and safety.
- Respond to community feedback received through recent consultation processes, ensuring the policy reflects local priorities and values.
- Support environmental outcomes, including improved canopy cover, urban cooling, and habitat provision, consistent with Council’s environmental and climate adaptation strategies.
- Provide clear guidance for decision-making on tree management requests, balancing individual property considerations with broader community benefits.

Adopting the amended policy will ensure a consistent, transparent, and sustainable approach to street tree management, contributing to the City’s vision of a greener, more liveable urban environment.

Overall, the draft moves from a largely descriptive policy to an operationally prescriptive one adding measurable requirements, clearer compliance mechanisms, and integration with related City documents.

## **Key Changes in the Revised Policy**

### **1. Strategic Alignment**

- Explicit reference to Urban Forest Strategy 2025–2035 for canopy targets, species selection, and succession planting.

### **2. Scope and Definitions**

- Clarifies “City tree” as any tree with >50% of its trunk on Council-managed land.
- Adds definitions for Diameter Breadth and Height (DBH), Tree Protection Zone (TPZ), Urban Forest, and Helliwell Method for amenity valuation.

### **3. Planting Program**

- Minimum one verge tree per residential property.





- Spacing:  $\geq 5$  m between trees; alignment: 2.7 m from property line or per Utility Providers' Code of Practice.
- Residents cannot opt out of verge tree planting.
- Planting costs: City funds up to 45 L bag size; larger sizes at resident's expense.

#### 4. Pruning Standards

- Mandatory compliance with AS 4373–2007.
- City approval required; penalties for unauthorised pruning.
- Non-safety pruning requests: full cost borne by ratepayer.

#### 5. Tree Removal

- Removal only permitted under strict criteria (dead/diseased, unmanageable hazard, unavoidable for approved development).
- Explicit list of non-acceptable reasons (views, nuisance debris, allergies, shading, personal preference).
- Developers must fund removal and plant minimum two 100 L replacement trees.

#### 6. Development Controls

- Tree Protection Zones: fencing per AS 4970–2009; minimum 2 m  $\times$  2 m.
- Watering regime during works; penalties for decline/damage.
- Bank guarantees: \$2,000 ( $< 100$  mm DBH) and \$4,000 ( $\geq 101$  mm DBH).
- Arborist reports required pre- and post-construction.
- Helliwell Method applied for valuation and cost recovery.

#### 7. Enforcement and Compliance

- Explicit reference to Public Places & Local Government Property Local Law 2016.
- Penalties for unauthorised interference; signage for wilful damage; prosecution pathways.

#### 8. Public Awareness

- Communications Team to promote benefits of street trees and program updates.

The revised Street Tree Policy seeks to:

- Reinforce the importance of street trees in maintaining urban canopy cover;
- Enhance protections for existing trees;
- Support the expansion of the City's street tree network;
- Promote long-term sustainability.

Adoption of this policy will ensure consistency in managing verge trees and align with the City's environmental goals

## Consultation

The amended Street Tree Policy was advertised for public comment from 10 November to 1 December 2025. The consultation process aimed to ensure transparency and gather community input on proposed changes. The engagement activities included:



### Online Engagement

- The draft policy was published on the City's engagement platform, YourVoice, accompanied by an online survey to capture community feedback. The survey link was promoted through the City's website, social media channels, and e-newsletters.

### Survey Distribution

The survey was made available to all residents via the YourVoice platform. In addition, notifications were sent to subscribers of the City's engagement mailing list and individuals who had previously expressed interest in tree-related initiatives.

### Community Response

The Street Tree Community Survey received 51 responses during the consultation period. Feedback provided valuable insights into community priorities, including:

- Strong support for increasing canopy cover and prioritising native and climate-resilient species.
- Requests for clearer guidelines on tree removal and replacement.
- Concerns regarding tree root impacts on private property and infrastructure.

Community Feedback	Officer Comments
Trees must not be planted via blanket rules which can cause severe detriment to homeowners. Many properties would be severely hindered by having large trees planted on the verges which can cause significant financial and more importantly mental duress. It would be too burdensome for the council to investigate every households circumstances. The council must consider allowing its ratepayers to opt out. Enforcing significant hardship and mandates on homeowners, in the name of overall betterment, is ridiculously irresponsible of the council. Blatantly identifying in the policy that some will suffer for the overall wellbeing is remarkably poor form. This is not appropriate for a modern council such as that of the City of Nedlands!	Acknowledged
It reads as comprehensive. I would like to see: 1. a target % for increasing tree canopy once the council has assessed it. 2. A greater onus on developers to retain trees on development blocks and to provide more green space than they currently do e.g. Aged Care Betty St. Town Houses on Jenkins and apartment blocks Louise and Vincent St. Clarke St proposal for ten town houses, where is the green space and how do you put 10 green bins and 10 red/gold bins on a 50m frontage?  Many thanks	Acknowledged- targets are documented in the Urban Forest Strategy
The minimum replacement volume for street trees lost to development sites is too small. There is extensive evidence regarding the real monetary value of street trees in addition to the amenity and ecological benefits for neighbourhoods. Bonds for	Acknowledged



<p>street trees should be scaled to the the assessed value of City trees on site, so that there is actual incentive to protect mature street trees, which are a City asset.</p> <p>Our experience with the large scale commercial Oryx development site - removal of a tree 10+m high on the southern verge was approved by the City due to "the planned crossover". A neighbour's protest saved the tree, which is still thriving, and construction could proceed around the tree, rightfully at the developer's expense. The street tree on the northern verge was inadequately protected with dewatering of the site early and lax protection measures during construction. It inevitably died (despite neighbours watering with hoses across the road) and was finally removed today.</p> <p>100+ L trees as replacements for either/both these trees represent tangible and financial loss to the neighbourhood and the City in terms of amenity, character, and surrounding property values.</p>	
<p>Underground power needs to be installed as a priority. We have lovely mature trees on Kingston st which get butchered around the overhead powerlines. I don't see the utility in planting more trees for canopy when they are not allowed to grow unimpeded. It's also highly inconvenient to have the power cut (intentionally or unintentionally) when the trees encroach the power lines.</p>	Acknowledged
<p>I wish to heartily endorse any efforts to increase mandates that ensure all verges have trees. i believe a neighbour once cut down a verge tree on a shared driveway so they could reverse their caravan out more easily.when I moved in she charged me half of the tree removal..then said there never was a tree there. I have applied to have the tree reinstated but Council said I needed her approval. Both properties either side of mine have two trees with the same width block. Yet this request was not fulfilled by the Council. Please help creating a fair policy and re-green all of Claremont evenly.</p>	Acknowledged
<p>It contains considerable omissions compared to the previous version, e.g. the aggregate canopy cover on verges and succession planting.</p> <p>The DFS details the broad direction Council should take to achieve a 20% canopy over the next 10 years, however the Council's 2024 resolution was to adopt a 30% canopy coverage by 2040 and the WHO have recommended that a coverage of 30% is recommended for cooler and healthier cities.</p>	Acknowledged
<p>It is not necessary to make dictatorship style rules. The majority of residents support trees but a few minority will suffer due to some of the rules. Residents must be allowed to opt out. Again, we live in a democracy not a dictatorship. Don't try such silly approaches of forcing blanket rules when it really is not necessary</p>	Acknowledged
<p>You should not plant trees without the property owners consent. Each property is unique and some will heavily suffer if a tree is</p>	Acknowledged



added based on the characteristics of the home within the boundary	
Aggregate Canopy coverage (as per current version) is not included - this should be an aim of the policy. No opt out clause - strongly agree. Council must not let up on trying to convince people to have a street tree. Ways to persuade those residents who currently don't want a street tree should be developed. Because residents didn't want one last season, doesn't mean they shouldn't be approached this next season. Include requirement in welcome pack to new owners.	Acknowledge, this is covered in the Urban Forest Strategy
Make sure you consult with 3P needs like WaterCorp / Western Power/Atco	Acknowledged
Fully supportive	Acknowledge-positive feedback
I would like to thank the Council for addressing the problem of our diminishing Perth tree canopy, and hope that this policy will see real, on the ground, results. It gives hope to future generations of living in a healthier and more attractive city than the "concrete jungle" it seems to be becoming at present. 😊	Acknowledge - positive feedback
It is sound. Maybe a provision for the watering and support of trees fences off on a building site (often dying from lack of water and stress). Maybe also some consideration for non-deciduous trees (especially to replace areas with Box Trees). Support for residents to install and maintain nesting boxes where older trees are being removed?	Acknowledged
In the case of allergies, I am assuming that Council would use a list of approved trees that do not cause an allergic reaction by direct contact such as certain species of grevillea.	Acknowledged
Excellent, please make it a priority!!!	Acknowledge - positive feedback
This policy is long overdue.	Acknowledged
Section on Removal, #3 wording is confusing. The order of sentence should be changed to make sense. Assume 100L is a 100litre bag for a replacement tree. Under 'tree planting' it states min 1 tree per residential property. In my view this needs more explanation and definition including min space required. Later under development it states 1 tree per new street frontage. Again min space definition would be good. There's just a bit too much ambiguity. Otherwise the policy seems reasonable.	Acknowledged
U/ power will make huge difference. All properties that do not have a street tree should have one planted by Council.	Acknowledged
Seems to cover everything.	Acknowledged



Property owners requests for trimming of street trees that impact their light, and maintenance of their homes and gardens should be considered favourably and attended to promptly.	Acknowledged
Council Environment budget needs to be increased.	Acknowledged
Trees belong to all not just the current owner of the house site. Encourage developers and designers to factor in the mature tree into plans	Acknowledged
I would like to be sent an email about it	Acknowledged
Every effort to improve the health and canopy cover on our streets should be made if we are to reach the target outlined in the Urban Forest Strategy. The Policy will benefit all if managed, supervised and funded as it should, combining with the species selection and planting guidelines matrix which is comprehensive in itself.	Acknowledged
For each ward or relevant sub-section, plan the species native to that area, especially if present in low numbers relative to pre-settlement e.g. Jarrah is in very low number throughout the City of Nedlands. Increase native food source species generally. Peppermints are grossly over-represented, are effectively weeks away from the immediate vicinity of Swan River and the coast and tend to suppress understorey. Loss of replacement opportunities in Swanbourne! Reverse much of the avenue-planting of single species and exotic species which raises disease vulnerability and limits continuity of wildlife food supply. Include parks in the scheme , not limited to streets only! Consider financial incentives (carrots) to retain significant specimens (not just trees) on private land. Encourage re-wilding of road verges (where sensible) by adjoining residents to develop wildlife corridors.	Acknowledged
We need more large tall canopy trees where possible!	Acknowledged
It is a well researched and considered policy. Congratulations to those involved in the project.	Acknowledged - positive feedback
Need to remediate trees that were pruned badly due to overhead power lines Trees should mask properties from unesthetic surroundings, both visually and for noise	Acknowledged
Yes, it sounds much too lenient on those who damage or kill street trees either intentionally or by neglect. There are COUNTLESS trees that have died in front of properties being developed. This is appalling. Those responsible for a tree dying should be required to pay the TRUE replacement value of the tree. This is in fact a law in a place called the City of Burlingame (in California) where I lived for many years. If you cut down a tree in Burlingame without approval, then you are on the hook for the amount to replace that tree AS IT WAS prior to being cut down. Impossible to do obviously but the fine in some cases can be tens of thousands or even hundreds of thousands of dollars, not just \$20 for a sapling and an hour's labor to dig a hole and plant it. Believe me, this is a	Acknowledged



very effective law: NOBODY cuts down a tree in Burlingame! I think the fines should be much tougher and should also apply to significant trees on private property.	
Public education as to the importance and value of trees within the area and also trees on private land would be beneficial.	Acknowledged
Need to plant more street trees.	Acknowledged
Please choose large locally native species wherever possible as these are the ones that are disappearing from private properties and unlikely to be replaced there. Please prioritise locally native trees.	Acknowledged
Yes. Powerlines are one of the most pernicious inhibitors of street tree canopy and council should make all efforts to accelerate underground power all over the city of Nedlands. that Hollywood precinct still has overhead powerlines is a disgrace.	Acknowledged
There are many gaps in the street tree capacity in Mount Claremont. There should be at least 2 on every verge. Tuarts are too big and messy for street trees.	Acknowledged
The appeal of the Nedlands area is to a large degree based on the visual appeal and amenity provided by the tree canopy. In particular the area is noted for the large gums and array of flowering street trees particularly the the flame trees and jacaranda's. The councils endeavours to maintain and enhance this tree canopy is applauded.	Acknowledged
<p>1. Need policy outlining management of preexisting street trees that do not meet these guidelines. Eg: at the entrance to Taylor Rd IGA's overflow carpark (on the opposite side of the road) is a mature and currently quite healthy marri growing in a tiny strip of dirt. Its proximity to the pedestrian footpath has caused it to begin to grow over the path and railing, compromising its health and footpath integrity. Given the environmental significance of this tree and the wonderful shade it creates, removal or cutting back the trunk should be out of the question, instead the footpath could be altered to accommodate its growth.</p> <p>2. Protection of trees adjacent to development sites: when reticulation is turned off for development works and mature trees suddenly go from being watered twice weekly with green grass retaining water in the soil, to no reticulation and a dustbowl.. they struggle. Simply encouraging watering is not enough. Developers or the town must pay the cost for watering until reticulation is turned back on. Perhaps use of the towns preexisting street tree watering service which comes around and waters trees while they are establishing?</p> <p>3. Removal: where developers must fund suitable replacement tree(s), recommend including definition of what is suitable in regards to tree size and development. What is the minimum size (age) of the replacement tree? Cost?</p> <p>4. One small point, local vs native species: very different. Native is any tree that naturally occurs in the country, like boabs, bunya bunya pines and tingle trees, they are Australian native, but have</p>	Acknowledged





evolved in very different environments. Local (native) species are those that naturally occur in the immediate area and thus have evolved under local environmental conditions, think of those in areas of remnant bushland such as flooded gums and the slender and firewood banksia (B. attenuata and B. Menziesii).	
I support a City Street Tree Policy that increases the number of street trees in Nedlands as well as researching the most appropriate species of trees for different situations. When convenient, keep promoting the value of street trees to raise awareness among residents, emphasising the benefits of shady footpaths, attractiveness, value of leafy suburbs.	Acknowledged

### Outcome of Consultation

Feedback received through the survey and other channels has informed the final amendments to the policy. Key changes include:

- Enhanced species selection guidelines prioritising drought-tolerant and native species.
- Clearer removal and replacement criteria balancing safety, infrastructure protection, and environmental benefits.
- Improved communication protocols for notifying residents about tree works.

The consultation process demonstrated strong overall support for increasing tree canopy and strengthening the management of street trees to improve amenity, climate resilience, biodiversity and neighbourhood character. Many respondents endorsed alignment with the Urban Forest Strategy and supported stronger protection of existing trees, particularly during development, including improved enforcement, appropriate replacement values and better coordination with utility providers. Underground power was consistently identified as a key enabler to achieving meaningful canopy outcomes. Feedback also highlighted the importance of appropriate species selection, increased diversity, equitable distribution of street trees across suburbs, and ongoing community education and engagement.

## **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**

#### **People**

2. A healthy, active and safe community.

#### **Planet**

4. Healthy and sustainable ecosystems.  
5. Climate resilience.

#### **Place**

6. Sustainable population growth with responsible urban planning.



7. Attractive and welcoming places.

### **Performance**

11. Effective leadership and governance.

## **Budget/Financial Implications**

Current operational budgets provide for planting approximately 550 street trees annually and maintenance of existing trees. Adoption of this policy will not materially impact short-term budgets but may require additional funding in the long term, which will be captured in the Long Term Financial Plan and Asset Management Plan.

## **Legislative and Policy Implications**

### **Legislative Implications**

- Planning and Development Act 2005
  - The Act allows local governments to include provisions in their planning schemes for the preservation of trees, vegetation, and ecological processes.
  - The revised policy aligns with this by introducing mechanisms to protect street trees as part of the City's natural assets
- Local Planning Scheme No. 3 – Amendment No. 12
  - Requires development approval for the removal of large canopy trees on private land in low-density residential zones (R20 and below).
  - Establishes statutory criteria for tree protection (e.g. canopy diameter, height, trunk circumference).
  - Supports broader planning goals such as mitigating urban heat, enhancing biodiversity, and preserving streetscape character
- Planning and Development (Local Planning Schemes) Regulations 2015
  - The policy complements Clause 60 and 61 of the Deemed Provisions, which govern when development approval is required.
  - The City may introduce supplemental provisions to enforce tree protection through development controls.

### **Policy Implications**

- Draft Local Planning Policy – Trees on Private Land
  - Introduces a presumption in favour of tree retention.
  - Requires arborist reports for tree removal applications.
  - Mandates replacement planting and protection measures for retained trees.
  - Provides a framework for assessing development applications that impact trees.
- Urban Forest Strategy
  - The revised policy supports the goals of the Strategy, which prioritises canopy cover expansion, climate resilience, and community wellbeing.
  - Reinforces the City's commitment to managing public tree assets as part of its long-term sustainability goals.
- Legal Risk and Liability





- The policy helps mitigate potential liability associated with tree removal or damage, especially where trees contribute to public safety or environmental value.
- It also provides clarity for developers and residents regarding their responsibilities and the City's expectations.

## **Decision Implications**

Failure to adopt the Street Tree Policy may result in:

- Continued loss of street tree canopy and biodiversity;
- Reduced ability to manage verge planting and maintenance effectively;
- Increased community complaints regarding verge appearance;
- Missed opportunities to align with sustainability and liability goals.

## **Conclusion**

Adopting the revised Street Tree Policy will strengthen the City's ability to manage and expand its street tree network, supporting sustainability and community expectations.

## **Further Information**

Nil



## Street Trees

**Status** Council

**Responsible Division** Technical Services

**Objective** To define Council's approach to the provision and management of street trees within the City of Nedlands.

---

### POLICY OBJECTIVE

The objectives of this Policy are:

- To Provide guidance for the management, protection and preservation of City trees;
- To increase the City's total urban canopy cover as per the Urban Forest Strategy 2025-2035;
- To enhance the amenity of the City's streetscapes, parks and reserves through the planting of new trees; and
- To define the circumstances under which the City's tree may be removed or pruned.
- This policy should be read in conjunction with LPP 3.1: Landscaping Plans.

### POLICY STATEMENT

To ensure the City of Nedlands (The City);

- Recognises the significance of trees within the urban setting in terms of creating functional and aesthetic streetscapes and reserves, and has the responsibility for the planning, establishment, care, control and maintenance of all City trees; and
- Will plan for urban enhancement through the retention of suitable trees within road reserves and public reserves.

### SCOPE

The Policy applies to all trees that are owned or managed by the City of Nedlands, such trees shall be referred to as City trees. A City tree includes any tree which has a majority greater than 50% of its trunk growing from Council managed land.

[Residents/owners, builders, developers, contractors, service providers, representatives and event organisers are all expected to comply with this policy.](#)



## BACKGROUND

The purpose of this Policy is to provide a framework for the continual development of high-quality streetscapes that require minimal resource input, thereby increasing environmental values. The Policy will assist the City of Nedlands in moving toward a greener city by increasing tree numbers and ultimately canopy coverage.

The Policy recognises that in the constantly changing/developing urban environment, street tree planting can be in competition with pedestrian, parking and infrastructure needs. The Policy seeks to balance these conflicting demands through appropriate tree species selection, planting location and maintenance practices. There are a range of additional City documents, including Strategic Community Plan, Corporate Business Plan, Urban Forest Strategy 2025-2035, Nature Strip Development Policy, Street Trees Procedure, Street Tree Management Plan, that complement this Policy, and together these documents promote an integrated approach to streetscape planning and management.

The Policy promotes biodiversity values across the City by increasing the range of tree species recommended for planting. Both native and non-endemic species will be encouraged. This practice, coupled with an increase in street tree numbers, will potentially increase wildlife habitat and increase solar passive benefits throughout the streetscapes.

To improve environmental and economic sustainability, trees will be planted that are suited to the growing conditions. This will be achieved by selecting trees that will be adaptable to local conditions and through implementing best practice installation methods.

The Policy advocates the protection of historical single and street tree avenues, along with those that have a significant environmental impact within the streetscape.

The City considers some inconvenience arising from street trees as a necessary consequence of living in an urban environment where trees deliver significant community benefits. Director of Technical Services or the Manager of Parks and Environment will only consider an issue with management of a street tree when the proprietor and the City cannot agree and the issue concerns safety and well-being, significant inconvenience and the tree is listed on the Significant Street Tree Register.

Whilst there is a commitment to fund and achieve the vision outlined in this Policy, the City recognises its delivery will be dependent on available funding in any given financial year.



## IMPLEMENTATION

### Planning for Trees

The City will retain trees as part of any streetscape in its planning process. Existing trees, where appropriate, shall be retained within the streetscape. A variety of suitable species are to be selected from the City's Approved Street Tree Species List.

### Tree Planting

The City shall undertake tree planting on nature strips, as part of its annual Winter Street Tree Planting Program. The cultivation of a diverse and resilient street tree population will be based on findings and recommendations from the Urban Forest Strategy 2025-2035.

Requests from residents/occupants will also be considered annually as part of the program. The following serve only as guidelines for all street tree plantings. Variations under exceptional circumstances shall be at the discretion of the City.

- Ensure a minimum of one (1) tree is planted in the verge adjacent to each residential property;
- Address gaps in streetscapes;
- Plant based on setbacks as per site specific restrictions.
- Trees to be planted at two point seven (2.7) metres from the private property line or at such alignment as approved under the Utility Provider's Code of Practice: [UPSC-WA-Code-of-Practice-R2.3-FINAL-20230201.pdf](#)
- Street Trees to be planted at no less than five (5) metre centres. (Spacing's to be dependent upon species type and specific locations);
- Plantings near road intersections and crossovers will be subject to pedestrian and motorist safety assessment by the City;
- Plantings will be based on the City's Approved Street Tree Species List, and be in accordance with the City's Urban Forest Strategy 2025-2035.
- The tree planting locations must be free from other conflicts such as lighting, service pits, other services, and infrastructure etc

The City has also developed and implemented the Urban Forest Strategy 2025-2035 in which the following principles apply:

1. The City will maintain and make available a diverse schedule of approved street tree species, assessed as being suitable for the district, from which residents can select street trees.
2. The City will inform adjoining property owners that a suitable tree or trees will be planted on the adjoining nature strip, however the City may mandate restrictions on selection to comply with the Statement of this policy.



3. The City will plant trees in available planting space on nature strips where appropriate, considerations to opt-out will not be allowed.
4. The City will choose suitable street tree species recommended from the Approved Tree Species List, selected from the Urban Forest Strategy 2025-2035.
5. The City will bear the cost to supply and plant street trees of bag sizes up to 45 litres. Property owners who request the City to plant larger trees shall pay the difference in cost, in respect of the specified maximum size, to supply and plant the trees.
6. Property owners are to be encouraged to water all street trees during and after establishment.
7. All new developments that do not have a street tree on the nature strip shall be subject to having street trees planted on completion of the development, or in the next available planting season where practicable.
8. Any tree that is damaged or declines in health during construction, remedial works or tree replacement shall be at the cost of the developer.
9. An installation of paving or synthetic turf, whether authorised or not, shall not affect the requirement for all nature strips to have street trees. Refer Nature Strip Improvement Guidelines.
10. A resident shall not be permitted to install synthetic turf under the drip line of street trees. Refer Nature Strip Improvement Guidelines.
11. Succession planting will be in conjunction with planned tree replacement as per the Urban Forest Strategy 2025-2035.
12. When new trees are planted on the south side of an east/west street, consideration is to be given to ensure residents are consulted about their winter solar access requirements.

### **Unauthorised or Inappropriate Street Tree Planting**

An unauthorised street tree planting shall constitute any one of the following:

- A tree planted without written approval of the City; or
- A tree planted of an inappropriate species for verge planting or under powerlines; or
- A tree planted out of alignment in relation to the City's Street tree planting specifications.

Where an unauthorised street tree planting is identified, the City shall determine whether the planting can be retained and whether it conforms to the City's planting specifications and approved Street Tree Species List.



## Pruning

In relation to street tree pruning Council's primary objectives are to:

1. Promote tree health, structural integrity and form;
2. Maintain statutory clearances for the various infrastructure located in the road reserve;
3. Maximise the benefits delivered by street trees; and
4. Support public safety and minimise the risk of damage to property and injury to people.

In the interests of public safety, of the health of street trees and of managing the City's exposure to liability the following requirements and tree management standards apply to the pruning of street trees:

- a. All pruning of street trees will be in accordance with Australian Standard *AS 4373-2007 Pruning of Amenity Trees* or as otherwise instructed by a suitably competent and qualified arborist approved by the City.
- b. All pruning of street trees requires City approval and pruning is only to be undertaken by persons authorised by the City of Nedlands. The City will apply penalties to any person found to have carried out unauthorised pruning of a street tree.
- c. If a resident requests pruning of a street tree abutting their property, and in the opinion of the CEO the pruning is not associated with matters of safety or tree health, the ratepayer shall bear 100% of the cost to prune the tree if approved.

## Removal

Street trees will not be authorised to be removed unless one or more of the following circumstances applies:

1. The tree is dead, diseased, damaged or in terminal decline, and no further remedial techniques are appropriate. However, where a tree exhibits signs of pest infestation or disease, the City's preferred approach is to apply appropriate treatments and monitor the tree's condition, rather than proceed with immediate removal. The tree poses an unmanageable hazard and endangers persons or property and pruning or other techniques cannot effectively remedy that hazard.



2. To facilitate private development where, following consultation between the City and the developer, no practicable design alternative exists which allows retention of the tree. The City will not approve designs that propose removal of street trees listed on the register of Significant Street Trees and Council will not accept objections to refusal of designs resulting in removal of a significant street tree.
3. Where a development is approved that necessitates the removal of a City tree, the developer shall bear 100% of the cost for the City to remove and replace the tree. The replacement trees will be a minimum of 100L as per LPP3, and
  - a. the developer must plant a minimum of two (2) suitable replacement trees from the Approved Street Tree Species List to a minimum of 100L;
  - b. where several frontages are created due to subdivision, then a minimum of one tree shall be planted on each frontage; and
  - c. replacement trees shall be a species that aligns with the City's Approved Street Tree List.
4. To facilitate a Council approved works program (i.e. road works, drainage, utilities etc.).
5. Council may consider requests for removal and replacement of a street tree that is considered unsuitable for nature strips based on:
  - it being of a species having an association with an elevated risk of establishing as an environmental weed;
  - a tree posing unacceptable risk due to a history of significant branch failures; and
  - each request being considered individually.
6. Removal and replacement of street trees shall not occur, and penalties will be imposed for any damage, modification or removal of street trees without the City's authorisation.
7. All resident requests/proposals for street tree removal, irrespective of the reasons, shall be lodged in formal correspondence with the City.

The City will not approve requests for street tree removals that rely solely on the following reasons:

- The tree obscures or potentially obscures views (other than traffic/pedestrian sight lines);
- The tree variety causes nuisance by way of leaf, fruit and/or bark shedding or the like;
- The tree causes allergies;





- Reduction or eradication of shading to gardens, lawns, pools, solar panels or dwellings;
- Requests for the planting of alternative species based on individual preference or a desire to re-landscape;
- The tree is in the way of a non-essential crossover or verge paving option; or
- Installation of an area for parking a vehicle on the nature strip.

In the interests of public safety, removal is only to be undertaken by personnel authorised by the City of Nedlands.

### **Preservation**

It is Council's objective to ensure development and building activity considers and accommodates established street trees to the extent practicable. The following requirements apply:

1. The City shall develop and maintain a register of Significant Street Trees.
2. All development applications shall indicate the location of street trees on adjoining nature strips on surveys and site plans.
3. Prior to planning approval Council requires consultation between the City and developers in order that plans are adjusted to accommodate established street trees. Council prioritises tree retention on nature strips adjoining development sites and will only consider removal when no other practicable design alternative exists.

Where a new or altered crossover or driveway is proposed such that it will require the removal of a street tree or be located within 2.0 metre of an existing street tree, the City shall also assess the tree to determine whether a street verge tree is likely to be adversely affected as a result of the proposed development or whether the street tree can be removed.

If the street tree removal is not approved, the City shall advise the applicant, in writing, that retention of the street tree is required and that the development access be redesigned. If removal of the street tree is approved, the officer shall advise the applicant that the street tree will be removed by the City at the applicant's expense and two (2) replacement trees to a minimum of 100L are to be planted by the City, at the applicant's expense.

Crossovers shall be located a minimum of 2 metre from a street tree.

The City utilises the Helliwell system to assign a monetary value to trees. This internationally recognised method assesses a tree's financial amenity value based on several factors, including life expectancy, size, rarity, landscape significance, and the presence of surrounding vegetation.



## **Unauthorised Interference, Removal, Pruning or Damage to City Trees**

Section 6.1 of the City's Public Places and Local Government Property Local Law 2016 prohibits the damage or removal of a street tree, or part of a tree without a licence. In cases where there is reasonable proof of unauthorised interference, removal, pruning or damage to a City tree, the remedies provided for in the Public Places and Local Government Property Local Law may be applied.

## **Tree Protection at Adjacent Development Sites**

City trees need to be protected at development sites to preserve the amenity of streetscapes and neighbourhoods.

The City recommend watering of street trees during development works. Penalties will occur if a street tree is damaged or declined during the course of development works.

Recommended watering regime:

Any damage to verge trees must be reported immediately to the City of Nedlands and assessed by a qualified arborist.

Watering regime:

Trees must be watered twice weekly during demolition works, unless adequate rainfall occurs.

Deep watering to the root zone (minimum 40–50 litres per tree).

Watering should be completed outside peak heat hours (early morning or late afternoon).

If access to irrigation is disrupted, temporary hand watering or non-potable water delivery must be arranged.

## **Tree Protection Zone (TPZ) Requirements at Development Sites**

For all demolition and construction works the developer/owner is responsible for the protection of all City trees that are to be retained on City managed land adjacent to the property by adhering to the following guidelines:

- A fence must be installed to create a Tree Protection Zone at the cost of the applicant;
- The type of fencing must be in line with the Australian Standard for Protection of Trees on Development Sites;
- At minimum, the TPZ will cover two metres by two metres around the trunk – any lesser exceptions must first be approved by the City; and



- The TPZ should not obstruct roads or footpaths unless approved alternatives are in place.

For narrow nature strips, the City permits three-sided tree protection enclosures, with the longer side left open toward the road. For narrow nature strips where the 2m is not available, the tree protection zone will be assessed on an individual basis.

### **Development Applications**

Should an existing street verge tree be damaged / vandalised as a result of development works, the applicant/builder shall reimburse the City for any remedial works required. Extent/Cost of this work shall be determined by the City. If a street tree is wilfully damaged, the City will install a sign informing residents unlawful damage has occurred.

- All effort should be taken during the design phase to preserve a street tree in its current form. Any tree works required and approved related to a DA should be at the expense of the applicant.
- The applicant will be charged \$147.8 per hour for City time inspecting or working on a DA.
- Regarding DA's and larger developments, an external arborist is to inspect and report on the condition of the street trees before and upon completion of construction. Any recommendations from the report are to be implemented during the construction phase and to be at the expense of the applicant.
- If any tree works are required post construction this will be at the expense of the applicant. Larger developments should have an arborist report completed and submitted as part of the DA at the expense of the development.
- Any person(s), where identified, associated with the unauthorised removal or damage of a street tree may be prosecuted by the City. The City shall provide a mechanism to encourage community members to report unauthorised removal or damage of street trees. Significant measures, including the placement of signage, may be implemented as a deterrent against future unauthorised removal or damage of street trees.

### **Bank Guarantees**

A bank guarantee will be required as a condition of approval for activities that may pose a risk to street trees, including but not limited to development works, construction activities, infrastructure installations, or any other works carried out within the tree protection zone. This financial security ensures that any damage to street trees is adequately covered and that appropriate remediation can be undertaken.



Prior to the commencement of any development, the City requires a Bank Guarantee to safeguard existing street trees. The guarantee amount is set at \$2,000 for trees

with a Diameter at Breast Height (DBH) of less than 100mm, and \$4,000 for trees with a DBH of 101mm or greater.

Prior to any development or construction works adjacent to a verge, the Helliwell Method will be applied to assess the financial value of any existing street tree. Should the health of the verge tree deteriorate to the point where removal is necessary, the assessed value may be recovered from the developer responsible for the impact.

### Public Awareness

Council will promote the importance of the City's street tree assets and the benefits they deliver. Regular communication including information about planting, streetscape improvement and maintenance activities, will be published by City's Communication Team.

### Tree Health and Public Safety

In the interest of street tree health, public safety and potential liability issues, structures such as, but not limited to, swings, cubby houses, ladders etc. are not permitted to be constructed in street trees.

### DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.	
Diameter at Breast Height (DBH)	This is the recognised method for measuring the diameter of the trunk of a tree. The measurement is taken at 1.4 metres from the ground level. Refer to Australian Standard 4970- 2009 Protection of Trees on Development Sites for more detailed information.
Helliwell Method	This is a recognised system that allows for a monetary value to be placed on the visual amenity provided by an individual tree asset.
Tree	<p>This is defined as a woody perennial plant generally having a single stem or trunk which will grow to a height of approximately 4 metres or more.</p> <p>A City tree is any tree which has a majority of to greater than 50% of its trunk growing from Council managed land.</p> <ul style="list-style-type: none"> <li>• Street Tree is a tree that is located within the road reserve.</li> <li>• Reserve Tree is a tree that is located within a park, reserve or natural area.</li> </ul>
Tree Protection Zone (TPZ)	This is an area above and below ground that is set aside for protection of trees roots, trunk and crown in order to provide for



Urban Forest	the viability and stability of a tree that is to be retained at a development site.
Vandalism	This is a population of trees and other plants growing within an urban setting for the purpose of improving the liveability of that urban setting whilst providing social, economic and environmental benefits to the community as a whole.
The City	This means the unlawful destruction, damage or injury to City owned tree assets which can include, but not limited to, poisoning, pruning, causing malicious damage to, removal and/or ringbarking.
	The City of Nedlands

### Related Documentation

Strategic Community Plan  
 Corporate Business Plan  
 Urban Forest Strategy 2023-2035  
 Nature Strip Development Policy  
 Street Trees Procedure  
 Street Tree Management Plan

### Related Local Law / Legislation

*Local Government Act 1995*  
*Occupational Safety and Health Act 1984*  
*Energy Operators (Powers) Act 1976*  
 Thoroughfares Local Law

### Related Delegation

Nil.

### Review History

19 November 2025 (Report TS28.01.26)  
 23 April 2024 (Report TS14.04.24)  
 22 February 2022 (Report TS01.02.22)  
 27 October 2015 (Report CPS24.15)  
 24 July 2012 (Report CP31.12)  
 27 July 2010 (Report CM18.10)

## Street Trees

**Status** Council

**Responsible Division** Technical Services

**Objective** To define Council's approach to the provision and management of street trees within the City of Nedlands.

---

### Context

~~The City's community obtains tremendous benefits from its urban forest, of which street trees are an important component. Evident benefits include the beautifying of streetscapes and suburbs, providing a sense of place, improved community wellbeing, increased property values, shade, significant evaporative cooling and providing habitat for fauna. Though there is an inherent understanding that having trees in the City's urban environment is beneficial, to some extent many of the benefits derived are imperceptible to the community.~~

~~Street trees are increasingly being recognised and managed throughout Australia as important community assets as the benefits they deliver are progressively identified, understood and quantified. The extent of benefit provided, in most circumstances, is directly linked to the combined area of canopy cover, which in turn is linked to the number, type and size of street trees.~~

~~With the accelerating densification and development of the City, and the associated impacts on the urban forest, there is an emerging significance attached to the City's street trees. Council intends to work to secure the benefits of the City's street trees to ensure they remain accessible into the future.~~

~~For the purpose of this policy, a 'street tree' is defined as a tree that has the centreline of its trunk on a road reserve managed by the City. The portion of a road reserve that adjoins a lot or reserve and bounded by the road is referred to as the 'nature strip'.~~

### POLICY OBJECTIVE

The objectives of this Policy are:

- To Provide guidance for the management, protection and preservation of City trees;
- To increase the City's total urban canopy cover as per the Urban Forest Strategy 2025-2035;
- To enhance the amenity of the City's streetscapes, parks and reserves through the planting of new trees; and
- To define the circumstances under which the City's tree may be removed or pruned.
- This policy should be read in conjunction with LPP 3.1: Landscaping Plans.

## Statement

~~To ensure the City of Nedlands preserves its recognised green and leafy character, the City will develop and implement street tree management based on the following principles:~~

- ~~1. Increasing tree canopy cover through establishing street trees where planting opportunities are identified.~~
- ~~2. Preserving the City's existing street trees.~~
- ~~3. Cultivating a diverse and resilient street tree population through identification and planting of a variety of tree species which are assessed as suitable for the district having consideration of:~~
  - ~~• biodiversity;~~
  - ~~• susceptibility to plant pathogens;~~
  - ~~• provision of a multi-aged population;~~
  - ~~• habitat benefits;~~
  - ~~• shade requirements and temperature moderation;~~
  - ~~• streetscape amenity;~~
  - ~~• lines of sight for road users;~~
  - ~~• climate and soil conditions; and~~
  - ~~• maintenance requirements (including watering).~~
- ~~4. Recognising street trees as assets that will be maintained and renewed with regard to each tree's life cycle to achieve a high level of aesthetic, environmental, economic and social benefits.~~
- ~~5. Planning on a street by street, ward and district basis for the improvement of streetscapes and localities for the short, medium and long term.~~
- ~~6. Minimising conflicts with the built environment and providing protection to and from tree growth through assessment of site attributes and appropriate tree selection.~~
- ~~7. Acknowledging the active partnership between the City and the community in enhancing the maintenance, appearance and utility of streetscapes and of the need to work cooperatively with members of the community in the selection, establishment and preservation of street trees.~~
- ~~8. Scheduled monitoring to allow management of canopy cover percentage, collective tree health and species performance over time.~~

~~Accepting that for reasons of safety and practicality there may be a need to manage existing street trees, that are assessed as hazardous, through a range of arboricultural practices which may include remedial pruning to mitigate hazards and removal and replacement where no other management options are available to resolve the hazard.~~

## POLICY STATEMENT



- [Recognises the significance of trees within the urban setting in terms of creating functional and aesthetic streetscapes and reserves, and has the responsibility for the planning, establishment, care, control and maintenance of all City tree's; and](#)
- [Will plan for urban enhancement through the retention of suitable trees within road reservation and public reserves.](#)

## SCOPE

The Policy applies to all trees that are owned or managed by the City of Nedlands, such trees shall be referred to as City trees. A City tree includes any tree which has a majority greater than 50% of its trunk growing from Council managed land.

[Council officers, residents/owners, builders, developers, contractors, representatives and event organisers are all required to comply with this Policy.](#)

## BACKGROUND

The purpose of this Policy is to provide a framework for the continual development of high-quality streetscapes that require minimal resource input, thereby increasing environmental values. The Policy will assist the City of Nedlands in moving toward a greener city by increasing tree numbers and ultimately canopy coverage.

The Policy recognises that in the constantly changing/developing urban environment, street tree planting can be in competition with pedestrian, parking and infrastructure needs. The Policy seeks to balance these conflicting demands through appropriate tree species selection, planting location and maintenance practices. There are a range of additional City documents, including Strategic Community Plan, Corporate Business Plan, Urban Forest Strategy 2025-2035, Nature Strip Development Policy, Street Trees Procedure, Street Tree Management Plan, that complement this Policy, and together these documents promote an integrated approach to streetscape planning and management.

The Policy promotes biodiversity values across the City by increasing the range of tree species recommended for planting. Both native and non-endemic species will be encouraged. This practice, coupled with an increase in street tree numbers, will potentially increase wildlife habitat and increase solar passive benefits throughout the streetscapes.

[The City considers some inconvenience arising from street trees as a necessary consequence of living in an urban environment where trees deliver significant community benefits. Council will only consider an issue with management of a street tree when the proprietor and the City cannot agree and the issue concerns safety and well-being, significant inconvenience and the tree is listed on the Significant Street Tree Register.](#)

[Whilst there is a commitment to fund and achieve the vision outlined in this Policy, the City recognises its delivery will be dependent on available funding in any given financial year.](#)

## IMPLEMENTATION

### Planning for Trees

The City shall give consideration to the use or retention of trees as part of any streetscape in its planning process. Naturally occurring trees, where appropriate, shall be retained within the streetscape. Selection of new varieties shall suite the character of particular localities.

### Tree Planting

The City shall undertake tree planting on nature strips, as part of its annual Winter Street Tree Planting Program. The cultivation of a diverse and resilient street tree population will be based on findings and recommendations from the Urban Forest Strategy 2025-2035.

Requests from residents/occupants will also be considered annually as part of the program. The following serve only as guidelines for all street tree plantings. Variations under exceptional circumstances shall be at the discretion of the City.

- Ensure a minimum of one (1) tree is planted in the verge adjacent to each residential property;
- Address gaps in streetscapes;
- Plant at least three (3) metres away from any public utility junction box, manhole, pole or aerial feeder line;
- Trees to be planted at a distance of two point seven (2.7) metres from the private property line or at such alignment as approved under the Utility Provider's Code of Practice;
- Street Trees to be planted at no less than five (5) metre centres. (Spacing's to be dependent upon species type and specific locations);
- Plantings near road intersections and crossovers will be subject to pedestrian and motorist safety assessment by the City;
- Street Tree Selection - mixing of Street Tree species in one street may be appropriate dependent upon the outcome of community consultation where an entire street is to be replanted; and
- All tree planting to be in accordance with the City's Street Tree Management Plan.

### **Planting**

The City will develop and implement a street tree management plan, in conjunction with the Urban Forest Strategy 2025-2035 in which the following principles apply:

- ~~4- The City will maintain and make available a diverse schedule of approved street tree species, assessed as being suitable for the district, from which adjoining property owners can select street trees. The adjoining property owners' preferred species shall then be planted at the closest practicable spacing such that planting opportunities for that selection are maximised.~~

2. The City will ~~consult with~~ inform adjoining property owners ~~about which trees~~ that a suitable tree or trees will be planted on the adjoining nature strip, however the City may mandate restrictions on selection in order to comply with the Statement of this policy.
- ~~3. The City is to maintain a schedule of tree species considered unsuitable for nature strips and a register of individual street trees considered to pose a heightened risk to public safety and/or property damage.~~
- ~~4. The default street tree species for all residential and commercial nature strips is Marri (*Corymbia calophylla*). The default street tree species for nature strips adjoining land other than residential or commercial are Tuart (*Eucalyptus gomphocephala*), Marri (*Corymbia calophylla*) and Jarrah (*Eucalyptus marginata*). Where the available nature strip area makes planting of the above species impracticable, the default street species are Modong (*Melaleuca preissiana*) or WA Willow Peppermint (*Agonis flexuosa*).~~
5. The City will choose suitable street tree species recommended from the Approved Tree Matrix from the Urban Forest Strategy 2025-2035.
6. The City will bear the cost to supply and plant street trees of bag sizes up to 45 litres. Property owners who request the City to plant larger trees shall pay the difference in cost, in respect of the specified maximum size, to supply and plant the trees.
- ~~7. Preference shall be given to planting large tree species that are native to the City of Nedlands on undeveloped nature strips that are not irrigated and not adjoining residential and commercial property frontages. Such nature strips should be subject to multiple level tree canopy design, with smaller native trees between large natives.~~
- ~~8. Street trees will be planted following consultation with the owners of adjoining land. However, it is acknowledged that street trees are not optional for adjoining property owners and objections to planting of a street tree may only be considered in exceptional circumstances.~~ Where adjoining owners believe exceptional circumstances apply, planting can be deferred for a single season, to provide the adjoining property owner sufficient time to advocate with Council for a change in Policy, or specific exemption.
9. Property owners are to be encouraged to water all street trees during and after establishment. ~~Communication of watering requirements is incumbent on the City upon planting of every street tree.~~
8. All new developments that do not have a street tree on the nature strip shall be subject to having street trees planted in the next available planting season or as soon as possible thereafter, as deemed appropriate by the City, (to align with LPP  
3

### **Location and Spacing**

~~The following definitions shall be used in interpreting this section of the Policy:~~

~~**Canopy Area Potential** means the average canopy area that a tree of that species (and variety) will attain after twenty years of moderate growth.~~

~~**Aggregate Tree Canopy Area** means the sum of the Tree Canopy Area Potentials for every tree on a particular nature strip.~~

~~**Nature Strip Area** means the area of the nature strip of the adjoining lot as calculated by its width and depth.~~

~~The City shall fill all street tree planting opportunities so as to have as near a continuous street tree canopy as is practicable in all areas of the City. This will be achieved through planting trees at the closest practicable spacing such that the opportunities for that selection are maximised. For development removal replacements only species that will create an Aggregate Tree Canopy Area of at least one and half times the Nature Strip Area and preferably two times can be selected. An adjoining property owner may request the planting of an additional tree if sufficient space allows.~~

The City aims to establish a near-continuous street tree canopy by planting trees at species-appropriate intervals as per Urban Forest Strategy 2025-2035. Residents and property owners may request additional trees if space permits.

1. An installation of paving or synthetic turf, whether authorised or not, shall not affect the requirement for all nature strips to have street trees.
2. An adjoining property owner shall not be permitted to install synthetic turf under the drip line of street trees. [Refer Nature Strip Improvement Guidelines.](#)
- 3.
4. Council considers uniform avenues of street trees as desirable in certain situations and may designate locations to introduce this. [incorporating diversity initiatives as per Urban Forest Strategy.](#) ~~Though desirable, Council considers the concept of uniform avenues less important than the direct objective of increasing canopy cover and species diversity through planting suitable street trees in suitable locations.~~
5. ~~Council will consider proposals for uniform tree species within a street provided the proposed species is included on the approved species list and is suitable to plant in the particular location. Council may delegate approval of uniform tree species to the CEO.~~
6. ~~To facilitate introduction of new street trees inter-tree planting will occur in conjunction with tree replacement, resulting from natural attrition and other causes, to allow for staged removal of existing declining trees.~~ [Succession planting will be in conjunction with planned tree replacement.](#)

7. When new trees are planted on the south side of an east/west street, consideration is to be given to ensuring adjoining property owners are consulted in regard to their winter solar access requirements.

### Unauthorised or Inappropriate Street Tree Planting.

An unauthorised street tree planting shall constitute any one of the following:

- A tree planted without written approval of the City; or
- A tree planted of an inappropriate species for verge planting or under powerlines; or
- A tree planted out of alignment in relation to the City's street tree planting specifications.

Where an unauthorised street tree planting is identified, the City shall determine whether the planting can be retained and whether it conforms to the City's planting specifications.

Where the planting is recent, and the tree is of a conforming variety but on the wrong alignment or spacing, the City shall liaise with the resident in regard to relocating the tree if deemed suitable at the cost to the resident, occupant and or developer as long as the species lends itself to transplanting.

Where the planting is recent, and the tree is non-conforming in species and planting specifications, the resident/occupant shall be given the option of relocating the tree on private property prior to the City considering its removal and replacement.

Where the planting is more established, and the variety considered not appropriate to transplanting, street tree removal shall apply.

## **Pruning**

In relation to street tree pruning Council's primary objectives are to:

1. Promote tree health, structural integrity and form.
2. Maintain statutory clearances for the various infrastructure located in the road reserve;
3. Maximise the benefits delivered by street trees; and
4. Support public safety and minimise the risk of damage to property and injury to people.

In the interests of public safety, of the health of street trees and of managing the City's exposure to liability the following requirements and tree management standards apply to the pruning of street trees:

- a. All pruning of street trees will be in accordance with Australian Standard AS 4373 ~~Pruning of Amenity Trees~~ 2007 or as otherwise instructed by a suitably competent and qualified arborist approved by the City.
- b. All pruning of street trees requires City approval and pruning is only to be undertaken by persons authorised by the City of Nedlands. The City will apply penalties to any person found to have carried out unauthorised pruning of a street tree.
- c. If an adjoining property owner requests pruning of a street tree abutting their property, and in the opinion of the CEO the pruning is not associated with matters of safety, tree health ~~or boundary encroachment~~, the ratepayer shall bear 100% of the cost to prune the tree if approved.

### **Preservation**

~~It is Council's objective to ensure development and building activity considers and accommodates established street trees to the extent practicable. The following requirements apply:~~

- ~~1. The City shall develop and maintain a register of Significant Street Trees.~~
- ~~2. All development applications shall indicate the location of street trees on adjoining nature strips on surveys and site plans.~~
- ~~3. Prior to planning approval Council requires consultation between the City and developers in order that plans are adjusted to accommodate established street trees. Council prioritises tree retention on nature strips adjoining development sites and will only consider removal when no other practicable design alternative exists.~~
- ~~4. Approval for developers to conduct building related activities on the adjoining nature strip, including the storing of materials, shall be conditional to establishment of a fenced Tree Protection Zone to a minimum of 2 metres from the base of street trees prior to commencement of building works. Council may also require developers deposit a bond of sufficient amount to cover the cost of remediating damage to a street tree resulting from building activities.~~
- ~~5. Any person(s), where identified, associated with the unauthorised removal or damage of a street tree may be prosecuted by the City. The City shall provide a mechanism to encourage community members to report unauthorised removal or damage of street trees. Significant measures, including the placement of signage, may be implemented as a deterrent against future unauthorised removal or damage of street trees.~~

### **Removal**

Street trees will not be authorised to be removed unless one or more of the following circumstances applies:

1. The tree is dead, diseased ~~or in decline~~ damaged or in terminal , and no further remedial techniques are appropriate;
- ~~2. The tree is listed on the City's unsuitable tree species list;~~
- ~~3. The tree poses an unmanageable hazard and endangers persons or property and pruning or other techniques cannot effectively remedy that hazard. For the avoidance of doubt, private property (such as vehicles) located on nature strips underneath street trees shall not be considered to constitute an 'unmanageable hazard';~~
- ~~4. The tree is diseased or damaged to an extent that remedial techniques are unlikely to restore it;~~
- ~~5. To facilitate private development where, following consultation between the City and the developer, no practicable design alternative exists which allows retention of the tree. The City will not approve designs that propose removal of street trees listed on the register of Significant Street Trees and Council will not accept objections to refusal of designs resulting in removal of a significant street tree;~~
6. Where a development is approved that necessitates the removal of a street tree the developer shall replace the tree and bear 100% of the cost for the City to remove the tree to a minimum of 100L as per LPP3, and:
  - a. the developer must plant a minimum of two suitable replacement trees from the approved species list to a minimum of 100L;
  - b. where ~~a number of~~ several frontages are created due to subdivision, then a minimum of one tree shall be planted on each frontage; and
  - c. replacement trees shall be a species ~~that fulfils the Aggregate Tree Canopy Area provision. Where it is not practicable to plant the full replacement on the verge adjoining the development, trees to create the required replacement coverage shall still be provided by the developer and the City will plant in the closest suitable alternative location.~~ that aligns with the Urban Forest Strategy 2025-2035.
7. To facilitate a Council approved works program (i.e. road works, drainage, utilities etc.).
8. Council may consider requests for removal and replacement of a street tree that is considered unsuitable for nature strips on the basis of:
  - ~~• it being of a species associated with a propensity to endanger persons or property;~~
  - it being of a species having an association with an elevated risk of establishing as an environmental weed;
  - a tree posing unacceptable risk due to a history of significant branch failures; and



- each request being considered individually.
- 9. ~~Other than where a tree is considered to be unsuitable in accordance with the preceding provisions,~~ removal and replacement of street trees shall not occur and penalties will be imposed for any damage, modification or removal of street trees without the City's authorisation.
- 10. All adjoining property owner requests/proposals for street tree removal, irrespective of the reasons, shall be lodged in writing.
- 11. Any verge tree above 5 metres in height which is not dead, diseased or dying must be presented to Council for decision.
- 12. ~~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. Accepted forms being the weekly CEO Update, or an email to Councillors.~~
- 13. Where a street tree removal is undertaken by a third party exercising other statutory powers, Councillors will be informed in writing. Accepted forms being the weekly CEO Update, or an email to Councillors.

~~Council considers some inconvenience arising from street trees as a necessary consequence of living in an urban environment where trees deliver significant community benefits. Council will only consider an issue with management of a street tree when the proprietor and Administration cannot agree and the issue concerns safety and well-being, significant inconvenience and the tree is listed on the Significant Street Tree Register.~~

The City will not approve requests for street tree removals that rely solely on the following reasons:

- Leaf, flower, nut or bark falling or accumulating or being blown by the wind; The tree variety causes nuisance by way of leaf, fruit and/or bark shedding or the like;
- ~~Enhancement or protection of views;~~ The tree obscures or potentially obscures views (other than traffic/pedestrian sight lines);
- Reduction or eradication of shading to gardens, lawns, pools, solar panels or dwellings;
- Requests for the planting of alternative species on the basis of individual preference or a desire to re-landscape; ~~or~~
- The tree is in the way of a non-essential crossover or verge paving option;
- Installation of an area for parking a vehicle on the nature strip; or
- The unsubstantiated 'potential' damage if the tree fails or from growth damage.

In the interests of public safety, removal is only to be undertaken by personnel authorised by the City of Nedlands.

### Preservation

It is Council's objective to ensure development and building activity considers and accommodates established street trees to the extent practicable. The following requirements apply:

1. The City shall develop and maintain a register of Significant Street Trees.
2. All development applications shall indicate the location of street trees on adjoining nature strips on surveys and site plans.
3. Prior to planning approval Council requires consultation between the City and developers in order that plans are adjusted to accommodate established street trees. Council prioritises tree retention on nature strips adjoining development sites and will only consider removal when no other practicable design alternative exists.

Where a new or altered crossover or driveway is proposed such that it will require the removal of a street tree or be located within 1.0 metre of an existing street tree, the City or nominee shall also assess the tree to determine whether a street verge tree is likely to be adversely affected as a result of the proposed development or whether the street tree can be removed.

If the street tree removal is not approved, the City shall advise the applicant, in writing, that retention of the street tree is required and that the development access be redesigned. If removal of the street tree is approved, the officer shall advise the applicant that the street tree will be removed by the City at the applicant's expense and a replacement tree to be planted by the City, at the applicant's expense.

Crossovers shall be located a minimum of 1.5 metre from a street tree. Reduction to 1.0 metre may be considered, depending on availability of alternatives, tree species and location, sight lines and traffic safety.

Where approval is given to remove a street verge tree, the removal costs as determined by the City. Where approval for the removal of an existing street verge tree has been granted, a suitable replacement tree as determined by the City's Street Tree Management Plan shall be planted by the City at the applicant's expense. In both instances such payment must be received prior to the works being carried out.

Should an existing street verge tree be damaged as a result of development works, the applicant/builder shall reimburse the City for any arboriculture works required to ensure its survival. The extent/cost of this work shall be determined by the City.

Where an existing street verge tree is pruned/removed without authorisation, legal action may be taken at the discretion of the City

### **Unauthorised Interference, Removal, Pruning or Damage to City Trees**

Section 6.1 of the City's Public Places and Local Government Property Local Law 2016, prohibits the damage or removal of a street tree, or part of a tree without a

licence. In cases where there is reasonable proof of unauthorised interference, removal, pruning or damage to a City tree, the remedies provided for in the Public Places and Local Government Property Local Law may be applied

### **Tree Protection at Adjacent Development Sites**

City trees need to be protected at development sites in order to preserve the amenity of streetscapes and neighbourhoods.

#### **Tree Protection Zone (TPZ) Requirements at Development Sites**

For all demolition and construction works the developer/owner is responsible for the protection of all City trees that are to be retained on City managed land adjacent to the property by adhering to the following guidelines:

- A fence must be installed to create a TPZ at the cost of the applicant;
- The type of fencing must be in line with the Australian Standard for Protection of Trees on Development Sites;
- At minimum, the TPZ will cover two metres by two metres around the trunk – any lesser exceptions must first be approved by the City; and
- The TPZ should not obstruct roads or footpaths unless approved alternatives are in place.

~~Approval for developers to conduct building related activities on the adjoining nature strip, including the storing of materials, shall be conditional to establishment of a fenced Tree Protection Zone to a minimum of 2 metres from the base of street trees prior to commencement of building works. Council may also require developers deposit a bond of sufficient amount to cover the cost of remediating damage to a street tree resulting from building activities.~~

Any person(s), where identified, associated with the unauthorised removal or damage of a street tree may be prosecuted by the City. The City shall provide a mechanism to encourage community members to report unauthorised removal or damage of street trees. Significant measures, including the placement of signage, may be implemented as a deterrent against future unauthorised removal or damage of street trees.

### **Public Awareness**

Council will promote the importance of the City's street tree assets and the benefits they deliver. Regular communication including information about planting, streetscape improvement and maintenance activities, will be published ~~in the local media and via other appropriate sources.~~ the City's Communication Team.

### **Tree Health and Public Safety**

In the interest of street tree health, public safety and potential liability issues, structures such as, but not limited to, swings, cubby houses, ladders etc. are not permitted to be constructed in street trees.

## DEFINITIONS

<b>DEFINITIONS: Any definitions listed in the following table apply to this document only.</b>	
<b><u>Diameter at Breast Height (DBH)</u></b>	<u>This is the recognised method for measuring the diameter of the trunk of a tree. The measurement is taken at 1.4 metres from the ground level. Refer to Australian Standard 4970- 2009 Protection of Trees on Development Sites for more detailed information.</u>
<b><u>Helliwell Method</u></b>	<u>This is a recognised system that allows for a monetary value to be placed on the visual amenity provided by an individual tree asset.</u>
<b><u>Tree</u></b>	<u>This is defined as a woody perennial plant generally having a single stem or trunk which will grow to a height of approximately 4 metres or more.</u>
<b><u>Tree Protection Zone (TPZ)</u></b>	<ul style="list-style-type: none"> <li>• <u>City Tree is any tree which has a majority equal to or greater than 50% of its trunk growing from Council managed land.</u></li> <li>• <u>Street Tree is a tree that is located within the road reserve.</u></li> <li>• <u>Reserve Tree is a tree that is located within a park, reserve or natural area.</u></li> </ul>
<b><u>Urban Forest</u></b>	<u>This is an area above and below ground that is set aside for protection of trees roots, trunk and crown in order to provide for the viability and stability of a tree that is to be retained at a development site.</u>
<b><u>Vandalism</u></b>	<u>This is a population of trees and other plants growing within an urban setting for the purpose of improving the liveability of that urban setting whilst providing social, economic and environmental benefits to the community as a whole.</u>
<b><u>The City</u></b>	<u>This means the unlawful destruction, damage or injury to City owned tree assets which can include, but not limited to, poisoning, pruning, causing malicious damage to, removal and/or ringbarking.</u>  <u>The City of Nedlands</u>

## Related Documentation

Strategic Community Plan  
 Corporate Business Plan  
 Urban Forest Strategy [2023-2035](#)  
 Nature Strip Development Policy  
 Street Trees Procedure  
 Street Tree Management Plan

## Related Local Law / Legislation

*Local Government Act 1995*  
*Occupational Safety and Health Act 1984*  
*Energy Operators (Powers) Act 1976*  
 Thoroughfares Local Law

## Related Delegation

Nil.

## Review History

### 10 June 2025

22 February 2022 (Report TS01.02.22)  
 27 October 2015 (Report CPS24.15)  
 24 July 2012 (Report CP31.12)  
 27 July 2010 (Report CM18.10)

Document Control Box			
Document Responsibilities			
<b>Owner:</b>	Chief Executive Officer	<b>Owner Business Unit:</b>	Office of the Chief Executive Officer
<b>Inception Date:</b>	27 July 2010 (Report CM18.10)	<b>Decision Maker:</b>	Council OCM
<b>Review Date:</b>	23 April 2024 (Report TS14.04.24) 22 February 2022 (Report TS01.02.22) 27 October 2015 (Report CPS24.15) 24 July 2012 (Report CP31.12)	<b>Repeal and Replace:</b>	N/A
Compliance Requirements:			
<b>Legislation:</b>	<i>Local Government Act 1995 Part 5</i> <i>Local Government (Administration) Regulations 1996</i> <i>Occupational Safety and Health Act 1984</i>		

	<p><i>Energy Operators (Powers) Act 1976</i></p> <p><i>Water Services Act 2012</i></p> <p><i>Thoroughfares Local Law</i></p> <p><i>Council Plan</i></p> <p><i>Urban Forest Strategy 2018-2023</i></p> <p><i>Nature Strip Development Policy</i></p> <p><i>Street Trees Procedure</i></p> <p><i>Street Tree Management Plan</i></p>
--	---



### 18.3 Endorsement of Urban Forest Strategy 2025-2035

<b>Report Number</b>	<b>TS03.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Executive
<b>Contributing Officer</b>	Chris Keary - Manager Parks and Environment Daniel Lewis - Coordinator Parks
<b>Responsible Officer</b>	Chris Keary - Manager Parks and Environment
<b>Director</b>	Santosh Amasi - Director Technical Services
<b>Attachments</b>	1. City of Nedlands Urban Forest Strategy 2025-2035 [18.3.1] 2. City of Nedlands Species Selection and Planting Guide [18.3.2] 3. City of Nedlands Public Consultation Feedback [18.3.3]

#### Purpose

The purpose of this report is to seek Council endorsement of the Urban Forest Strategy 2025–2035 as the guiding framework for the City’s approach to tree canopy expansion, biodiversity enhancement, and climate resilience over the next decade.

#### Officer Recommendation

**That Council ADOPTS the Urban Forest Strategy 2025-2035 and City of Nedlands Species Selection and Planting Guide.**

#### Background

The City of Nedlands adopted its first Urban Forest Strategy in 2018, establishing a strategic framework to protect, enhance and manage the City’s urban tree canopy and broader natural assets over the long term. The Strategy provided clear direction on the importance of trees in supporting environmental resilience, urban amenity, community wellbeing and climate adaptation across the City.

The initial Urban Forest Strategy expired in 2023, creating the need for a renewed and contemporary approach that responds to evolving environmental challenges, legislative requirements and community expectations. Since the adoption of the original Strategy, the City has experienced increasing development pressure, the impacts of climate change, heightened community awareness of urban greening, and a growing emphasis on canopy retention and expansion within established urban areas.

In developing the updated Urban Forest Strategy, extensive engagement was undertaken with Council, including several concept forums held prior to finalisation of the Strategy. These forums provided an opportunity for elected members to test key





principles, explore strategic options, and provide early direction to ensure the Strategy aligns with Council priorities and the City's long-term vision. Feedback from these sessions directly informed the refinement of objectives, actions and implementation pathways within the final Strategy.

The renewed Urban Forest Strategy now provides a robust, forward-looking framework to guide decision-making, investment and operational practices, ensuring the City's urban forest is protected, enhanced and sustainably managed to meet the needs of current and future generations.

The City of Nedlands Urban Forest Strategy 2025–2035 sets a clear vision for a greener, cooler, and more resilient City:

**Vision:**

*“A thriving, sustainable city where nature and community flourish together - supported by a resilient and expanding urban forest that nurtures biodiversity, cools and cleans our environment, and enriches the health, wellbeing, and identity of future generations.”*

The Strategy establishes a long-term vision and clear objectives to:

- Increase urban tree canopy across streets, parks, and public spaces to achieve measurable targets that improve shade, reduce heat island effects, and enhance community wellbeing.
- Strengthen climate adaptation and resilience by prioritising species selection and planting practices that respond to changing environmental conditions, including drought and extreme heat.
- Protect and enhance biodiversity by integrating native species and habitat corridors into urban planning and development.
- Provide a consistent decision-making framework for tree management, ensuring alignment with Council's sustainability goals and community expectations.
- Support community engagement and stewardship through education programs, partnerships, and incentives that encourage residents and local groups to participate in greening initiatives.

Endorsing the Urban Forest Strategy will enable the City to deliver a coordinated, evidence-based approach to urban greening, contributing to improved environmental outcomes, enhanced liveability, and long-term sustainability.

Administration considered the responses from the community on completion of the engagement and have finalised the draft Urban Forest Strategy which is being presented to Council for adoption.

**Current State**

- City-wide canopy cover: 18.4%, decreased by 0.2% since 2020.
- Residential land canopy: 16%, projected to decline to 11.7% under current development trends.



- Parks and road reserves: 24.6% and 24.4%, both declining since 2020.

### **Key Challenges**

- Ongoing canopy loss from subdivision and infill development.
- Ageing tree population and low species diversity.
- Climate change impacts, urban heat, and biosecurity threats (e.g., Polyphagous Shot Hole Borer).
- Policy gaps, limited enforcement, and constrained delivery capacity.

### **Strategic Directions**

1. Canopy Protection and Equitable Growth – Protect existing trees and expand canopy where most needed.
2. Resilient and Diverse Landscapes – Increase species diversity and climate resilience.
3. Transparent and Inclusive Decision-Making – Engage and empower the community in urban forest stewardship.
4. Integrated and Accountable Governance – Embed urban forest priorities into planning and asset management.
5. Strategic Investment and Capacity – Secure long-term funding and organisational capability.

### **Targets**

- Increase overall canopy cover to 20% city-wide and 30% in parks and streetscapes over 20 years.
- Improve equity by prioritising low-canopy, high-heat areas.
- Enhance biodiversity and age diversity to build resilience.

### **Implementation**

The Strategy includes a staged 10-year action plan focusing on immediate canopy protection, proactive maintenance, community partnerships, and investment in systems and capacity. Estimated costs range from \$3.96M to \$5.23M over 10 years, depending on planting scenarios.

### **Why It Matters**

Urban trees are essential infrastructure, delivering cooling, biodiversity, health, and liveability benefits. This Strategy provides a roadmap to safeguard and grow City of Nedlands' green character for future generations.

Urban Forest Strategies are critical for future planning as they:

- Preserve and protect existing trees, ensuring their health and longevity.
- Mitigate the impacts of urban development, balancing growth with environmental stewardship.
- Enhance climate resilience, addressing risks associated with rising temperatures, drought, and extreme weather events.



- Support biodiversity, creating habitat corridors and improving ecological connectivity.

The previous Strategy delivered significant progress in tree planting and canopy expansion; however, ongoing pressures such as population growth, infrastructure development, and climate change require a more ambitious and adaptive framework.

The proposed Urban Forest Strategy 2025–2035 builds on these foundations and introduces:

- Updated canopy targets informed by data and climate projections.
- Improved species selection guidelines prioritising drought-tolerant and native species.
- Integration with broader planning and development processes, ensuring tree management is embedded in all stages of urban design.
- Community engagement initiatives to foster shared responsibility for urban greening.

Endorsement of this Strategy will reaffirm the City's commitment to creating a greener, cooler, and more resilient urban environment, aligning with Council's strategic objectives for sustainability and liveability

## Discussion

The Urban Forest Strategy 2025–2035 as per attachment 1 provides a comprehensive framework to guide the City's approach to urban greening and climate resilience over the next decade. It responds to key environmental challenges, community expectations, and strategic objectives by setting clear priorities and measurable targets.

The Strategy aims to:

- Protect and expand tree canopy cover across streets, parks, and public spaces to reduce urban heat, improve shade, and enhance liveability.
- Enhance biodiversity and habitat value by prioritizing native and climate-resilient species and creating ecological corridors that support local fauna.
- Mitigate urban heat and improve community wellbeing through increased green infrastructure, contributing to cooler neighborhoods and healthier environments.
- Support climate resilience and sustainability goals by embedding tree management into planning and development processes, ensuring long-term adaptability to changing conditions.

The Species Selection and Planting Guide as per attachment 2 provides a clear and consistent framework for selecting and planting street trees and public realm vegetation within the City of Nedlands. It has been developed to ensure all tree planting is guided by evidence-based principles that support the delivery of a resilient, diverse, and climate-adapted urban forest.

This guide aims to:

- Ensure tree selection aligns with Council's strategic vision for canopy cover, biodiversity, and livability.



- Provide a transparent and defensible process for species selection that can be consistently applied across projects, contractors, and staff.
- Increase successful tree establishment rates, reduce ongoing maintenance costs through informed species choice and appropriate planting practices.
- Supporting community engagement and the education of species selection and planting approaches.

Key considerations include:

#### Integration with Planning Controls

- The Strategy aligns with the City's Local Planning Scheme and development guidelines, ensuring that tree protection and planting requirements are incorporated into subdivision and building approvals.

#### Community Engagement and Partnerships

- The Strategy emphasises collaboration with residents, Friends' groups, and other stakeholders to foster shared responsibility for tree care and urban greening initiatives.

#### Operational and Financial Implications

- Implementation will require ongoing investment in tree planting, maintenance, and monitoring, supported by grant funding opportunities and partnerships.

Endorsement of the Strategy will strengthen the City's sustainability framework, provide a clear roadmap for achieving canopy targets, and ensure urban forestry principles are embedded in all aspects of planning and development.

## **Consultation**

### **Consultation Workshops**

The development of the Urban Forest Strategy was informed by extensive community and stakeholder engagement, delivered through three key stages:

- Stage One Consultation (January–March 2025): Initial engagement with the community through surveys and feedback opportunities. (See Attachment 3)
- Concept Forum (June 2025): A collaborative workshop involving three former Councillors to refine strategic priorities.
- Stage Two Consultation (November–December 2025): Final round of consultation to review and validate the draft Strategy. (See Attachment 3)

## **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**



## **People**

2. A healthy, active and safe community.

## **Planet**

4. Healthy and sustainable ecosystems.

5. Climate resilience.

## **Place**

6. Sustainable population growth with responsible urban planning.

7. Attractive and welcoming places.

## **Performance**

11. Effective leadership and governance.

## **Budget/Financial Implications**

Endorsement of the Strategy does not create immediate financial impacts; however, it will inform future budget allocations for canopy expansion and ongoing maintenance. Current annual budgets for parks and natural areas include funding for tree maintenance and planting, which is sufficient to meet existing requirements.

It is reasonable to anticipate that maintenance costs will increase over time as the number of trees in public spaces grows, driven by current planting initiatives.

The City's 5-Year Capital Works Program and annual capital budget process already provide for tree planting activities linked to the implementation of the Enviro-scape Master Plan across developed parklands.

## **Legislative and Policy Implications**

- Planning and Development Act 2005: Supports tree preservation provisions.
- Local Planning Scheme No. 3: Reinforces statutory objectives for tree protection

## **Decision Implications**

Failure to endorse the Urban Forest Strategy 2025–2035 may result in:

### **Reduced Climate Resilience and Increased Urban Heat**

Without a coordinated approach to canopy expansion, the City risks intensifying the urban heat island effect, leading to higher temperatures, increased energy demand for cooling, and greater health risks for vulnerable populations. Trees are a proven natural solution for mitigating heat and improving air quality.

### **Missed Opportunities for Integrated Planning and Long-Term Canopy Expansion**

The Strategy provides a framework for aligning tree planting and maintenance with



land-use planning, infrastructure upgrades, and sustainability initiatives. Without endorsement, efforts may remain fragmented, reducing efficiency and limiting access to external funding opportunities such as grants and partnerships.

### **Lack of cohesive Environmental Management Initiatives**

A lack of strategic direction could result in inconsistent standards, duplication of effort, and diminished outcomes across departments. Fragmentation also makes it harder to monitor progress, report on canopy targets, and respond effectively to emerging environmental challenges.

### **Benefits of Endorsement**

Endorsing the Urban Forest Strategy 2025–2035 will deliver significant benefits:

#### **Environmental Benefits**

Increased canopy cover improves biodiversity, soil health, and stormwater management while reducing carbon emissions and mitigating climate impacts.

#### **Social and Health Benefits**

Shaded streets and parks enhance community comfort, reduce heat stress, and encourage outdoor activity, contributing to improved physical and mental health.

#### **Economic Benefits**

Trees increase property values, reduce energy costs through natural cooling, and lower infrastructure maintenance costs by managing stormwater and reducing heat-related damage.

#### **Strategic**

#### **Alignment**

The Strategy supports the City’s sustainability objectives, climate adaptation goals, and community expectations for liveable, green spaces.

### **Conclusion**

Endorsing the Urban Forest Strategy 2025-2035 will strengthen the City’s ability to protect and expand its urban canopy through a clear, evidence-based framework. It positions the City to proactively manage future challenges, secure external funding, and deliver measurable benefits in health, amenity, and environmental resilience.

### **Further Information**

Nil





## Urban Forest Strategy 2025 - 2035

City of Nedlands

*Report No. J23895*

*29 September 2025*

*Project Partners:*

**grafted**  
STUDIO



**GOOD  
CANOPY  
COMPANY**



**Company Name:** ArborCarbon Pty Ltd

ACN: 145 766 472

ABN: 62 145 766 472

Address: ROTA Trans 1, Murdoch University, Murdoch WA 6150

Post: PO Box 1065 Willagee Central, WA 6163

Phone: +61 408 907 152

Website: [www.arborcarbon.com.au](http://www.arborcarbon.com.au)

*ArborCarbon acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.*

## DOCUMENT QUALITY ASSURANCE

<b>Project Title</b>	Urban Forest Strategy		
<b>Status</b>	External Draft		
<b>Revision version</b>	Rev A		
<b>Author(s)</b>	Briony Williams Peter Scott Celeste McDonald Gwilym Griffiths Caine Holdsworth		
<b>Reviewed by</b>	Paul Barber Giles Hardy		
<b>Project Manager</b>	Briony Williams	<b>Project Number</b>	J23895
<b>Filename</b>	AC_Report_J23895_CityofNedlands_UrbanForestStrategy2025-2045_RevA_20250930.docx	<b>Saved on</b>	2026-01-22

## REVISION SCHEDULE

Revision	Revision Details	Date	Approved by
A	Draft for Client Review	29/9/2025	Briony Williams

## DISCLAIMER

ArborCarbon Pty Ltd has prepared this document using data and information supplied from City of Nedlands and other individuals and organisations, who have been referred to in this document.

This document is confidential and intended to be read in its entirety, and sections or parts of the document should therefore not be read and relied on out of context. The sole use of this document is for City of Nedlands only for which it was prepared.

While the information contained in this report has been formulated with due care, the author(s) and ArborCarbon Pty Ltd take no responsibility for any person acting or relying on the information contained in this report, and disclaim any liability for any error, omission, loss or other consequence which may arise from any person acting or relying on anything contained in this report. This report is the property of ArborCarbon Pty Ltd and should not be altered or reproduced without the written permission of ArborCarbon Pty Ltd.

Any conclusion and/or recommendation contained in this document reflect the professional opinion of ArborCarbon Pty Ltd and the author(s) using the data and information supplied. ArborCarbon Pty Ltd has used reasonable care and professional judgement in its interpretation and analysis of data in accordance with the contracted Scope of Works.

## Table of Contents

Executive Summary.....	6
1 Introduction and Purpose .....	8
Our Vision.....	8
1.1 How was the Strategy developed? .....	8
2 Background .....	9
2.1 Urban forestry and the benefits of urban forests.....	10
2.1.1 What is the urban forest?.....	10
2.1.2 What is urban forestry?.....	10
2.1.3 What are the benefits of the urban forest? .....	10
3 Strategic Context.....	15
4 Existing Urban Forest .....	16
4.1 Vegetation, canopy cover and urban heat .....	16
4.2 Tree diversity .....	24
4.2.1 Tree family.....	24
4.2.2 Tree genus .....	25
4.3 Available planting space .....	25
5 Community Engagement.....	27
5.1 Community survey consultation .....	27
5.2 Stakeholder engagement workshop.....	29
5.3 Community insights to strategic action .....	33
6 Challenges For Maintaining An Urban Forest .....	34
6.1 Ongoing canopy loss and development pressure .....	34
6.2 Impacts of climate change and urban heat .....	34
6.3 Conflict with Infrastructure and Car-Dominated Streetscapes.....	34
6.4 Environmental stressors, pests and disease .....	35
6.5 Policy gaps and enforcement limitations.....	35
6.6 Community expectations and engagement complexity .....	35
6.7 Ageing tree population and limited diversity .....	35
6.8 Capacity to deliver .....	35
6.9 Systems, data and processes .....	36
6.10 Interdepartmental alignment and strategic integration.....	36
7 Impacts of Subdivision on Canopy Cover in Residential Areas .....	37
8 Realising the Vision .....	39

8.1	Strategic hierarchy.....	39
8.1.1	Vision.....	39
8.1.2	Strategic directions.....	39
<b>1.</b>	<b>Canopy Protection and Equitable Growth.....</b>	<b>40</b>
<b>2.</b>	<b>Resilient and Diverse Landscapes .....</b>	<b>41</b>
<b>3.</b>	<b>Transparent and Inclusive Decision Making.....</b>	<b>42</b>
<b>4.</b>	<b>Integrated and Accountable Governance.....</b>	<b>43</b>
<b>5.</b>	<b>Strategic Investment and Capacity .....</b>	<b>44</b>
9	Urban Forest Targets .....	45
9.1	Genetic diversity.....	45
9.2	Age class diversity.....	45
9.3	Survivorship .....	46
9.4	Biodiversity .....	46
9.5	Canopy cover targets.....	46
10	Implementation and Action Plan .....	49
	References .....	50

## List of Figures

Figure 1: Suburbs, parks and key bushland reserves of Nedlands. ....	9
Figure 2: The top six benefits of urban trees identified by Nedland’s residents in a community survey. ....	10
Figure 3: ISGlobal ( <a href="https://www.uforest.eu/news/insights/trees-can-help-reduce-deaths-attributed-to-the-urban-heat-island-effect/">https://www.uforest.eu/news/insights/trees-can-help-reduce-deaths-attributed-to-the-urban-heat-island-effect/</a> ) .....	12
Figure 4: The Strategic context of the Urban Forest Strategy, and where it sits among the City’s other documents. ....	15
Figure 5: Height-stratified vegetation dataset (2024) of the City of Nedlands, with each stratum displayed in a different colour. ....	16
Figure 6: Land cover classification proportion (%) (left) and hectare coverage (right) of the entire City of Nedlands LGA boundary. ....	17
Figure 7: Canopy cover for each suburb in 2024. ....	18
Figure 8: Change in canopy cover for each suburb between 2020 and 2024. ....	19
Figure 9: Land Zones of the City of Nedlands, developed for this analysis. ....	21
Figure 10: Bar graph illustrating the percentage of each Land Zone covered by canopy .....	21
Figure 11: Change in canopy cover between 2020 and 2024 for each Land Zone. ....	22
Figure 12: Example of loss of canopy cover on Residential land between 2020 and 2024. Loss of canopy cover is coloured red, and new canopy cover is coloured green. ....	22
Figure 13: Example of loss of canopy cover on Commercial land between 2020 and 2024. Loss of canopy cover is coloured red, and new canopy cover is coloured green. ....	22
Figure 14: Distribution of tree family of public tree population. ....	24
Figure 15: Distribution of tree genera of public tree population. ....	25
Figure 16: Available Planting Space (APS) and the limiting factors used to determine areas of APS. ....	26
Figure 17: Proportion of APS for Parks and Road Reserves. ....	26
Figure 18: Community opinions on public trees. ....	27
Figure 19: Community opinions on private trees. ....	28
Figure 20: Opportunities identified by the community to increase tree canopy cover in the City. ....	29
Figure 21: (A) Residential land categorised by R-code. (B) Each lot is coloured by its potential to be subdivided under the current Residential design codes. Blue lots have development potential and will potentially undergo significant canopy loss, while green plots are considered fully developed and unlikely to lose canopy. ....	37
Figure 22: Current and projected canopy cover (%) for each R-Code. ....	38

## List of Tables

Table 1: Tree age classes and benchmark ranges, and their application to tree management, adapted from the City of Sydney Urban Forest Draft Strategy 2022. ....	45
Table 2: Canopy cover targets for Land Use Zones in Scenario 1 (75% of APS planted in road reserves and parks). ....	47
Table 3: Canopy cover targets for Land Use Zones in Scenario 1 (100% of APS planted in road reserves and parks). ....	48

## Executive Summary

The support for the protection and enhancement of the City of Nedlands (the City) urban forest is overwhelming. Community surveys, strategic policy, planning documents, and the City's community plan regularly reference and support the importance of the urban forest's benefits.

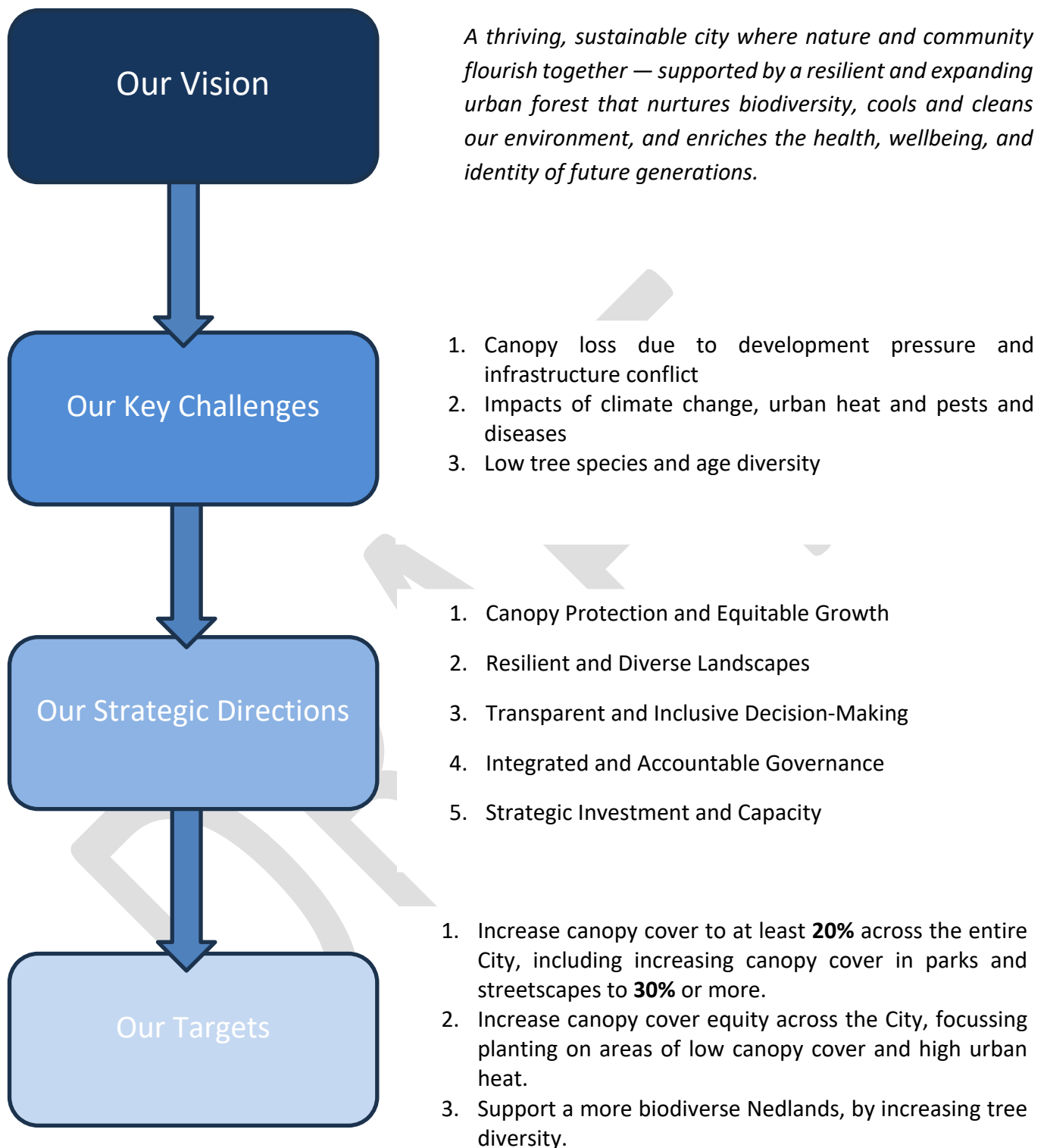
*“A thriving, sustainable city where nature and community flourish together — supported by a resilient and expanding urban forest that nurtures biodiversity, cools and cleans our environment, and enriches the health, wellbeing, and identity of future generations.*

Currently, the City has 18.4% canopy cover. This is a loss of 0.2% since 2020. The canopy cover of City-managed Parks is 24.6%, similar to City-managed Road Reserves at 24.4%. These land use categories have both experienced a decrease in canopy cover since 2020 (0.3% and 0.4%, respectively). The canopy cover of Residential Land is 16%. This is 0.5% less than the canopy cover levels for Residential Land in 2020. If subdivision and infill development continues as is, the canopy cover on residential land could decline to as low as 11.7%.

The City's urban forest faces significant challenges as many trees reach the end of their natural life concurrently, low species diversity, Polyphagous Shot Hole Borer (PSHB), development and infrastructure impacts, and a changing climate with increased temperatures and lower rainfall.

Appropriately valuing the benefits that the urban forest delivers to the community and environment is essential to determine the level of investment required to manage, monitor and grow this asset. Greater investment should be underpinned by a strong and robust strategy and supporting policies that clearly articulate a vision, measurable and time-based targets, and the actions required to achieve these.

Whilst the urban forest faces significant challenges, managing these and seeking solutions must be undertaken in holistic and multidisciplinary manner to achieve the vision and outcomes of the Strategy.



# 1 Introduction and Purpose

Welcome to the City of Nedland's (the City) Urban Forest Strategy (Strategy). It incorporates and reflects feedback and engagement with the community, City staff, and key stakeholders. The Strategy is firmly grounded in a data-driven approach, using monitoring, analysis, and evidence-based decision-making to guide actions. It articulates the City's vision, outcomes, and strategic priorities for the next five years to enhance and sustain our Urban Forest.

## Our Vision

*"A thriving, sustainable city where nature and community flourish together — supported by a resilient and expanding urban forest that nurtures biodiversity, cools and cleans our environment, and enriches the health, wellbeing, and identity of future generations."*

The Strategy will be reviewed annually to ensure continued relevance in a changing environment. The Strategy aligns with the City's Council Plan 2023-33 and ensures the strategic direction outlines the actions that will support, protect, and enhance the City's urban forest into the future.

Transforming the urban forest into a resilient, healthy, diverse, and well-managed asset will enable the City to adapt to a rapidly changing climate, mitigate urban heat island effects, protect its leafy streets and bushland, and provide ongoing ecosystem services to protect and enhance the wellbeing of the community and environment.

## 1.1 How was the Strategy developed?

The Strategy was developed through a comprehensive process that included:

- **Review of City policies and guidelines** to identify existing gaps and opportunities.
- **Operational capacity review** with City staff to assess current strengths and highlight areas for improvement.
- **Analysis of remotely sensed data** on vegetation, tree canopy cover, urban heat, and tree condition to map canopy distribution and establish a baseline of tree health to inform strategic directions.
- **Community and stakeholder engagement** through surveys and workshops to capture local knowledge, values, and aspirations.

INSERT IMAGE HERE tree lined street or community image planting trees etc.



## 2 Background

The City of Nedlands stretches from the Swan River to the Indian Ocean and has green, welcoming suburbs with rich history, tree-lined streets, beautiful parks, and strong community ties. It includes the suburbs of Nedlands, Dalkeith, Mt Claremont, Swanbourne, Karrakatta, and parts of Floreat and Shenton Park.

The City has six key bushland reserves that are part of the South-West Botanical Province—one of the world’s 36 biodiversity hotspots. These areas feature a mix of coastal plants, woodlands with Banksia, Marri, Jarrah, and Tuart trees, and riverbank rushes. They support local wildlife, including Carnaby’s and Forest Red-tailed Black-Cockatoos.

The City works with residents to care for and improve these natural spaces through shared bushland management efforts. Likewise, managing the broader urban forest—including trees in streets, parks, and other public spaces—is a shared responsibility between the City and its residents, reflecting a collective commitment to sustaining a healthy, resilient environment.

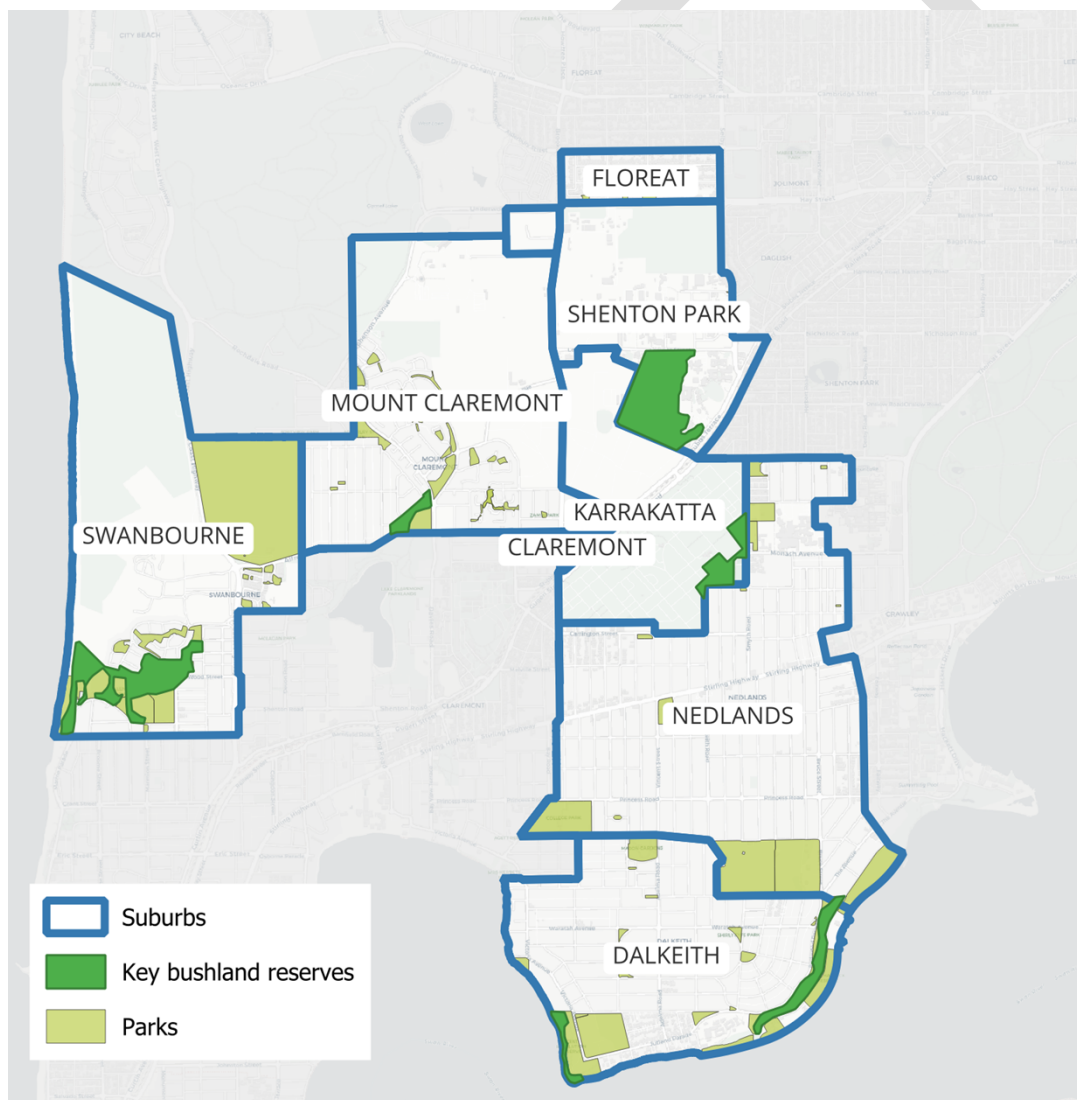


Figure 1: Suburbs, parks and key bushland reserves of Nedlands.

## 2.1 Urban forestry and the benefits of urban forests

### 2.1.1 What is the urban forest?

The urban forest includes all of the shrubs, trees, and other vegetation growing within the urban environment (DPLH et al., 2018), as well as the associated soil, water, and ecological elements which determine its growth. It includes the vegetation on both public and privately managed land, including parks, streetscapes, private properties and other green spaces. The state of the urban forest influences how communities experience urban living, as urban forests provide social, economic, and environmental benefits.

### 2.1.2 What is urban forestry?

Urban forestry is the practice of managing and planning the flora and fauna within these urban ecosystems to maximise their contributions to the ecological, social, and economic health of urban communities (Miller et al., 2015). Urban forestry presents the opportunity to maximise the ecosystem services provided by urban environments and thereby improve the social, economic, and physical health and wellbeing of urban communities.

### 2.1.3 What are the benefits of the urban forest?

The processes and products of ecosystems that provide direct or indirect benefits to humans are known as ecosystem services. Urban forests provide a range of ecosystem services such as air and water filtration, erosion mitigation, shading, water and nutrient cycling, pollination, and carbon sequestration. The contributions of urban forests to a clean, healthy, and aesthetically pleasing urban environment have broad and interrelated environmental, social, and economic benefits.

During community engagement, residents were asked to identify the key benefits of their urban forest. Feedback highlighted a strong appreciation for the urban forest and an awareness of its many services — from supporting native wildlife and capturing carbon to offering shade and cooling for the community (**Error! Reference source not found.**).

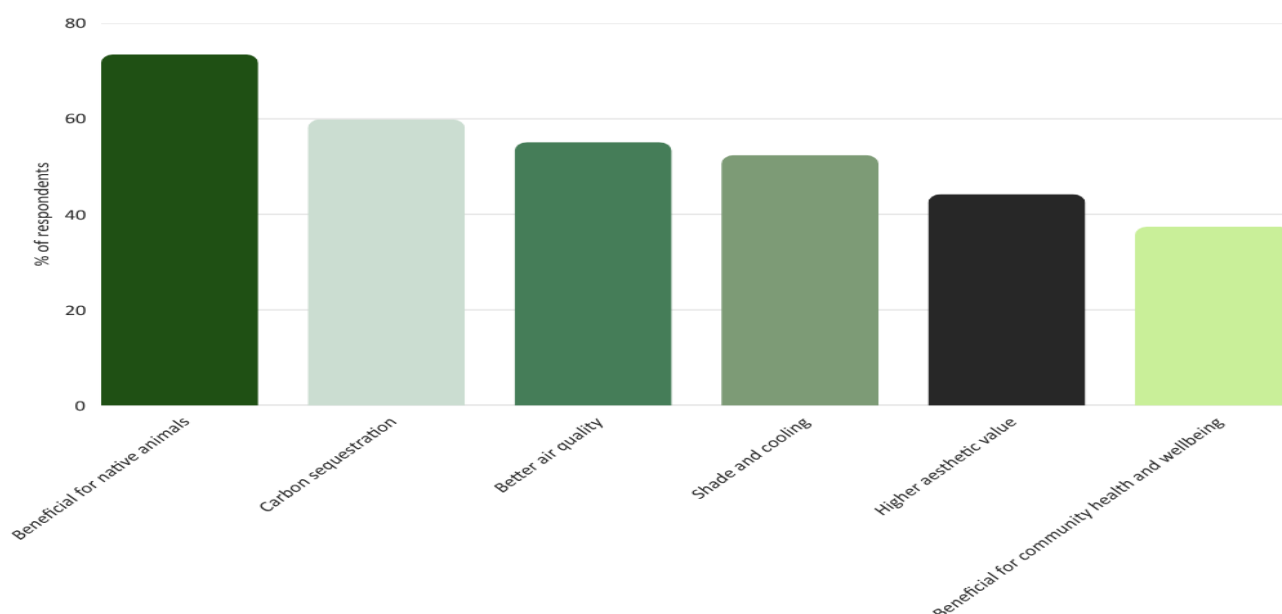


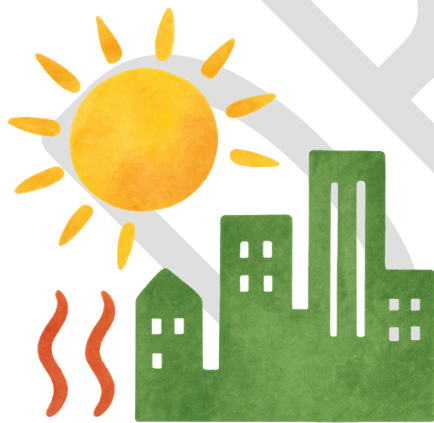
Figure 2: The top six benefits of urban trees identified by Nedland's residents in a community survey.



### **Biodiversity and ecological services**

Biodiversity—the variety of organisms within an area—is fundamental to human and ecosystem health. Urban forests enhance biodiversity by providing habitat and food resources, supporting species otherwise absent from cities. In Nedlands, for instance, Carnaby’s Black Cockatoo (*Zanda latirostris*) relies on urban trees for food and shelter. As native habitats decline, remnant bushland and urban forests become critical for sustaining such species. Designing urban forests to meet faunal needs strengthens local conservation outcomes, while diverse vegetation supports broader urban biodiversity.

Biodiverse urban forests also benefit people. Exposure to biodiverse ecosystems is linked to improved immune and digestive function and better health outcomes (Giacinto et al., 2021; Marselle et al., 2021). Structural vegetation diversity reduces noise and stress, improving psychological health (Marselle et al., 2021), while urban fauna—such as wild birds—can foster relaxation, stress recovery, and psychological restoration (Gray et al., 2024). These health benefits extend to economic gains through reduced public health costs (Giacinto et al., 2021; Nowak et al., 2018).



### **Urban heat and climate change**

The Urban Heat Island (UHI) is a phenomenon where urban areas experience higher temperatures than rural areas (**Error! Reference source not found.**).

Urban trees are critical for mitigating the urban heat island effect through shade and evapotranspiration (Rahman et al., 2020a). Cooling benefits vary by species and vegetation structure (Rahman et al., 2020b; Wang et al., 2021), but expanding the size, quality, and diversity of urban forests improves resident comfort and reduces energy demand for

cooling (Tsoka et al., 2021).

*“Trees are the single best infrastructure investment to prepare our streets and suburbs for a changing climate” (Conservation Council SA, 2020).*

Climate change intensifies these challenges, with global temperatures projected to rise 2.7 °C above pre-industrial levels this century. This will increase droughts, heatwaves, and natural disasters (Australian Academy of Science, 2021). In Perth, higher temperatures and declining rainfall pose significant risks to human and ecosystem health (Australian Academy of Science, 2021).

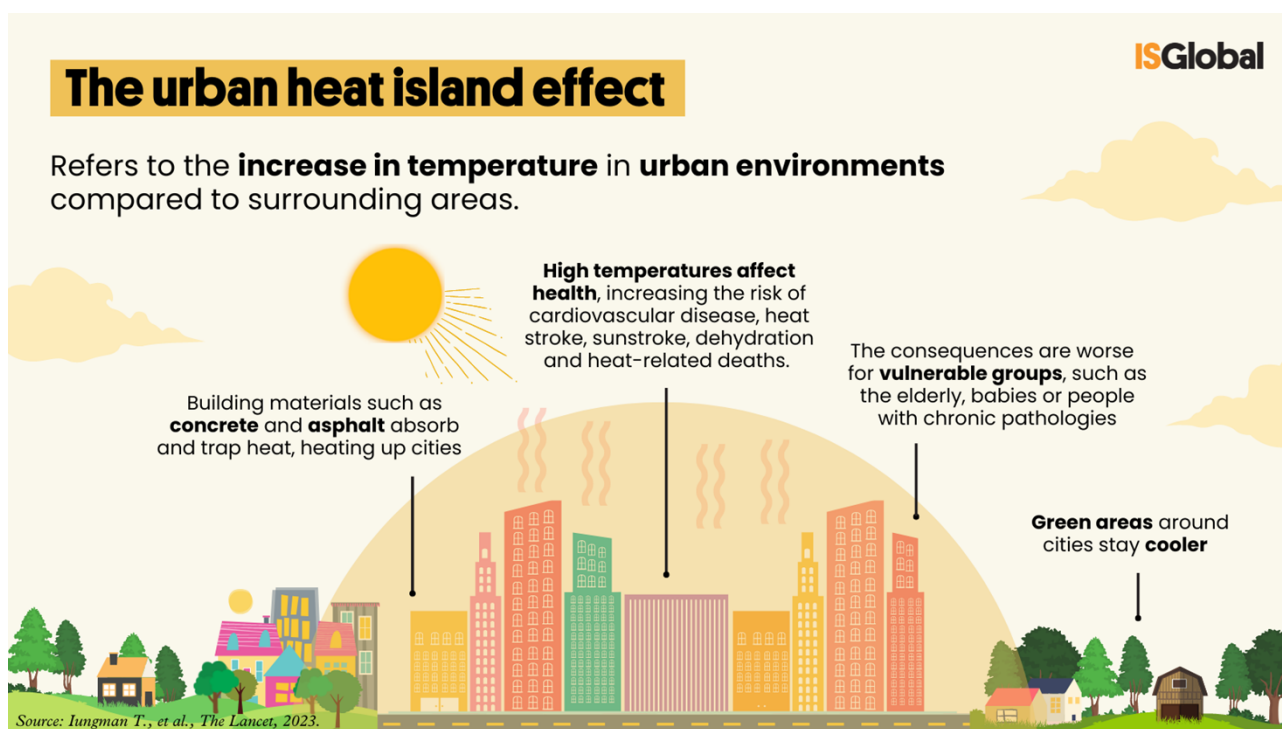


Figure 3. ISGlobal (<https://www.uforest.eu/news/insights/trees-can-help-reduce-deaths-attributed-to-the-urban-heat-island-effect/>)

The UHI affects resident health and wellbeing as higher temperatures are associated with heat discomfort, stress, exhaustion, and, in extreme heat events, heat stroke and mortality (Ho et al., 2023; Yadav et al., 2023). Rising urban temperatures can also increase pests and invasive species as heat-tolerant species become more abundant (Frank & Backe, 2023).



### Community and social benefits

Urban vegetation enhances social health by fostering community connection and providing spaces for recreation and interaction (Escobedo et al., 2015; Ewane et al., 2023; Pandit et al., 2013, 2014). The quality and accessibility of green spaces determine these benefits—for example, shaded areas make parks more usable in summer, encouraging social activity. Expanding high-quality green spaces can therefore strengthen community cohesion in Nedlands.

Greener neighbourhoods also deliver economic gains. Urban trees increase property values (Escobedo et al., 2015; Ewane et al., 2023; Pandit et al., 2013, 2014), while neighbourhood greening can drive further investment and development (García-Lamarca et al., 2022), boosting both personal wealth and access to services.

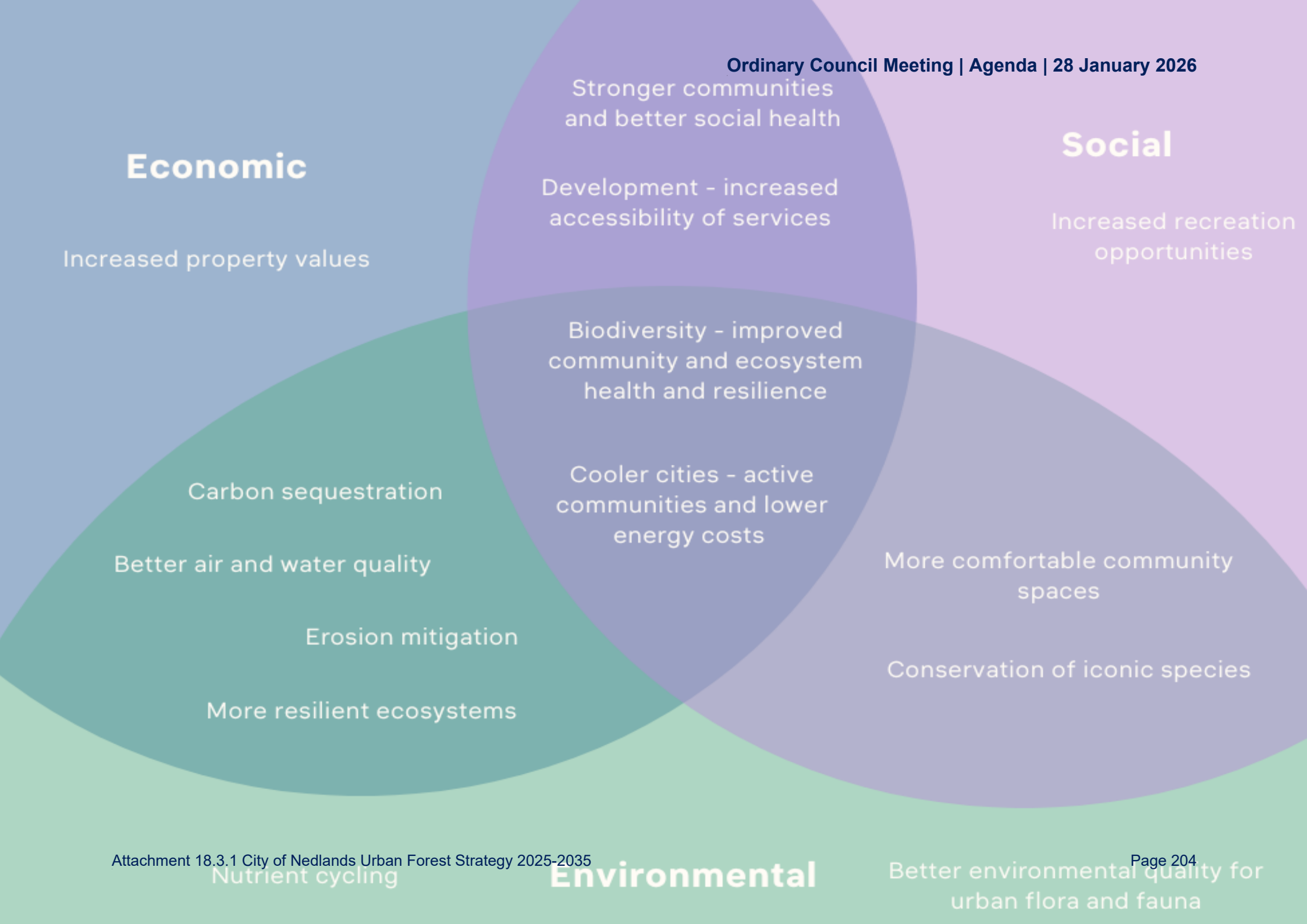


### Cultural identity and connection to place

The City of Nedlands falls within Whadjuk Nyoongar boodja, on the historic hunting grounds of the Mooro people of the Whadjak Nyoongar nation. The Mooro Nyoongar have been caring for the country known as Nedlands for an estimated 40,000 years, shaping the flora and fauna of the Nedlands area through practices such as cultural burning. As a result, the native flora and fauna of the City of Nedlands are reflective of, and inherently tied to, the cultural practices of the Mooro Nyoongar. Caring for country through considered management of the urban forest presents an opportunity for communities to partake in a 40,000-year-old practice of supporting the ecological communities of the Nedlands area.

Multiple trails from the Whadjuk Trail Network fall within the City of Nedlands. Trails such as the Karak Bidi (Black Cockatoo Trail) and the Karda Bidi (Monitor Lizard Trail) connect remnant bushland with Noongar trails in the area and provide opportunities to appreciate and learn about Whadjuk land and stewardship.

<image of a location along either of these trails or of a cultural event in Nedlands>





### 3 Strategic Context

The Strategy is a critical element that contributes to the vision of the City and enhances its liveability, environment and biodiversity, the health and wellbeing of residents, and supports sustainable urban development (Error! Reference source not found.).

The Strategy aligns with the City's Strategic Community Plan vision and is integrated within the broader existing suite of City policies and strategies, including development, planning, environmental, and landscape management.

The Strategy provides the direction and focus for implementing the actions of the Urban Forest Strategy, to ensure these actions maximise the benefits to the community and environment.



Figure 4: The Strategic context of the Urban Forest Strategy, and where it sits among the City's other documents.



## 4 Existing Urban Forest

### 4.1 Vegetation, canopy cover and urban heat

To better understand and track changes in its urban forest, the City of Nedlands engaged ArborCarbon to capture high-resolution airborne multispectral (ArborCam®) imagery in 2020 and 2024. This data provides detailed insights into vegetation structure, including height-stratified cover (**Error! Reference source not found.**), canopy extent (vegetation taller than 3 m), and land surface temperature (LST). These datasets offer a powerful tool for monitoring urban forest health and guiding future planning.

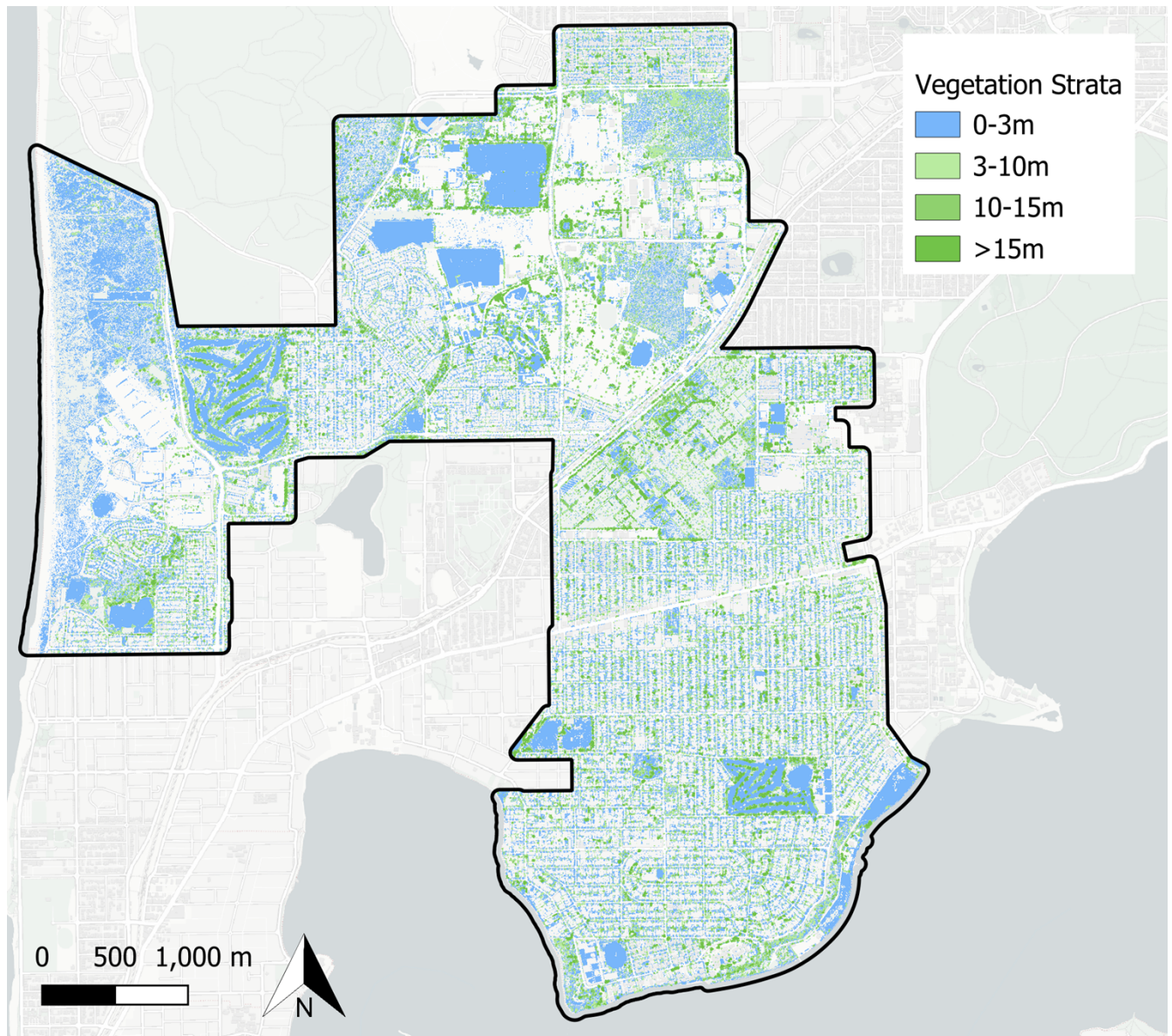


Figure 5: Height-stratified vegetation dataset (2024) of the City of Nedlands, with each stratum displayed in a different colour.

City Of Nedlands

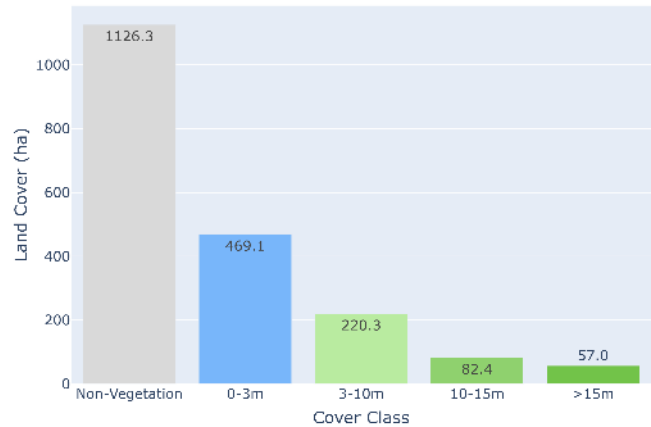
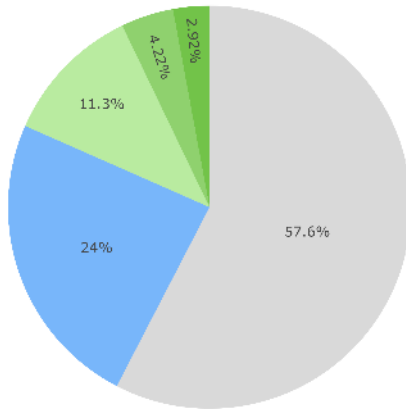


Figure 6: Land cover classification proportion (%) (left) and hectare coverage (right) of the entire City of Nedlands LGA boundary.

#### City-wide trends:

- Canopy cover (vegetation over 3m in height) covers **18.4%** (360 ha) of the City (**Error! Reference source not found.**).
- This is a **0.2% decrease since 2020**, when canopy cover was measured to be 18.6%. This reduction equals three hectares of canopy cover (equivalent to approximately **600 medium sized trees**).
- Non-canopy vegetation (living grass, turf, shrubs, and trees less than 3m in height) covers **24%** (469 ha) of the City.
- Non-vegetated surfaces (buildings, roads, exposed soil, mulch, sand and dead grass) cover **57.6%** (1126 ha) of the City.



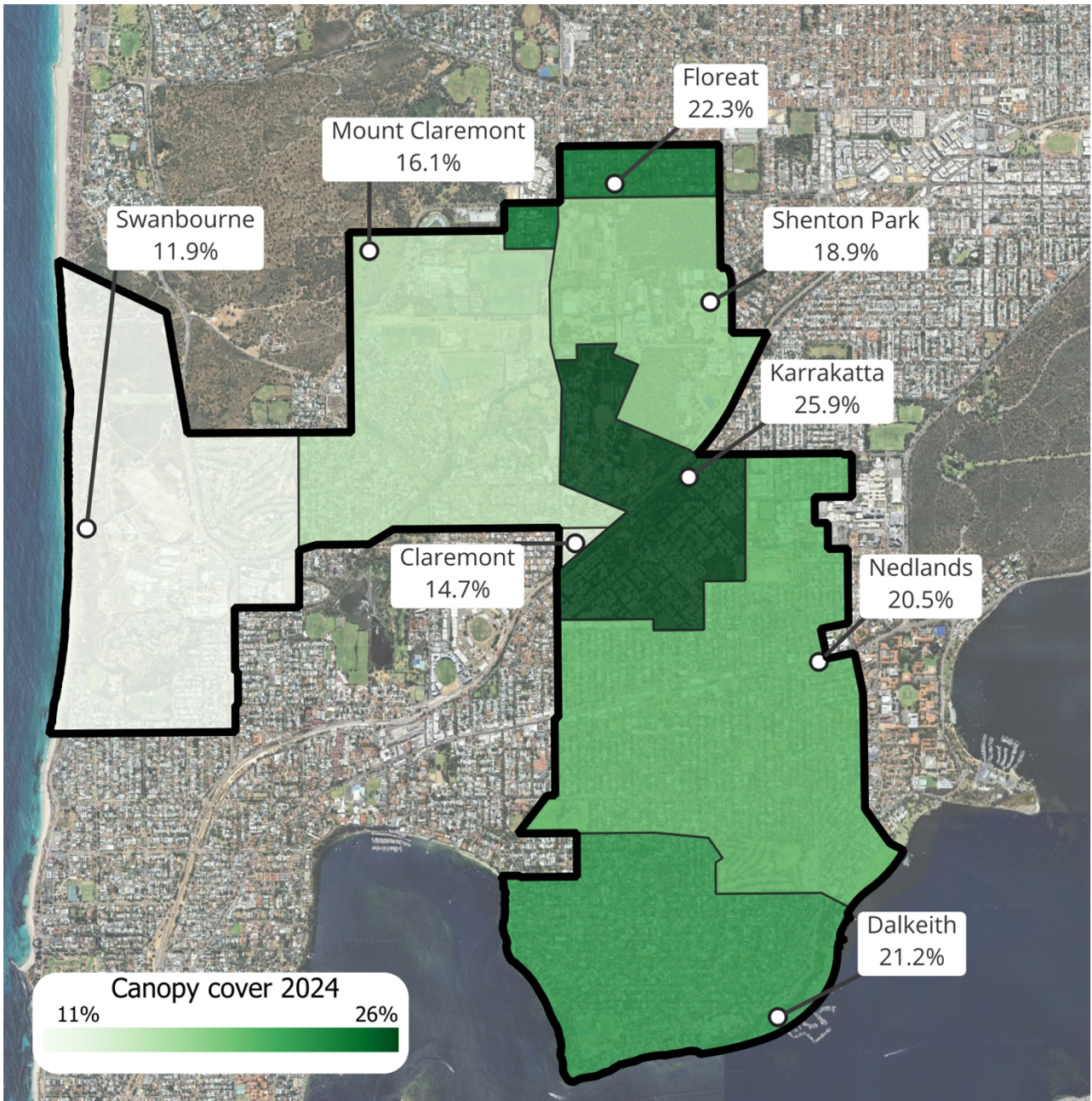


Figure 7: Canopy cover for each suburb in 2024.



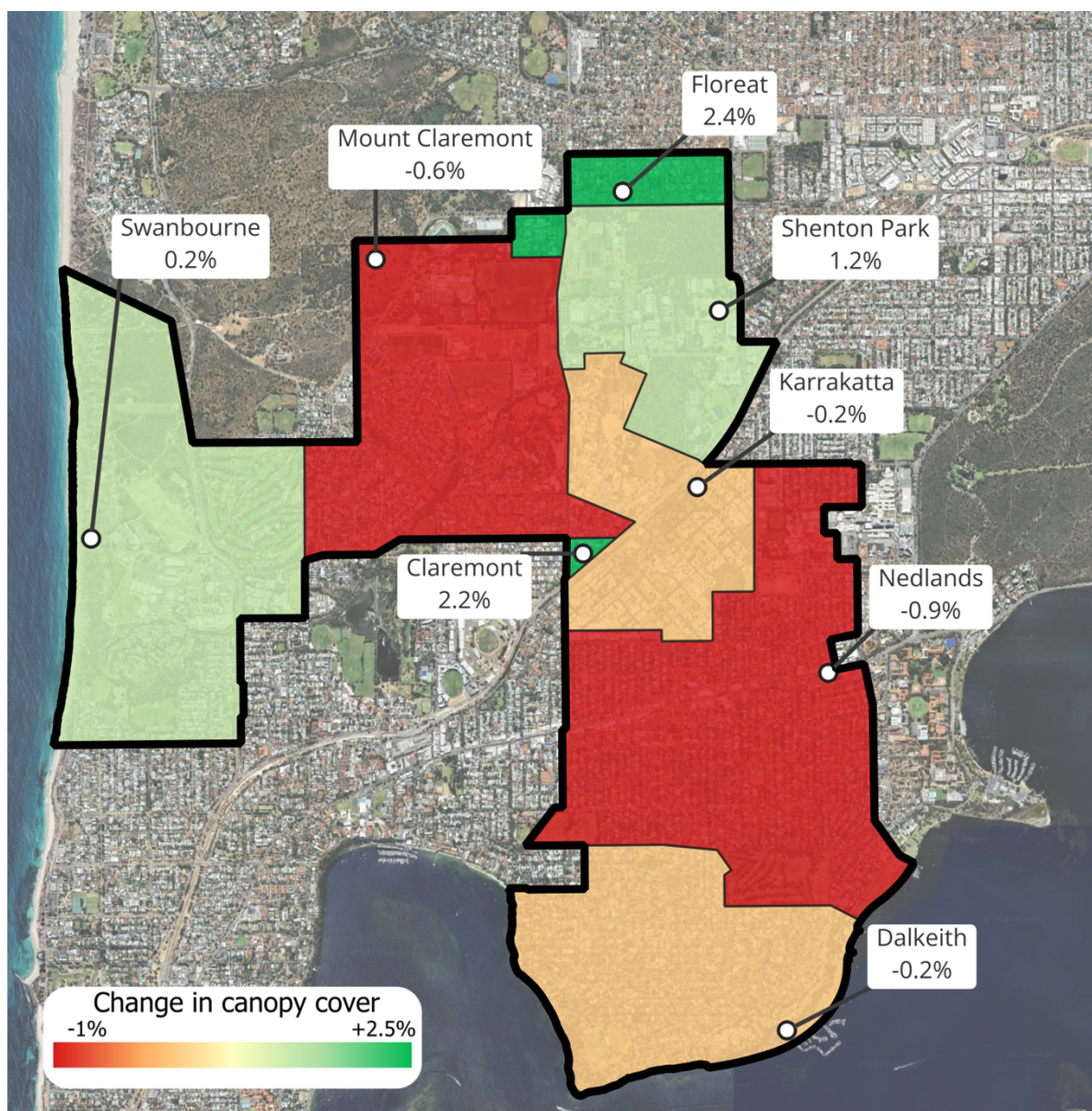


Figure 8: Change in canopy cover for each suburb between 2020 and 2024.

#### Suburb level trends:

- **Canopy cover is unequally distributed** across the City, with suburbs ranging from 11.9% (Swanbourne) to 25.9% (Karrakatta) (Error! Reference source not found.).
- Since 2020, **Nedlands and Mount Claremont have lost the most canopy cover** (-0.9% and -0.6%, respectively). A small portion of Claremont and Floreat is within the City boundary, and both areas have experienced an increase in canopy cover (2.2 and 2.4%, respectively). Canopy cover in Shenton Park also increased by 1.2% (Error! Reference source not found.).

The City was categorised into Land Zones according to the land's main purpose and management (**Error! Reference source not found.**, **Error! Reference source not found.** and **Error! Reference source not found.**).

#### Land use level trends:

- The canopy cover of City-managed **Parks** is **24.6%**, similar to City-managed **Road Reserves** at **24.4%**. These land use categories have both experienced a **decrease in canopy cover** since 2020 (0.3% and 0.4%, respectively).
- The canopy cover of **Residential Land** is **16%**. This is **0.5% less** than the canopy cover levels for Residential Land in 2020. See **Error! Reference source not found.** for an example of canopy loss in residential land.
- Land classified as '**Other**' includes land used for public purposes such as land managed by the Commonwealth Government, Water Corporation or State Energy Commission, Special Use Zones (such as the Campbell Barracks), areas of Environmental Conservation (such as Underwood Avenue Bushland) and the Cemetery. The canopy cover of this land is **18%**, an **increase of 0.3%** since 2020.
- **Commercial Land** has a proportional canopy cover of **9.9%**, a **decrease of 1.7%** since 2020 (**Error! Reference source not found.**).

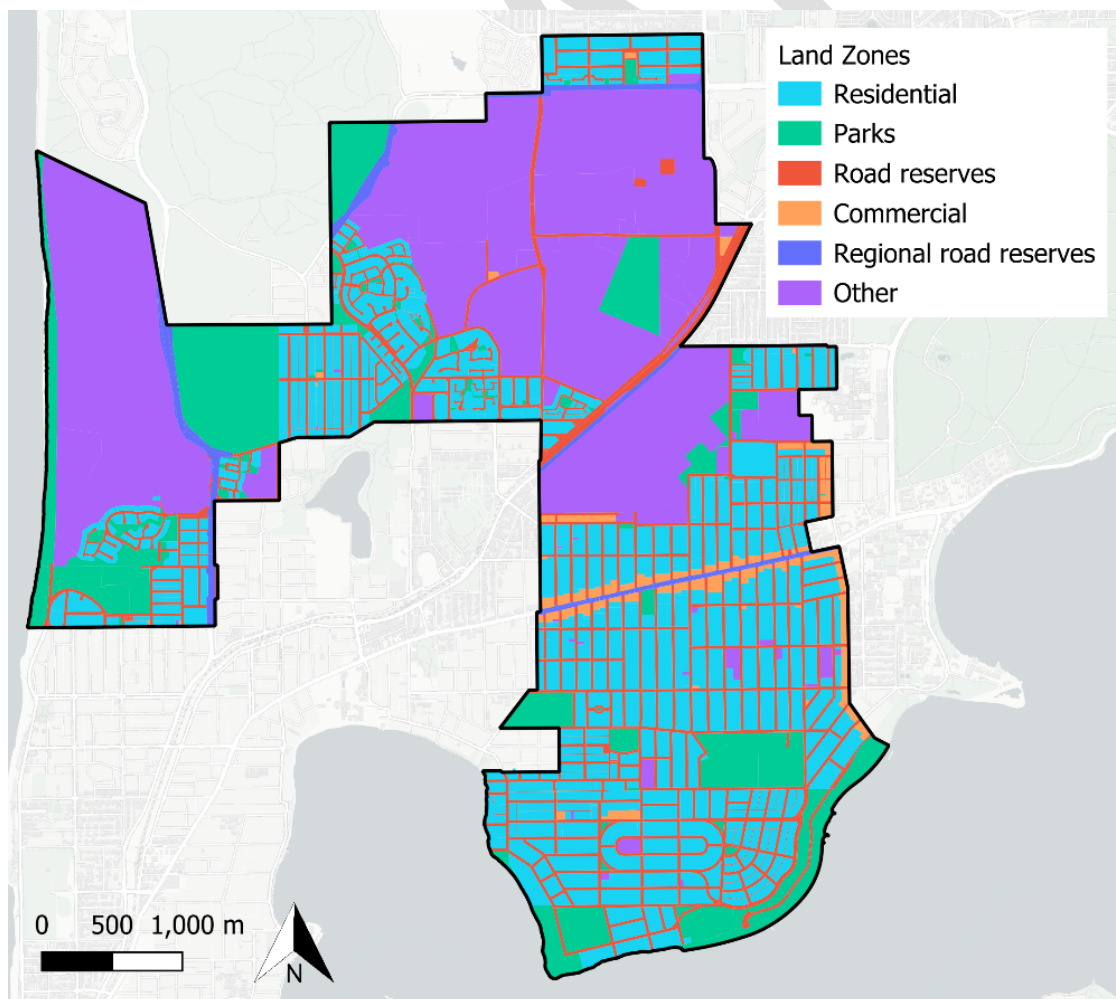


Figure 9: Land Zones of the City of Nedlands, developed for this analysis.

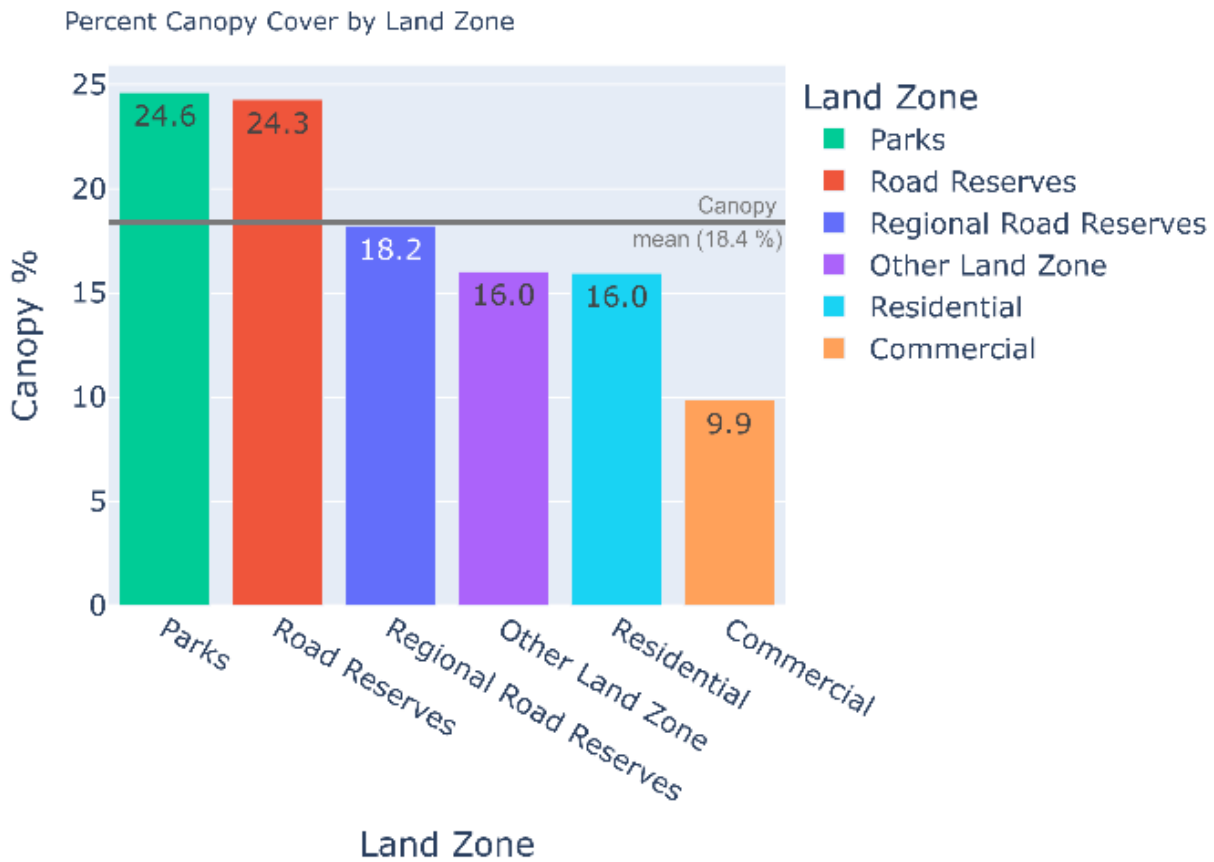


Figure 10: Bar graph illustrating the percentage of each Land Zone covered by canopy

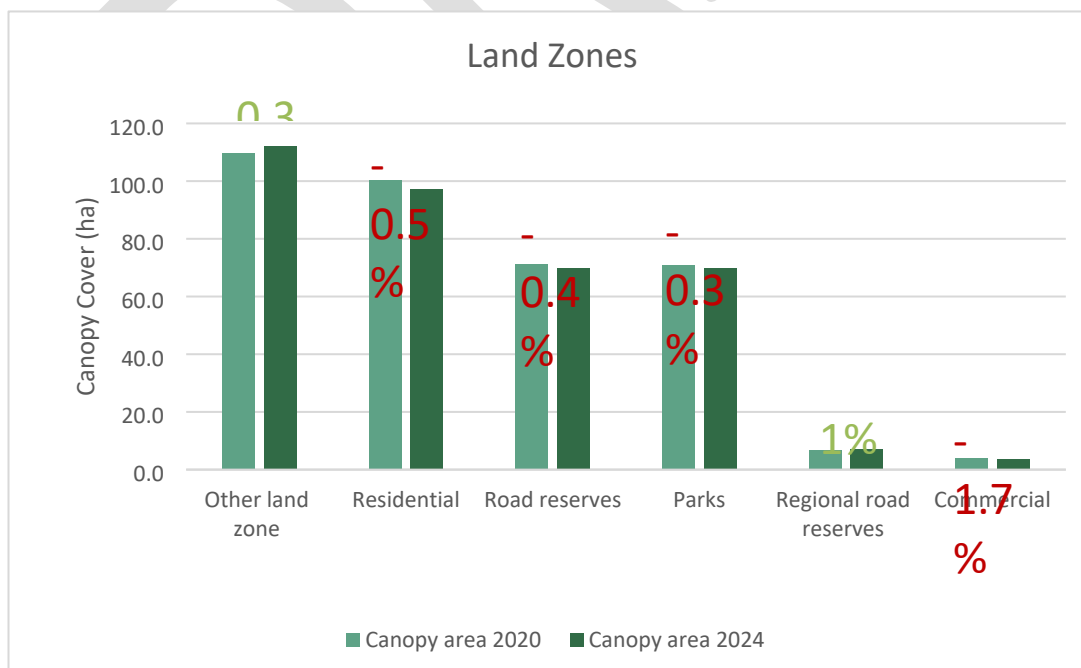




Figure 11: Change in canopy cover between 2020 and 2024 for each Land Zone.



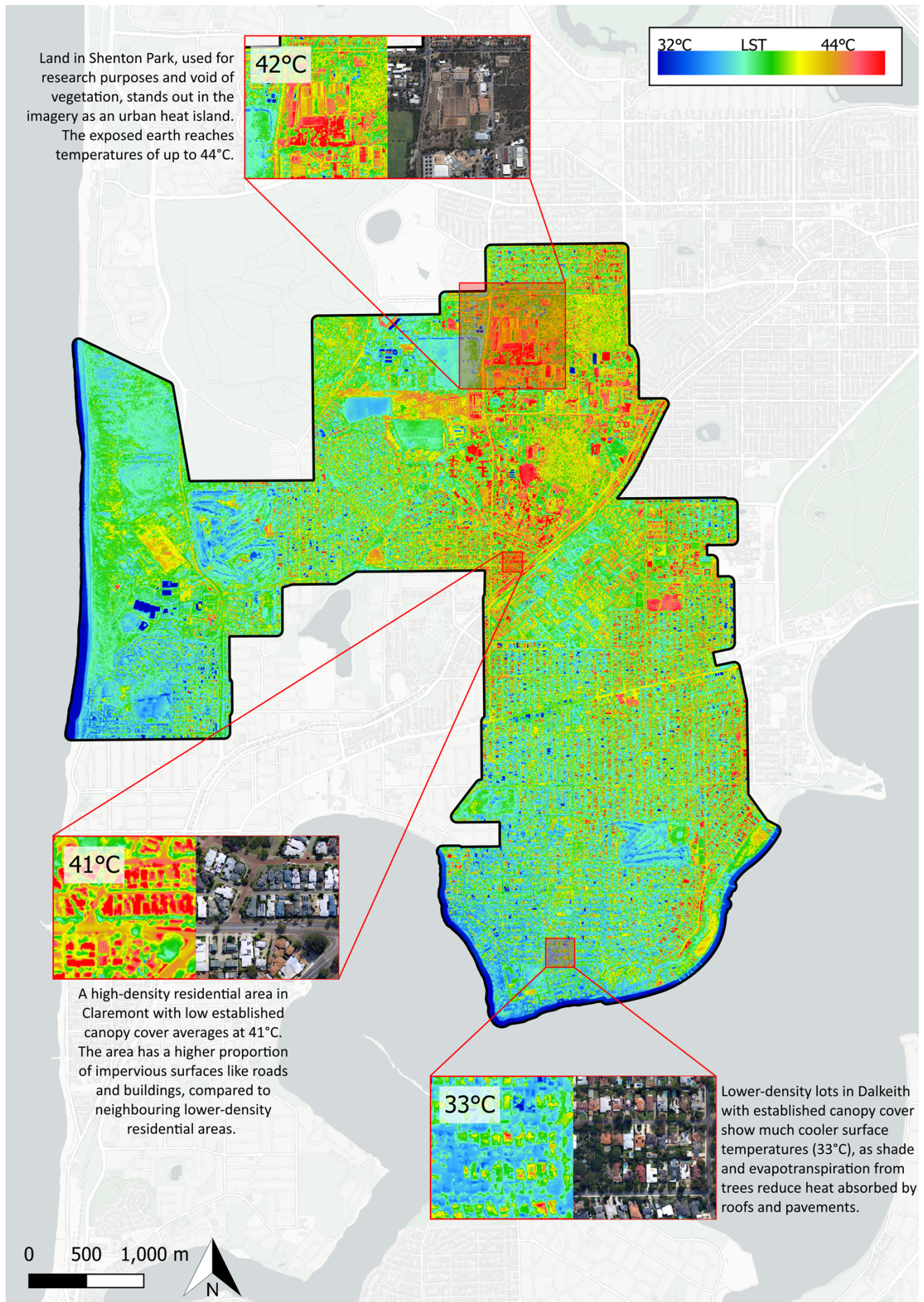
Figure 12: Example of loss of canopy cover on Residential land between 2020 and 2024. Loss of canopy cover is coloured red, and new canopy cover is coloured green.



Figure 13: Example of loss of canopy cover on Commercial land between 2020 and 2024. Loss of canopy cover is coloured red, and new canopy cover is coloured green.

Thermal imaging provides strong visual evidence of the cooling effect of urban trees, showing a clear inverse relationship between canopy cover and land surface temperature. Streets and open spaces with dense tree cover consistently appear several degrees cooler than nearby areas with little or no canopy. For example, treeless areas of Shenton Park were 9 °C hotter than treed areas of Dalkeith. This difference is because tree canopies intercept and filter solar radiation, reducing the amount of heat absorbed by hard surfaces, while evapotranspiration from leaves actively cools the surrounding air. In contrast, exposed pavements, rooftops, and other impermeable surfaces without shade retain heat and radiate it back into the environment, driving higher temperatures and intensifying the urban heat island effect. By increasing canopy cover, cities can directly reduce local heat loads, improve thermal comfort for residents, and create more resilient and liveable neighbourhoods.





## 4.2 Tree diversity

Diversity is critical for urban forest resilience. Increasing urban forest diversity is important in building resilience to climate change, pests and pathogens. Diversity can be measured by analysing the composition of family, genus and species of the urban forest. Urban forest diversity also incorporates life forms, shapes and sizes that make up a complex and rich ecosystem. Diverse urban forests comprise many cultivars and species and multiple vegetation layers that offer the best opportunities and resources for fauna.

The City has an existing tree inventory dataset for street and park trees collected in 2018. This has been analysed to determine key statistics around tree diversity (**Error! Reference source not found.** and **Error! Reference source not found.**).

### 4.2.1 Tree family

- Almost two-thirds of the publicly managed trees were in the **Myrtaceae** family. This includes genera like *Eucalyptus*, *Corymbia*, *Lophostemon*, *Agonis* and *Melaleuca*. Myrtaceae are the most common native tree family in Australia, and are the dominant family among native forests throughout Australia.
- Other commonly planted families included Bignoniaceae (6.5%, includes *Jacaranda*) and Casuarinaceae (4.5%, includes *Casuarina* and *Allocasuarina*). The remaining families made up at least 3% of the population each.

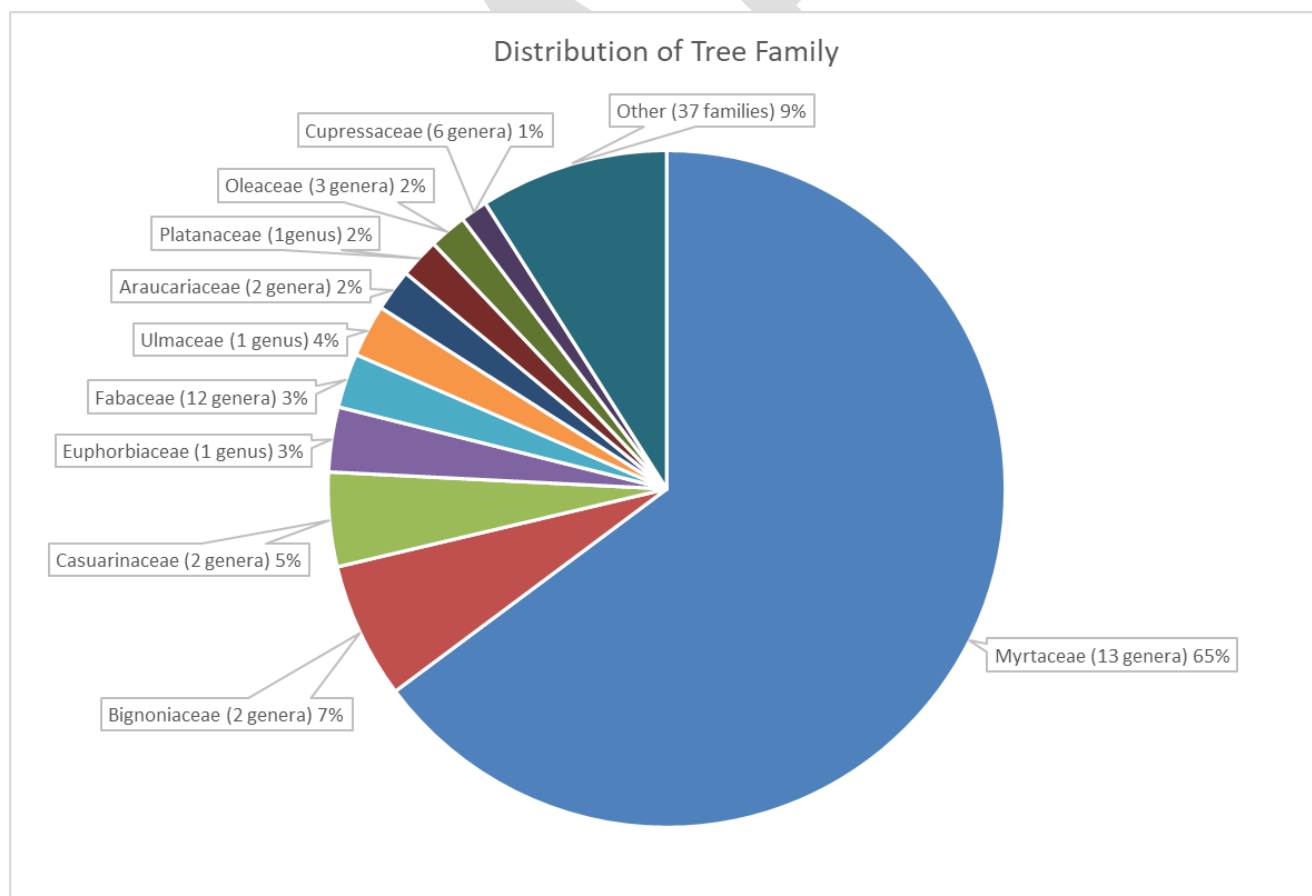


Figure 14: Distribution of tree family of public tree population.



#### 4.2.2 Tree genus

- One third of the publicly managed trees are in the *Lophostemon* genus and include two species (such as *Lophostemon confertus* (Queensland Box)).
- Trees in the *Eucalyptus* genus made up 11% of the population, and included 48 species, such as *Eucalyptus marginata* (jarrah), *E. gomphocephala* (tuart), and *E. camaldulensis* (river red gum).
- A further 8% were *Agonis*, such as *A. flexuosa* (peppermint/wonil), and another 6% were *Jacaranda*, such as *J. mimosifolia*.

Many of the City of Nedlands' established streets are defined by single species avenues and rows of trees. These are frequently single species, such as Queensland Box or Jacaranda and are often all the same age as they were planted simultaneously. While these avenues create striking visual landscapes, they provide for poor species and age diversity.

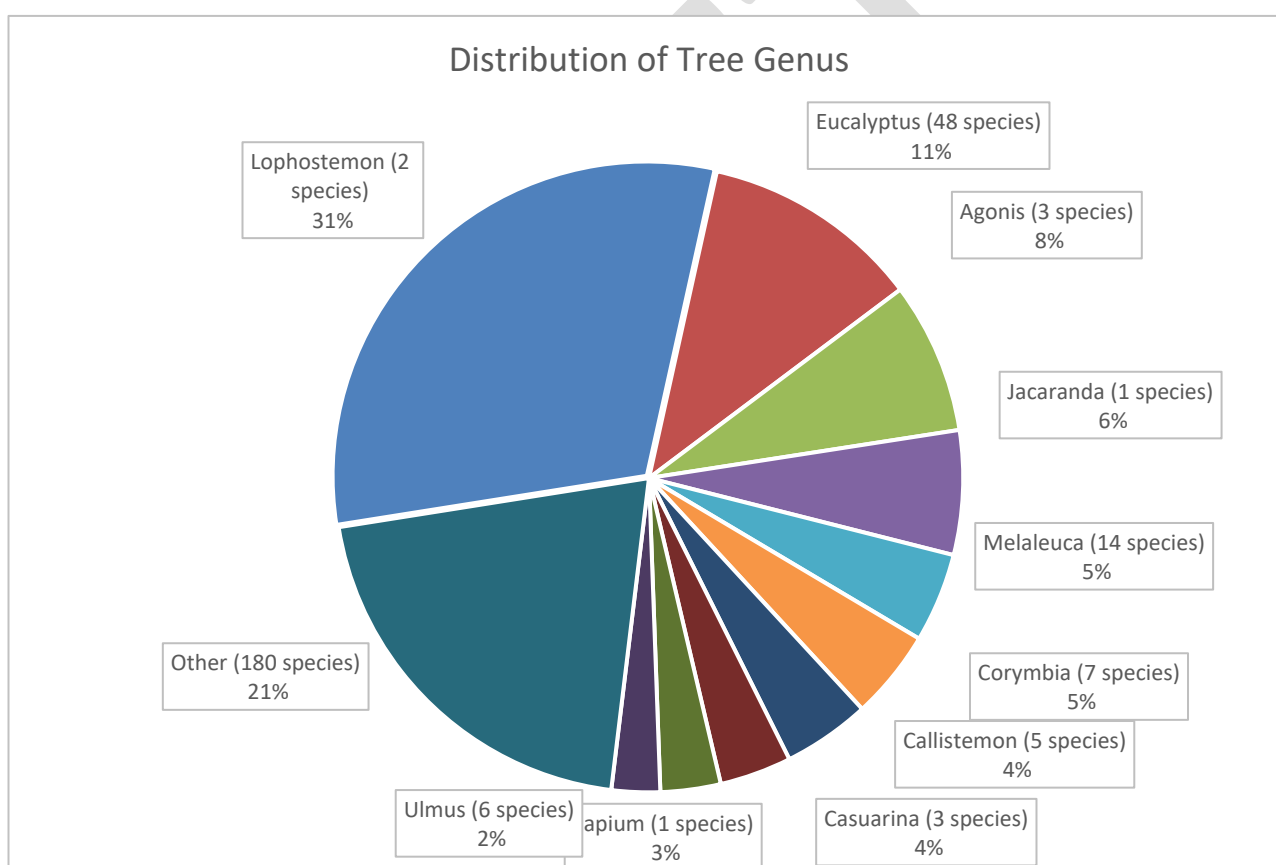


Figure 15: Distribution of tree genera of public tree population.

#### 4.3 Available planting space

An analysis of Available Planting Space (APS) was undertaken to identify where new trees could be planted to increase canopy cover. APS was defined as areas of grass or bare earth visible in ArborCam imagery, excluding locations unsuitable for planting due to constraints such as small or irregular lot shapes, proximity to infrastructure (e.g., powerlines, lighting poles, and road intersections), or use as sporting fields.

This analysis highlighted numerous verges, median strips, and other road reserves with little or no canopy but with space for one or more trees (**Error! Reference source not found.**). The APS dataset has been used to inform canopy cover targets for road reserves and parks in Section 8.

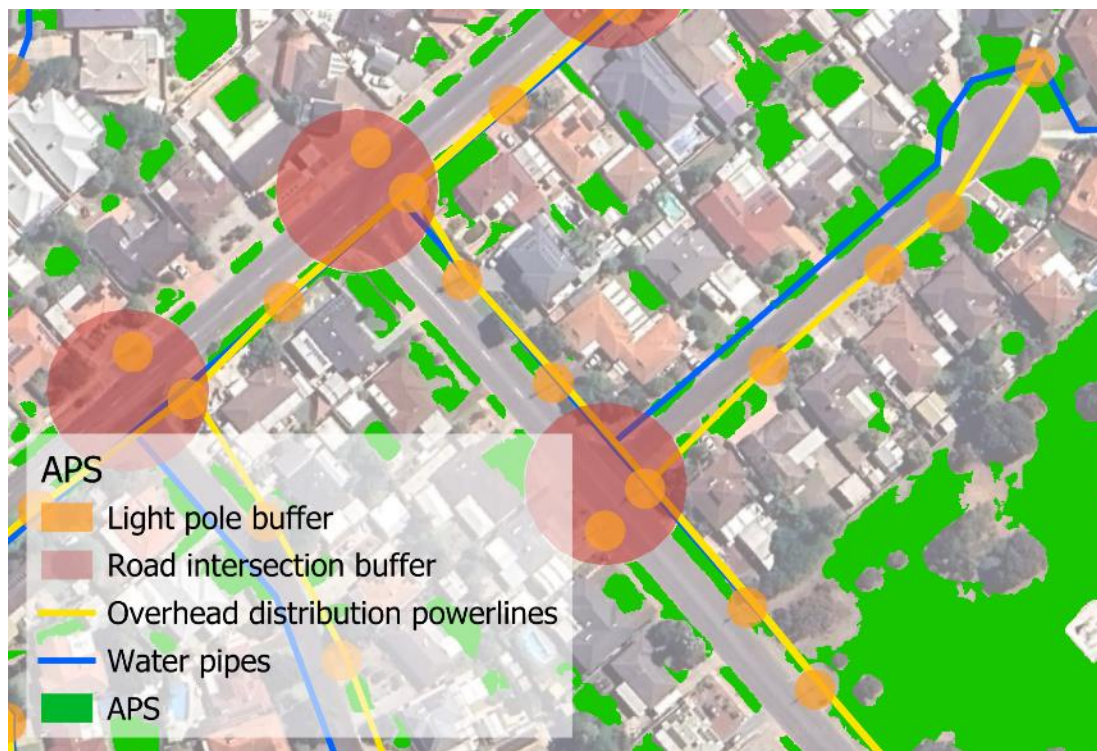


Figure 16: Available Planting Space (APS) and the limiting factors used to determine areas of APS.

The analysis found that 9% of parks qualify as APS. With playing fields excluded, this suggests that some parks - currently turf, dead grass, or bare earth - could support additional canopy cover. Similarly, approximately 7% of road reserves were identified as APS, highlighting opportunities to plant unused verges and median strips to expand canopy cover (Figure 16).

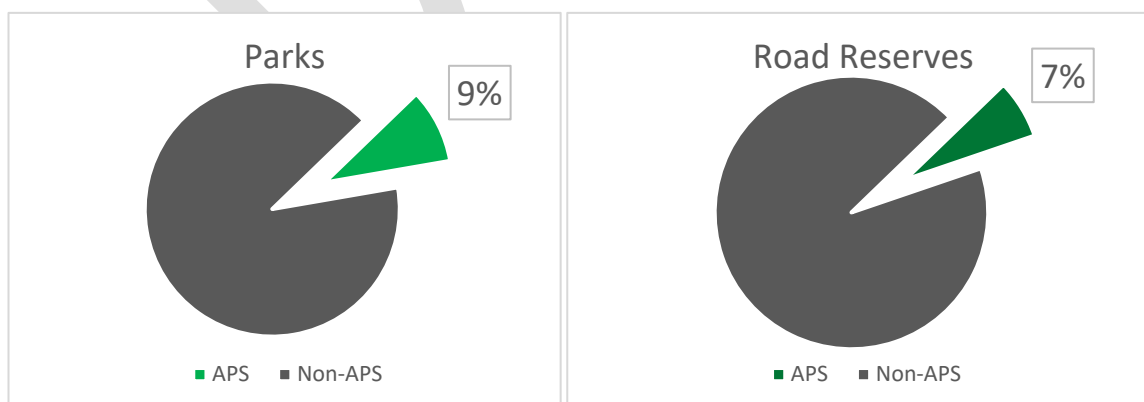


Figure 17: Proportion of APS for Parks and Road Reserves.

## 5 Community Engagement

### 5.1 Community survey consultation

Between January and March 2025, the City of Nedlands provided the opportunity for the Nedlands community to comment on the state of the urban forest and its management via an online survey. The City received 147 submissions from the Nedlands community. The findings clearly indicate community values, priorities, and expectations for the future of Nedlands' trees.

The Nedlands community values urban trees and the benefits that they provide. Trees are valued for providing food and habitat for native wildlife, absorbing carbon dioxide, improving air quality, and cooling by providing shade. Respondents also appreciated that trees improve the aesthetic value of urban areas and contribute to community health and wellbeing.

The community expressed a strong desire for more trees (**Error! Reference source not found.**), both in public spaces and on private land. Respondents envisioned a greener and more sustainable Nedlands, valuing the careful selection of tree species to increase the presence of native tree species, improve biodiversity, and improve the sustainability and resilience of the urban forest. In public spaces, responses suggested that planting efforts should focus on street verges and public parks. Residents demonstrated a desire to participate in the management of the urban forest, seeking engagement opportunities such as organised planting events.

**Insight: 78% of respondents said there are not enough public trees.**

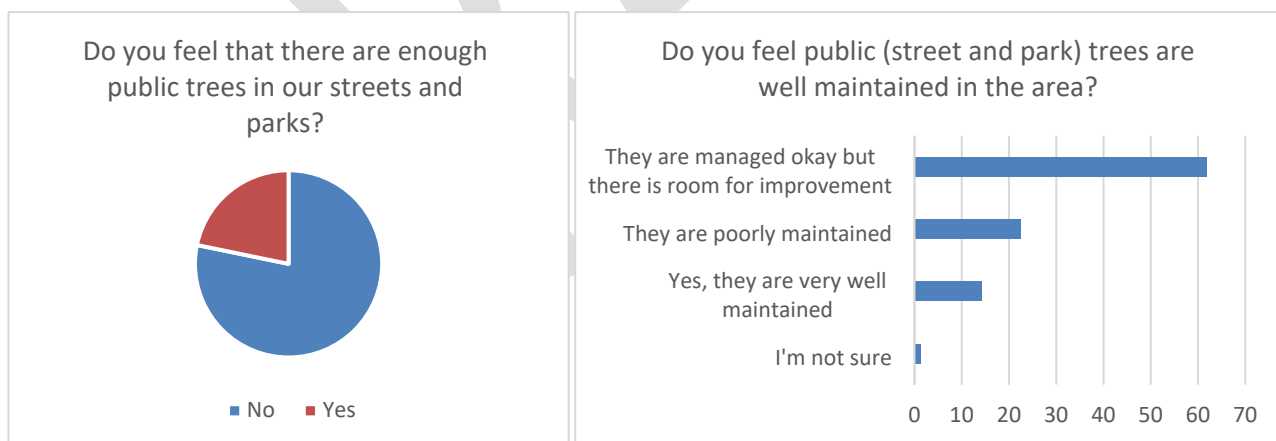


Figure 18: Community opinions on public trees.

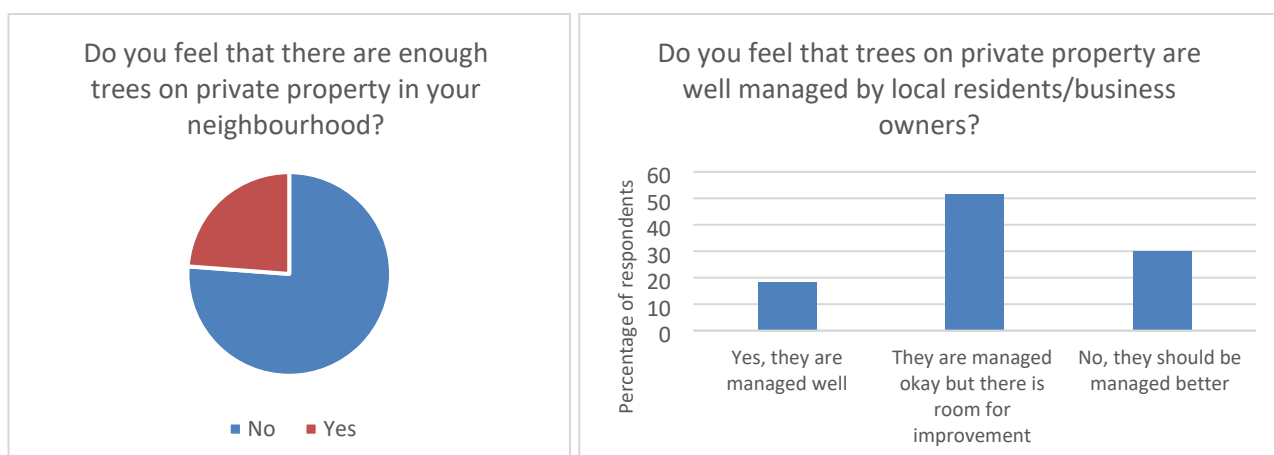
**Insight: 76% of respondents said there are not enough private trees.**

Figure 19: Community opinions on private trees.

In addition to planting more trees, responses consistently emphasised the importance of retaining trees on public and private property (Figure 19 and 20). Respondents were particularly concerned about the impact of new development and routine maintenance on established trees, expressing concern about removing established trees on private property during development and damage to public trees during construction and tree maintenance. Residents want stronger protections for existing trees, including penalties for unnecessary removals and incentives for retention. They also expressed a desire for improved City maintenance, including better care for living trees and timely replacement of dead or damaged ones.

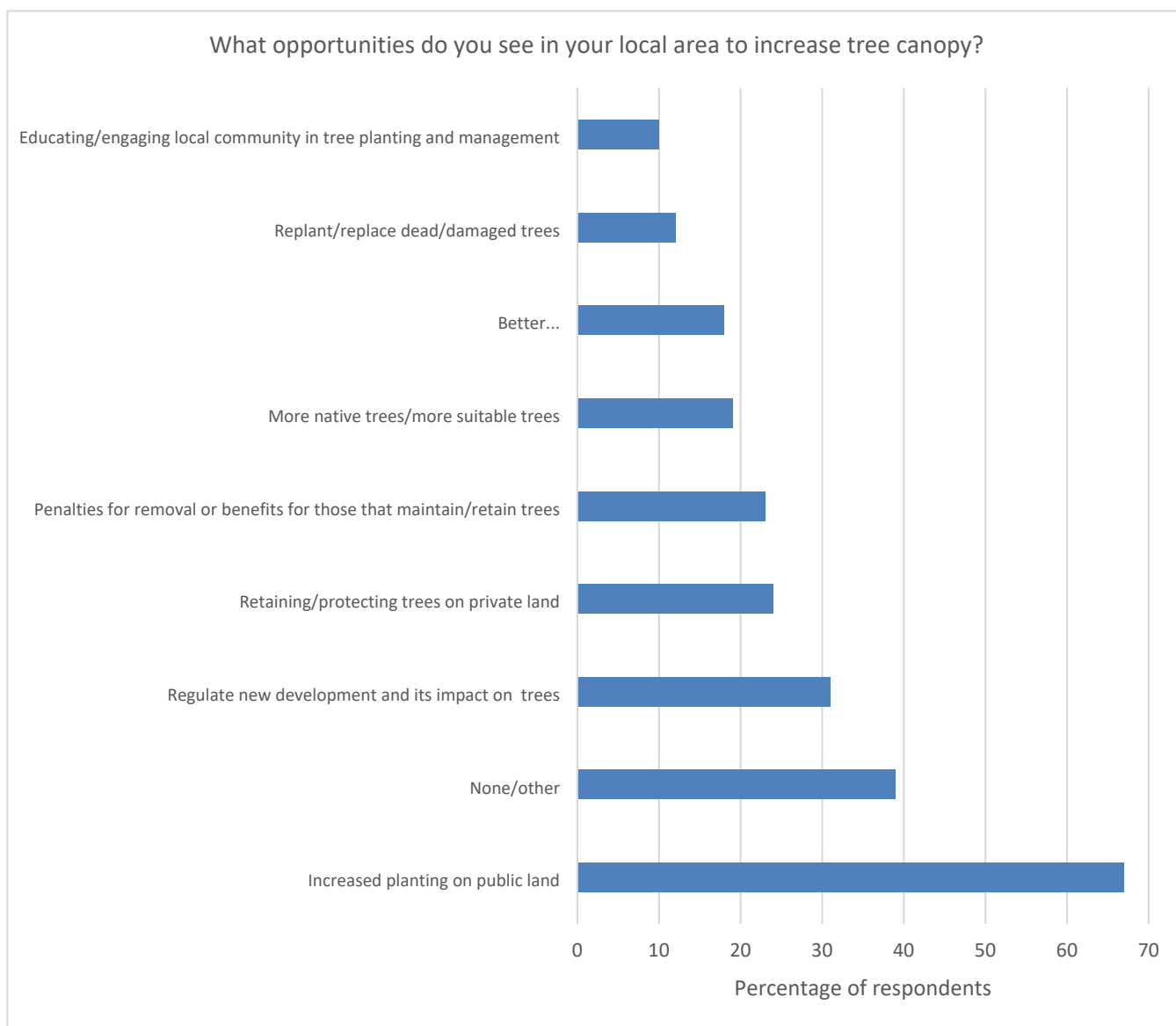


Figure 20: Opportunities identified by the community to increase tree canopy cover in the City.

## 5.2 Stakeholder engagement workshop

In May 2025, City staff, passionate residents and key community group members came together to share ideas and co-create the next chapter of our urban forest. This included members from:

- Nedlands Tree Canopy Advocates
- Friends of Hollywood Reserve
- Friends of Point Resolution
- Melon Hill Bushland Group
- Friends of Shenton Bushland Group

At the heart of this workshop was a shared drive to move from consultation to action. Participants contributed over 120 practical ideas to protect and expand the urban forest, grounded in lived experience and a deep connection to place. Six clear priorities emerged from these discussions, forming the foundation of a transformative Urban Forest Strategy powered by local insight and collective commitment.



### 1. Climate and Biodiversity

- Protect canopy cover and native vegetation.
- Plant drought-tolerant and diverse tree species.
- Build urban ecosystems that support wildlife.

*"Biodiversity is everything, it's our key asset for resilience."*

*"We need to plant now before the climate dries more."*

### 1. Tree Protection & Governance

- Strengthen tree protection laws.
- Embed urban forestry in planning policies.
- Reduce developer influence in high-canopy areas.

*"Developers shouldn't have such overwhelming power."*

*"We must reform outdated planning laws."*

### 2. Involve residents in decision-making.

- Support school and volunteer greening projects.
- Increase public education and awareness.

*"The community is the driving factor in all of this."*

*"If people don't understand the value of trees, they won't fight for them."*

### 3. Urban Design Innovation

- Integrate green infrastructure into new builds.
- Use verges, corridors, and nature strips creatively.
- Expand ecological networks across the City.

*"We're not just planting trees; we're building ecosystems."*

*"Let's use railway lines and bushland trails more creatively."*

#### 4. Better Rules and Planning

- Align local and state policies for cohesive urban forest protection.
- Ensure urban infill developments include greening requirements.
- Implement long-term urban forest planning frameworks.

*"We need policies that protect trees, not just afterthoughts in development."*

#### 5. Funding and Partnerships

- Secure resourcing for urban forest projects.
- Fund local community groups and schools.
- Build partnerships with universities, NGOs, and industry.

*"How do we get more money and more hands into the community?"*

*"We need sustained investment, not just one-off grants."*

As a result, the following key actions were identified:

##### Trialling climate-resilient species

To future-proof our canopy, the Strategy supports testing drought-tolerant, biodiverse species that can survive hotter, drier conditions. Pilot plantings of native and regionally adapted trees will help determine what thrives in Nedlands' changing climate.

*"We have the opportunity to plant trees from more arid environments now — so they can survive better as our climate changes."*

### **Protecting Mature Trees**

Large, established trees offer unmatched benefits: cooling, habitat, and long-term carbon storage. Stronger planning controls, heritage tree registers, and incentives for private landholders will help protect this vital green infrastructure.

*“We’re losing big trees too fast. It takes decades to replace them — we need to protect them now.”*

### **Partnering with Schools and Community Groups**

Greening Nedlands is a shared responsibility. The Strategy will expand partnerships with schools, local groups, and volunteers to deliver tree planting, citizen science, and education programs that build lasting stewardship.

*“The community is the driving factor. It’s about informing and empowering people to take part.”*

### **Embedding Green Design into Planning**

Urban development and canopy protection don’t have to be at odds. We can build neighbourhoods that support housing and habitat through smarter design, like green roofs, tree-lined streets, and nature-based drainage. Trees will no longer be an afterthought; they’ll be core infrastructure.

*“Let’s stop treating green space like a luxury. It’s core infrastructure — like roads, power, or water”*

### 5.3 Community insights to strategic action

Community feedback has directly shaped this Strategy. Survey results confirmed strong support for protecting and expanding tree canopy, especially on private land, and highlighted a desire for more equitable greening, inclusive engagement, and transparency in decision-making.

These themes were echoed in the stakeholder workshop, where participants stressed the need for better protection of mature trees, strategic planting in heat-vulnerable areas, and stronger partnerships with the community. Residents want to be more than passive recipients. They want to help shape and care for the urban forest.

The Strategy responds directly to these priorities. The five strategic directions embed the community's call for **equity, resilience, transparency, integration, and long-term investment**. Together, they provide a roadmap to a greener, cooler Nedlands where nature and community thrive side by side.

You Said:	We Heard:	We're Doing:
We want more trees, especially where canopy is low.	Canopy loss on private land is a top concern, and residents support stronger protections.	Setting more precise canopy targets and developing new planning tools to protect and grow private land canopy.
Trees are essential for health, shade, and liveability.	Trees are considered essential infrastructure, not just 'nice to have'.	Framing trees as critical assets in communications, design, and planning capital works.
Be more transparent, tell us why trees are removed or not planted.	There's strong demand for more transparent decision-making and better communication.	Creating new communication materials and embedding transparency as a key Strategic Direction.
Involve us, we want to help, not just be told.	The community sees itself as a partner in delivery, not a passive audience.	Expanding co-designed projects, school programs, and precinct greening partnerships.
Protect the big trees before it's too late.	Mature trees offer the greatest benefits and are being lost too quickly.	Prioritising large tree retention through stronger protections and planning policy reform.
We need trees that can handle a hotter, drier climate.	There's a strong awareness of climate change and a desire for species diversity.	Trialling drought-tolerant and climate-ready species as part of future planting programs.
The community should drive this; we're ready to help.	Residents, schools, and volunteer groups want to be active stewards.	Building long-term partnerships and supporting grassroots greening initiatives.
Trees must be built into planning, and not added later.	Green infrastructure is still treated as an afterthought in new developments.	Embedding canopy targets and green design in development approvals and design frameworks.
We need better laws, more funding, and less developer influence.	Residents want stronger governance, investment, and equity in decision-making.	Advocating for improved planning alignment, better policy tools, and expanded resourcing.

## 6 Challenges For Maintaining An Urban Forest

The City of Nedlands is well placed to build on its strong foundations in tree planting and community support. However, a range of environmental, social, and organisational challenges are impacting canopy cover and the broader benefits delivered by the urban forest. These challenges must be addressed to ensure long-term success, particularly as the City grows and densifies.

This section outlines the key pressures facing the urban forest, drawing on canopy analysis, internal staff feedback, and a review of current programs and processes.

### 6.1 Ongoing canopy loss and development pressure

The most immediate threat to the City's urban forest is the continued removal of mature trees on private land. Nedlands has experienced a 0.2% decline in canopy cover since 2020. This is small in percentage, but equivalent to the loss of around 600 mature trees. Most canopy loss occurred on private residential land, driven by housing redevelopment and subdivision. If this trend continues, residential canopy cover could fall from 16.4% to just 11.7%.

As lot sizes shrink and built form expands, less physical space exists to retain or plant trees. Without clear protections, incentives or guidance, private landowners are often unable or unwilling to preserve existing trees, resulting in a slow but steady erosion of the City's green character.

### 6.2 Impacts of climate change and urban heat

Rising temperatures, more frequent heatwaves, and declining rainfall are increasing stress on trees in Nedlands, particularly in areas with low canopy cover, high impervious surfaces, or compacted and poorly irrigated soils. Western Australia's southwest is drying faster than almost any other region globally, with longer droughts intensifying the risk of decline in vulnerable species such as young, shallow-rooted, or drought-intolerant trees. Thermal imagery shows surface temperatures reaching 44°C in parts of Nedlands lacking shade. This compares to 33°C in areas with canopy, underscoring the role of tree canopy in moderating urban heat. As the climate continues to shift, maintaining and expanding canopy will be critical for thermal comfort, biodiversity, stormwater management, and reducing health risks and energy costs linked to urban heat islands.

### 6.3 Conflict with Infrastructure and Car-Dominated Streetscapes

Many of Nedlands' streetscapes are not designed to accommodate large, healthy canopy trees. Narrow verges, crossovers, above and below ground services, and on-street parking all limit planting space and species selection. This is particularly pronounced in higher-density development areas, where new street trees do not offset private canopy loss.

Feedback from staff also highlighted ongoing tension between green infrastructure goals and the delivery of traditional engineering or transport outcomes. Without a coordinated approach, urban forest objectives can be sidelined in favour of vehicle access, drainage, and roadworks, further constraining opportunities for shade and greening.

## 6.4 Environmental stressors, pests and disease

Nedlands' urban forest is increasingly affected by a combination of biological threats, environmental stressors, and changing soil conditions. Prolonged drought periods and compacted, nutrient-poor soils are reducing tree vigour and longevity.

The City of Nedlands already hosts serious biosecurity threats, including *Phytophthora* dieback, *Armillaria* root rot and Marri canker. The Polyphagous Shot Hole Borer (PSHB), now in WA, has already devastated trees throughout Perth. New threats like myrtle rust and giant pine scale are looming on the national horizon. These threats are particularly significant given the limited diversity within parts of the City's tree population. A disease or pest outbreak impacting dominant species could result in significant canopy loss if not pre-emptively addressed.

## 6.5 Policy gaps and enforcement limitations

The City's current urban tree policy framework is limited in its ability to influence outcomes on both public and private land. While the Street Tree Guidelines provide a useful operational framework, enforcement capacity remains low, particularly for unauthorised tree removals or damage on private property.

There are no tree bonds, penalties, or offset requirements in place for developers, and tree protection conditions are inconsistently applied through the development approvals process. Internal staff noted that stronger, clearer policies and compliance resourcing would help ensure tree retention is treated as a shared responsibility across the development lifecycle.

## 6.6 Community expectations and engagement complexity

Community engagement for this Strategy revealed strong support for trees overall but also highlighted a diversity of opinions. While many residents expressed pride in the green character of Nedlands, others raised concerns about maintenance, safety, and nuisance impacts.

A vocal minority of residents continues to resist planting near properties or objects to species that drop leaves or fruit. At the same time, some community members have called for greater transparency and involvement in tree-related decisions. This complexity requires a mature and consistent engagement approach that empowers residents while supporting transparent and evidence-based decision-making by the City.

## 6.7 Ageing tree population and limited diversity

A large proportion of Nedlands' tree population is mature or nearing the end of its useful life expectancy. This includes legacy plantings of species such as *Agonis flexuosa*, *Jacaranda mimosifolia* and *Lophostemon confertus*, which have been widely used across verges and reserves. As these trees reach senescence, the City faces a looming wave of removals and replacements over the next 10 - 20 years.

While the City has tried to diversify its planting palette, some streets and precincts remain dominated by single species or genera, increasing vulnerability to pests and climate stress. Further diversification, particularly at the family level, will be critical to building a resilient, future-ready urban forest.

## 6.8 Capacity to deliver

Delivering on the Strategy's objectives requires adequate resourcing, staffing, and internal capability. Currently, the City has limited staffing capacity for planting, inspections, maintenance oversight, and



community engagement. Internal coordination often relies on a small number of individuals, and strategic functions are spread across different roles and departments.

The annual planting budget is modest and restricts the City's ability to scale up or undertake proactive works. Compared to peer councils, Nedlands has fewer dedicated staff managing trees, limiting its responsiveness and capacity to engage with emerging challenges.

## 6.9 Systems, data and processes

The City's tree inventory is **incomplete** and not fully integrated with core asset systems, reducing its usefulness for strategic planning, risk management, and maintenance scheduling. Tree removals and pruning approvals remain largely manual or paper-based, with some still requiring full Council sign-off, which creates inefficiencies and delays.

Improving data systems and workflows, including modern asset management integration and digital tracking, is essential to managing the tree population as critical infrastructure.

## 6.10 Interdepartmental alignment and strategic integration

Urban forest outcomes are shaped by decisions made across planning, engineering, parks, and development compliance. While staff reported a high level of informal cooperation and goodwill, there is limited formal structure for alignment or shared accountability.

Opportunities to integrate canopy outcomes into capital works planning, road upgrades, and subdivision approvals are not always captured, and trees are often considered too late in project scoping. Establishing stronger cross-departmental coordination and a shared urban forest governance framework will be essential to deliver long-term outcomes effectively and efficiently.





## 7 Impacts of Subdivision on Canopy Cover in Residential Areas

As discussed in Section **Error! Reference source not found.**, one of the biggest risks to the City's urban forest is the impact of development and infill subdivision. The effects of development in residential land throughout the City were modelled to estimate the impact that development will have on projected canopy cover. The analysis was guided by the specifications set out for each R-code, as detailed in State Planning Policy (SPP) 7.3 – Residential Design Codes, Volumes 1 and 2 (**Error! Reference source not found.**).

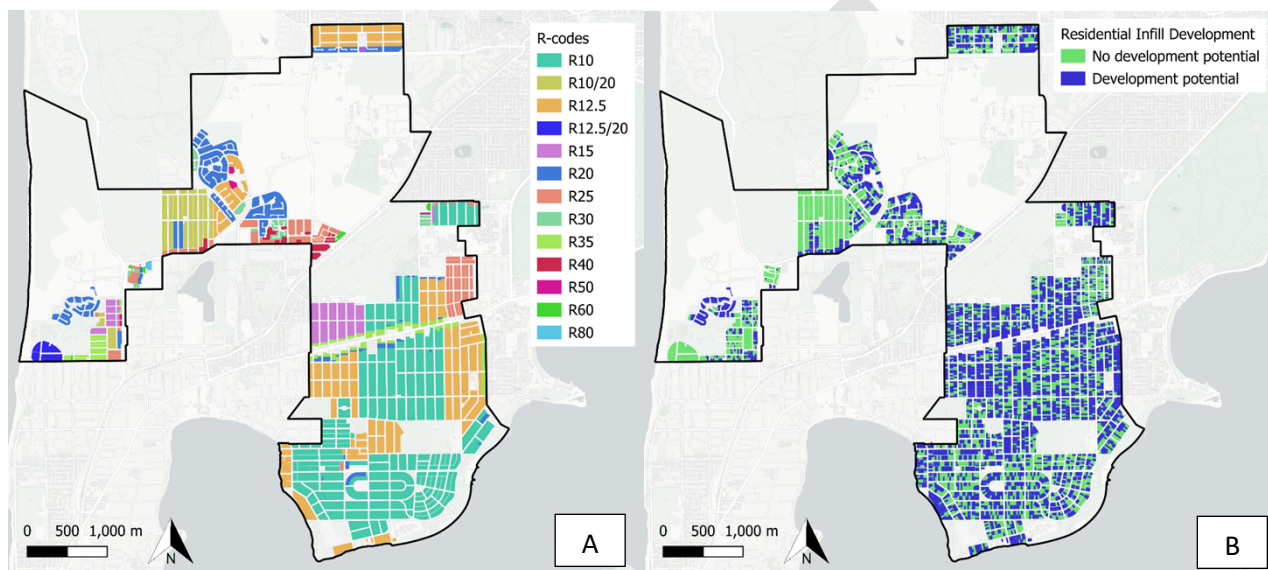


Figure 21: (A) Residential land categorised by R-code. (B) Each lot is coloured by its potential to be subdivided under the current Residential design codes. Blue lots have development potential and will potentially undergo significant canopy loss, while green plots are considered fully developed and unlikely to lose canopy.

To project future canopy cover on private land, the average canopy cover of fully developed lots (with no further development potential) was applied to lots that could still be developed under the current Residential Design Codes (R-codes). These estimates are shown in **Error! Reference source not found.** and are used to inform canopy cover targets in Section 9.

If all residential lots in Nedlands were developed to their maximum capacity under existing R-codes, canopy cover on residential land would decline from 16.4% to 11.7%. This represents a loss of around 29 hectares of canopy—equivalent to approximately 5800 mature trees (based on a 50 m<sup>2</sup> crown area). Given that residential land makes up roughly one-third of the City's total area, such a reduction would substantially impact overall canopy cover.



Figure 22: Current and projected canopy cover (%) for each R-Code.





## 8 Realising the Vision

A well-planned and effectively managed urban forest requires a clear framework that connects the vision and long-term aspiration of the City and its community to the day-to-day operations and delivery. This Urban Forest Strategy provides that structure, aligning vision with evidence-based, operationally achievable actions, and is supported by the community.

### 8.1 Strategic hierarchy

The strategic hierarchy ensures every initiative is purposeful, aligned, and measurable. It connects the City's long-term vision with practical delivery, creating a shared framework for staff, Council, and the community.

**Vision:** The long-term aspiration for Nedlands' urban forest.

**Strategic Directions:** The key priorities that guide focus and investment.

**Focus Areas:** The desired long-term objectives that the Strategy aims to achieve.

**Actions:** Specific initiatives that deliver each focus area.

#### 8.1.1 Vision

The vision for Nedlands' future urban forest is:

***“A thriving, sustainable city where nature and community flourish together, supported by a resilient and expanding urban forest that nurtures biodiversity, cools and cleans our environment, and enriches the health, wellbeing, and identity of future generations.”***

To realise this vision, the Strategy is structured around five **Strategic Directions**. These directions reflect the City's key priorities for canopy growth, community partnership, resilience, integration, and stewardship.

#### 8.1.2 Strategic directions

The five **Strategic Directions** form the foundation of the Urban Forest Strategy. They represent the City's commitments for the next 20 years and shape the actions and initiatives that will drive long-term sustainability:

1. **Canopy Protection and Equitable Growth** - Protect and expand canopy where it is most needed, ensuring all neighbourhoods share the benefits.
2. **Resilient and Diverse Landscapes** - Build an urban forest that can withstand climate stressors, pests and pathogens, support biodiversity, and adapt to future challenges.
3. **Transparent and Inclusive Decision-Making** - Empower residents, schools, and community groups to co-deliver and care for the urban forest.
4. **Integrated and Accountable Governance** - Embed urban forest outcomes into planning, capital works, and asset management systems to ensure trees are treated as core infrastructure.
5. **Strategic Investment and Capacity** - Align budgets, staff capacity, and investment decisions with canopy targets and defined service levels.

Each direction is supported by clear outcomes that describe the conditions the City is working to create, and actions that will deliver them over time.

## 1. Canopy Protection and Equitable Growth

*Ensuring all residents share in the benefits of a greener, cooler Nedlands*

Tree canopy and green infrastructure are not evenly distributed across the City. Canopy loss on private land, particularly due to redevelopment, is accelerating, with **three hectares of canopy lost between 2020 and 2024**, mostly from residential zones. Without stronger protections and targeted investment, the benefits of trees risk becoming increasingly concentrated in already well-canopied suburbs. Equitable growth means deliberately investing in areas of low canopy, supporting private land retention, and ensuring that urban greening initiatives serve all demographic groups and land uses.



### Focus Areas

**1.1 Private Land Protection and Incentives:** Over three-quarters of recent canopy loss occurred on private land. To reverse this trend, the City needs to apply a mix of regulatory and non-regulatory tools. These include a Tree Protection Policy, guidance for development applicants, tree retention incentives, and mechanisms such as offsets, rebates, or rate reductions to reward landowners who retain or plant trees.

**1.2 Targeted Education:** While most of the community supports canopy expansion, resistance remains in some areas, with vandalism of new trees at around 10%. Targeted communications should reframe trees as essential “health infrastructure” that improves wellbeing, reduces heat, and supports liveability.

**1.3 Place-Based Prioritisation:** Use canopy data alongside socio-economic and heat vulnerability mapping to direct investment to suburbs with the lower canopy cover. This spatial targeting ensures trees deliver cooling, shade, and environmental equity where needed most.

## 2. Resilient and Diverse Landscapes

*Building an urban forest that thrives under a changing climate.*

Nedlands is experiencing hotter, drier conditions, and climate change will intensify these pressures. The urban forest is currently dominated by a limited range of species, increasing vulnerability to pests like Polyphagous Shot-Hole Borer. Many plantings also struggle due to poor soils, lack of subsoil volume, and drought and heat stress. Building a resilient urban forest means diversifying species and structure, embedding soil and water-sensitive design, and focusing on long-term establishment rather than just planting numbers.



### **Focus Areas**

**2.1 Species and Structural Diversity:** Establishing clear diversity benchmarks (e.g. species, genus, family) will reduce vulnerability to pests and diseases. Prioritise high-performing, climate-resilient species suited to sandy soils and low rainfall. Trial underrepresented native species and adopt adaptive palettes like those supported by *Which Plant Where* and the current WALGA species trials.

**2.2 Soil and Water Integration:** Embedding soil health improvements and water-sensitive urban design within capital works will ensure that new trees have the conditions they need to survive long term. Expand use of structural soil cells, rain gardens, and passive irrigation in verges and medians.

**2.3 Tree Planting Programs:** Shift from “tree planting” to “tree establishment”. Define success as canopy grown, not trees planted. Include multi-year maintenance, watering, and audit cycles in contracts to reduce failure rates.

**2.4 Responding to Threats:** Develop species risk assessments and contingency plans for emerging pests and diseases like PSHB. To manage risks, use integrated pest management (IPM) and ongoing tree health monitoring.

### 3. Transparent and Inclusive Decision Making

*Embedding trust, openness, and shared responsibility in the way decisions are made.*

Community expectations for greening are high, but perceptions of trees are mixed. Some residents object to verge plantings, request removals, or dispute decisions. The lack of transparency around how trees are selected, removed, or prioritised can erode trust. Embedding inclusive decision-making means explaining trade-offs, increasing visibility of elected leadership, and broadening community stewardship opportunities. Structured engagement and stewardship opportunities will enable residents to play an active role in shaping and caring for the urban forest.



#### Focus Areas

**3.1 Leadership Alignment and Strategic Direction:** A unified, organisation-wide commitment is essential to implement the Urban Forest Strategy successfully. Internal alignment across departments, programs, and leadership levels ensures that priorities are consistently championed, resourced, and integrated into planning and delivery frameworks.

**3.2 Community Involvement and Co-Design:** Expand the successful foundation of partnerships with schools, precinct groups, and community organisations. This includes enabling co-delivery of greening projects and inviting place-based decision-making where appropriate. Aligning community values with technical expertise will strengthen outcomes and deepen public ownership.

**3.3 Clarity of Decision-Making:** Develop accessible guidelines and communications that explain why trees are removed, how new species are selected, and how complaints are handled. Publish an annual “State of the Urban Forest” update.

**3.4 Subsidies and Support:** Consider expanding community planting subsidies, including verge tree installation, understorey planting packs, or co-funded watering interventions for residents.

#### 4. Integrated and Accountable Governance

*Breaking down silos and embedding urban forest priorities into the Town's core operations.*

Urban forest outcomes are shaped not only by vision but by how effectively the organisation works together. At present, teams are not yet fully aligned, processes are still spreadsheet-based, and data systems are underdeveloped. There is no integrated tree asset management system, and tree-related responsibilities are spread across teams without clear ownership. Strengthening governance means aligning roles, integrating systems, and embedding trees into all relevant operational and strategic processes.



##### Focus Areas

**4.1 Integrated Urban Forest Planning:** Ensure that urban forest priorities are consistently reflected in wider Council planning and asset strategies. Align greening objectives with capital works, infrastructure delivery, and land use planning to maximise impact and efficiency.

**4.2 Efficient Processes and Systems:** The transition to an integrated tree asset management system must be used to streamline workflows, record lifecycle events, and reduce inefficiencies in work allocation.

**4.3 Policy and Compliance Reform:** Strengthening tree policies, including clearer removal processes and better enforcement of conditions, will provide accountability and consistency.

**4.4 Monitoring and Evaluation:** Developing a monitoring framework will allow the Town to measure canopy change, tree health, and program success, ensuring accountability and adaptive management.



## 5. Strategic Investment and Capacity

*Embedding trees as essential assets, backed by sustained funding and long-term care.*

Delivering canopy growth requires reliable funding, skilled staff, and recognition of trees as core infrastructure. Current planting budgets are low, maintenance is not aligned with defined service levels, and staffing capacity is stretched. Without investment in resourcing and proactive management, the Town will struggle to achieve its canopy targets. Positioning trees as long-term assets means aligning budgets to service levels, embedding lifecycle costing, and increasing organisational capacity to deliver planting and maintenance effectively.



### Focus Areas

**5.1 Long-Term Funding Commitment:** Embed the urban forest as a core service area with sustained funding that aligns with service levels and canopy growth targets. Secure resourcing for both planting and long-term maintenance and monitoring and integrate urban forestry into broader financial planning.

**5.2 Strategic Tree Asset Management:** Establish a proactive approach to managing the tree population as long-term infrastructure. This includes embedding lifecycle thinking, monitoring frameworks, and risk-based maintenance planning to support better performance and accountability.

**5.3 Organisational Capability and Delivery:** Strengthen internal capacity to deliver planting and maintenance programs at scale. This includes building skills across teams, improving oversight of external contractors, and fostering a culture that recognises trees as essential assets.

## 9 Urban Forest Targets

### 9.1 Genetic diversity

Genetic diversity is a foundation for a healthy and resilient urban forest in the City of Nedlands. A wide variety of species, genera, and families helps protect the tree population from pests, diseases, and the impacts of a changing climate. The commonly used 10/20/30 guideline recommends no more than 10% of trees from one species, 20% from one genus, and 30% from one family. While this benchmark has limitations — especially in areas naturally dominated by native Myrtaceae such as *Eucalyptus* — it provides a useful framework for reducing risk. Challenges to diversity often stem from nursery practices, where only a few cultivars are mass-produced, increasing vulnerability through uniformity. To address this, the City can strengthen resilience by sourcing stock from multiple suppliers, avoiding over-reliance on single cultivars, and encouraging the role of private trees in adding diversity to the broader canopy.

### 9.2 Age class diversity

Age diversity is a key indicator of urban forest health. A balanced mix of young, establishing, and mature trees helps ensure the continuity of benefits such as shade, cooling, and habitat, while reducing the risk of sudden canopy loss. Although there is no universal target for age distribution, many cities aim for an even spread across age classes. More recently, best practice suggests that benchmarks should reflect how long trees typically spend in each stage of their life, with a larger proportion in the ‘mature’ category, where they deliver the greatest benefits. At the same time, planning must ensure that as older trees reach the end of their useful life, younger trees are already in place to maintain canopy cover. For the City of Nedlands, adopting an age-class benchmark will help guide planting and replacement programs to build a resilient and sustainable urban forest (**Error! Reference source not found.**).

*Table 1: Tree age classes and benchmark ranges, and their application to tree management, adapted from the City of Sydney Urban Forest Draft Strategy 2022.*

Age Class	Description	Indicative tree of a 50-year life span	Benchmark range
		Years within age class and % of life span	
<b>Juvenile/young</b>	Approximately the same size as nursery-grown advanced sized stock, easily replaceable	Years 0-5 10%	8-12%
<b>Semi-mature</b>	Not yet achieved a mature appearance and is still actively increasing in biomass, not easily replaceable from regular nursery stock	Years 6-20 30%	24-36%
<b>Mature</b>	Have grown to a size where biomass remains relatively constant	Years 21-50 60%	48-72%
<b>Over-mature</b>	Static or declining biomass and repeated symptoms of decline		Less than 1%

### 9.3 Survivorship

Tree survival is critical to sustaining the benefits of the urban forest and achieving long-term canopy cover targets. Monitoring survival rates provides insight into the health of both City-managed and privately owned trees, and helps identify issues affecting establishment and growth. While few cities set strict numerical targets due to limited data, establishing baseline mortality rates allows meaningful goals to be developed. For the City of Nedlands, integrating survivorship monitoring into existing tree audits will make it possible to track progress, improve survival rates over time, and ensure that canopy cover targets are realistic and achievable.

### 9.4 Biodiversity

Biodiversity in the City of Nedlands refers to the variety of plants, animals, and microorganisms that form part of the unique ecosystems of the South West of WA. As urbanisation increases, supporting biodiversity within cities becomes increasingly important to ecosystem resilience and the delivery of vital services such as habitat, pollination, and climate regulation. Biodiversity can be strengthened by enhancing habitat connectivity, protecting ecological corridors, and managing invasive species. For the City of Nedlands, prioritising habitat protection and expanding biodiversity corridors will help ensure native species can move, adapt, and thrive within the urban environment.

### 9.5 Canopy cover targets

Setting canopy cover targets is crucial in any strategic plan, as they establish criteria for assessing the Strategy's success over time. These targets highlight essential metrics that can be reliably measured to gauge progress toward the Strategy's overall goals and vision. Regular evaluation of strategies and policies is a fundamental aspect of adaptive management, enabling adjustments when the current approach falls short of achieving the desired outcomes.

In the context of urban forests, targets often focus on the extent and distribution of canopy cover, which serves as a valuable indicator of the environmental, wellbeing, and amenity benefits provided by the urban forest. However, setting these targets involves balancing the ambition for increased canopy cover with what is realistically achievable within a given timeframe. The full impact of planting new trees on urban canopy cover is usually observed decades after planting. Additionally, much of the land in urban forests is privately owned, limiting local governments' ability to influence canopy cover outcomes in these areas. Their influence is generally restricted to development controls, local environmental plans (LEPs), community education and engagement, and indirect methods like tree giveaway programs. The effects of these policies on canopy cover may take considerable time to manifest. Thus, targets for increasing canopy cover should be viewed with a long-term perspective. However, for government policy evaluation and adaptive management, more frequent milestone assessments are necessary.

These targets need to inspire and motivate the community to work towards a shared future vision while remaining realistic and attainable. Overly ambitious targets can discourage City employees and residents if progress assessments reveal insufficient advancement. To ensure targets are practical, they should balance the goal of enhancing canopy cover with the City's limitations. The approach a city adopts to manage these competing priorities should reflect the values of both the local community and the City organization.

The following draft canopy cover targets have been developed based on Land Use (see Section 3.1.2 for baseline canopy cover figures). Considering the capacity for land of different uses to increase canopy cover, the method to develop the canopy cover target differs depending on land use. The outcome is a canopy

cover target based on land use, and it considers each lot independently. It considers the potential loss of canopy cover on residential land discussed in Section 6. Considering this potential predicted loss, an increase in canopy cover has been focused on road reserves and parks. **Two scenarios have been provided based on different planting efforts for road reserves and parks. These scenarios are based on 75% (Scenario 1) and 100% (Scenario 2) of available planting space planted with trees.**

**Error! Reference source not found.** presents the canopy cover targets for each Land Use zone under Scenario 1, and presents the targets for each Land Use Zone under Scenario 2. The number of trees planted have been calculated using an average crown area of 50m<sup>2</sup>. Approximate costs have been estimated using the costings below, and include installation, labour, maintenance and watering for three years:

- \$540 per tree for parks and streetscapes

The targets assume a 20-year strategy period, with all planting taking place in the first 10 years to realise canopy cover by the 20-year mark.

*Table 2: Canopy cover targets for Land Use Zones in Scenario 1 (75% of APS planted in road reserves and parks). Numbers of trees and costs are provided for the 10-year planting period and as annual figures.*

Land Use Zone	Total Area (ha)	Current Canopy %	Target Canopy %	Increase in canopy	10-year period		Annual	
					No. of new trees	Establishment and maintenance cost	No. of new trees	Establishment and maintenance cost
Commercial	35.5	9.9	13.2	1.2	239	N/A	24	N/A
Regional road reserves	39.6	18.2	18.2	0.0	0	N/A	0	N/A
Other Land Use	698.6	16.0	16.0	0.0	0	N/A	0	N/A
Residential	609.4	16.0	12.1	-23.3	-4651	N/A	-465	N/A
Parks	283.9	24.6	31.8	20.4	4077	\$2,201,558	408	\$220,156
Road reserves	288.0	24.3	29.9	16.3	3260	\$1,760,162	326	\$176,016
<b>Total LGA</b>	<b>1955.1</b>	<b>18.4</b>	<b>20.2</b>	<b>35.4</b>	<b>7337</b>	<b>\$3,961,721</b>	<b>N/A</b>	<b>\$396,172</b>

**Under Scenario 1, to meet the canopy cover target of 20.2% across the entire City over ten years, the City must plant 4077 new trees in Parks and 3260 new trees in road reserves. This will cost approximately \$3.9 million (\$396,172 every year).**

Table 3: Canopy cover targets for Land Use Zones in Scenario 1 (100% of APS planted in road reserves and parks). Numbers of trees and costs are provided for the 10-year planting period and as annual figures.

Land Use Zone	Total Area (ha)	Current Canopy %	Target Canopy %	Increase in canopy	10-year period		Annual	
					No. of new trees	Establishment and maintenance cost	No. of new trees	Establishment and maintenance cost
Commercial	35.5	9.9	13.2	1.2	239	N/A	24	N/A
Regional road reserves	39.6	18.2	18.2	0.0	0	N/A	0	N/A
Other Land Use	698.6	16.0	16.0	0.0	0	N/A	0	N/A
Residential	609.4	16.0	12.1	-23.3	-4651	N/A	-465	N/A
<b>Parks</b>	<b>283.9</b>	<b>24.6</b>	<b>34.2</b>	<b>27.1</b>	<b>5421</b>	<b>\$2,927,318</b>	<b>542</b>	<b>\$292,732</b>
<b>Road reserves</b>	<b>288.0</b>	<b>24.3</b>	<b>31.7</b>	<b>21.3</b>	<b>4268</b>	<b>\$2,304,482</b>	<b>427</b>	<b>\$230,448</b>
<b>Total LGA</b>	<b>1955.1</b>	<b>18.4</b>	<b>20.8</b>	<b>47.1</b>	<b>9689</b>	<b>\$5,231,801</b>	<b>528</b>	<b>\$523,180</b>

Under Scenario 2, to meet the canopy cover target of 20.8% across the entire City over ten years, the City must plant 5421 new trees in Parks and 4268 new trees in road reserves. This will cost approximately \$5.2 million (\$523,180 every year).

Note that these costs are simplified and make several assumptions:

- 100% success rate of each planted tree.
- No tree loss/death.
- Tree establishment and maintenance cost only (does not consider additional operational costs associated with an increased tree planting program).

## 10 Implementation and Action Plan

Delivering the City's urban forest vision will require coordinated effort, clear priorities, and sustained investment over time. The actions outlined in this plan translate the strategic directions of the Urban Forest Strategy into practical steps that can be embedded across Council operations, partnerships, and community programs.

The plan recognises that urban forestry is a long-term commitment. Trees take decades to establish, and the benefits of increasing the canopy will only be realised if consistent action is taken year after year. For this reason, actions have been staged to align with the 20-year lifespan of the Strategy, balancing immediate priorities with the need to embed structural change and maintain momentum over time.

**Stage One - Short Term 1-2 years:** Early priorities and foundational actions.

**Stage Two - Medium Term 3-6 years:** Scaling up programs and embedding systems.

**Stage Three - Long Term 6+ years:** Sustained investment and large-scale transformation.

**Ongoing** - Ongoing throughout the life of the Strategy

### Strategic Direction 1: Canopy protection and equitable growth

#### Goal 1.1 - Private land protection and incentives

Action	Responsibility	Timeframe	Resourcing / Notes
<b>Action 1.1.1 - Investigate funding opportunities to develop an incentive/ grants scheme to assist and encourage residents with planting and maintaining tree canopy on private land.*</b>	Parks Strategy and Programs Coordinator	Stage one	Scale of program funding is subject to budget assessment.
<b>Action 1.1.2 - Broadly promote the benefits of trees to the community. Develop a range of City-branded marketing initiatives, such as signage on garbage trucks and bus stops to improve awareness of tree benefits.*</b>	Parks Strategy and Programs Coordinator	Stage one	Align with planting programs or incentive initiatives to leverage the City's efforts to improve canopy.

**\* These are example actions only – the full action and implementation plan is to be developed in the next stage of the project.**



## References

- DPLH, WAPC, & WALGA. (2018). *BETTER URBAN FOREST PLANNING*. Western Australian Planning Commission. [https://www.planning.wa.gov.au/dop\\_pub\\_pdf/Better\\_Urban\\_Forest\\_Planning.pdf](https://www.planning.wa.gov.au/dop_pub_pdf/Better_Urban_Forest_Planning.pdf)
- Escobedo, F. J., Adams, D. C., & Timilsina, N. (2015). Urban forest structure effects on property value. *Ecosystem Services*, 12, 209–217. <https://doi.org/10.1016/j.ecoser.2014.05.002>
- Ewane, E. B., Bajaj, S., Velasquez-Camacho, L., Srinivasan, S., Maeng, J., Singla, A., Lubner, A., de-Miguel, S., Richardson, G., Broadbent, E. N., Cardil, A., Jaafar, W. S. W. M., Abdullah, M., Corte, A. P. D., Silva, C. A., Doaemo, W., & Mohan, M. (2023). Influence of urban forests on residential property values: A systematic review of remote sensing-based studies. *Heliyon*, 9(10), e20408. <https://doi.org/10.1016/j.heliyon.2023.e20408>
- Frank, S. D., & Backe, K. M. (2023). Effects of Urban Heat Islands on Temperate Forest Trees and Arthropods. *Current Forestry Reports*, 9(1), 48–57. <https://doi.org/10.1007/s40725-022-00178-7>
- García-Lamarca, M., Anguelovski, I., Cole, H. V. S., Connolly, J. J. T., Pérez-del-Pulgar, C., Shokry, G., & Triguero-Mas, M. (2022). Urban green grabbing: Residential real estate developers discourse and practice in gentrifying Global North neighborhoods. *Geoforum*, 128, 1–10. <https://doi.org/10.1016/j.geoforum.2021.11.016>
- Giacinto, J. J., Fricker, G. A., Ritter, M., Yost, J., & Doremus, J. (2021). Urban forest biodiversity and cardiovascular disease: Potential health benefits from California’s street trees. *PLOS ONE*, 16(11), e0254973. <https://doi.org/10.1371/journal.pone.0254973>
- Gray, A., Doyle, S., Doyle, C., Young, J. C., & McMahon, B. J. (2024). Birds and human health: Pathways for a positive relationship and improved integration. *Ibis*, 166(3), 761–779. <https://doi.org/10.1111/ibi.13290>
- Ho, J. Y., Shi, Y., Lau, K. K. L., Ng, E. Y. Y., Ren, C., & Goggins, W. B. (2023). Urban heat island effect-related mortality under extreme heat and non-extreme heat scenarios: A 2010–2019 case study in Hong Kong. *Science of The Total Environment*, 858, 159791. <https://doi.org/10.1016/j.scitotenv.2022.159791>

- Huang, W., & Lin, G. (2023). The relationship between urban green space and social health of individuals: A scoping review. *Urban Forestry & Urban Greening*, 85, 127969. <https://doi.org/10.1016/j.ufug.2023.127969>
- Jennings, V., & Bamkole, O. (2019). The Relationship between Social Cohesion and Urban Green Space: An Avenue for Health Promotion. *International Journal of Environmental Research and Public Health*, 16(3), Article 3. <https://doi.org/10.3390/ijerph16030452>
- Marselle, M. R., Lindley, S. J., Cook, P. A., & Bonn, A. (2021). Biodiversity and Health in the Urban Environment. *Current Environmental Health Reports*, 8(2), 146–156. <https://doi.org/10.1007/s40572-021-00313-9>
- Nowak, D. J., Hirabayashi, S., Doyle, M., McGovern, M., & Pasher, J. (2018). Air pollution removal by urban forests in Canada and its effect on air quality and human health. *Urban Forestry & Urban Greening*, 29, 40–48. <https://doi.org/10.1016/j.ufug.2017.10.019>
- Pandit, R., Polyakov, M., & Sadler, R. (2014). Valuing public and private urban tree canopy cover. *Australian Journal of Agricultural and Resource Economics*, 58(3), 453–470. <https://doi.org/10.1111/1467-8489.12037>
- Pandit, R., Polyakov, M., Tapsuwan, S., & Moran, T. (2013). The effect of street trees on property value in Perth, Western Australia. *Landscape and Urban Planning*, 110, 134–142. <https://doi.org/10.1016/j.landurbplan.2012.11.001>
- Rahman, M. A., Stratopoulos, L. M. F., Moser-Reischl, A., Zölch, T., Häberle, K.-H., Rötzer, T., Pretzsch, H., & Pauleit, S. (2020a). Traits of trees for cooling urban heat islands: A meta-analysis. *Building and Environment*, 170, 106606. <https://doi.org/10.1016/j.buildenv.2019.106606>
- Rahman, M. A., Stratopoulos, L. M. F., Moser-Reischl, A., Zölch, T., Häberle, K.-H., Rötzer, T., Pretzsch, H., & Pauleit, S. (2020b). Traits of trees for cooling urban heat islands: A meta-analysis. *Building and Environment*, 170, 106606. <https://doi.org/10.1016/j.buildenv.2019.106606>
- Sullivan, W. C., Kuo, F. E., & Depooter, S. F. (2004). The Fruit of Urban Nature: Vital Neighborhood Spaces. *Environment and Behavior*, 36(5), 678–700. <https://doi.org/10.1177/0193841X04264945>

Tsoka, S., Leduc, T., & Rodler, A. (2021). Assessing the effects of urban street trees on building cooling energy needs: The role of foliage density and planting pattern. *Sustainable Cities and Society*, 65, 102633. <https://doi.org/10.1016/j.scs.2020.102633>

Wang, X., Dallimer, M., Scott, C. E., Shi, W., & Gao, J. (2021). Tree species richness and diversity predicts the magnitude of urban heat island mitigation effects of greenspaces. *Science of The Total Environment*, 770, 145211. <https://doi.org/10.1016/j.scitotenv.2021.145211>

Yadav, N., Rajendra, K., Awasthi, A., Singh, C., & Bhushan, B. (2023). Systematic exploration of heat wave impact on mortality and urban heat island: A review from 2000 to 2022. *Urban Climate*, 51, 101622. <https://doi.org/10.1016/j.uclim.2023.101622>

DRAFT



Company Name: ArborCarbon Pty Ltd

ACN: 145 766 472

ABN: 62 145 766 472

Address: ROTA Trans 1, Murdoch University, Murdoch WA 6150



## Species Selection and Planting Guidelines

City of Nedlands

*Job No. J23895*

*29 September 2025*

Project Partners:



*Any conclusion and/or recommendation contained in this document reflect the professional opinion of ArborCarbon Pty Ltd and the author(s) using the data and information supplied. ArborCarbon Pty Ltd has used reasonable care and professional judgement in its interpretation and analysis of data in accordance with the contracted Scope of Works.*

DRAFT



## Table of Contents

1	Introduction .....	7
1.1	Purpose of the Guide .....	7
1.2	Alignment with City of Nedlands Strategies .....	7
1.3	Intended Users of this Guide .....	8
1.4	Using This Guide with the Tree Selection Matrix.....	9
2	Principles and Objectives .....	11
2.1	Vision and Goals .....	11
2.2	Key Principles.....	11
3	Species Selection Criteria .....	12
3.1	Core Selection Priorities .....	12
3.1.1	Climate Resilience .....	12
3.1.2	Urban Forest Diversity.....	12
3.1.3	Biodiversity and Habitat Values .....	13
3.1.4	Pests and Diseases.....	14
3.2	Functional Requirements.....	14
3.2.1	Function and Role of Streetscapes .....	14
3.2.2	Street Orientation .....	15
3.2.3	Above and Below Ground Constraints .....	16
3.2.4	Existing Character.....	16
3.2.5	Transitioning Street Tree Species.....	16
3.2.6	Infrastructure Compatibility.....	17
3.2.7	Solar Exposure .....	17
3.2.8	Water Availability .....	17
3.2.9	Locating Street Trees.....	18
3.2.10	Street Tree Spacing .....	19
3.2.11	Typologies .....	19
4	Community Notification and Participation .....	21
4.1	Community Consultation .....	21
4.1.1	Engagement Stages .....	21
4.1.2	Special Considerations .....	22
4.2	Tree Planting by Residents .....	22
4.2.1	Policy Position .....	22
4.2.2	Street Tree Success .....	22

4.2.3	Requesting a New Street Tree .....	22
4.2.4	What Residents Can Do .....	23
4.2.5	Private Property Guidance .....	23
1	Appendix .....	24
1.1	Procurement and Planting Guidelines .....	24
1.2	Procurement Contract Considerations .....	25
1.2.1	Tree Procurement .....	25
1.2.2	Nursery Supply Practices and Risks .....	25
1.2.3	Tree Supply Contracts .....	25
1.2.4	Stock Inspection .....	26
1.2.5	Destructive Testing/Sampling .....	26
1.3	Standard Deliverables.....	27
1.3.1	Minimum Stock Size and Dimensions.....	27
1.3.2	Structural Quality .....	27
1.3.3	Root System Health and Configuration .....	27
1.3.4	Species Identification, Suitability and Labelling .....	28
1.3.5	Stock Delivery.....	28
1.4	Tree Planting Specification .....	28
1.4.1	General.....	28
1.4.2	Scope of Works.....	29
1.4.3	Standards.....	29
1.4.4	Statutory Requirements and Environmental Controls .....	29
1.4.5	Inspections .....	30
1.4.6	Site investigations and Existing Services .....	30
1.4.7	Pavement Cutting.....	30
1.4.8	Excavation .....	30
1.4.9	Soil Handling and Testing .....	30
1.4.10	Subgrade Preparation .....	31
1.4.11	Root Barriers .....	31
1.4.12	Soil Mixes .....	31
1.4.13	Drainage.....	31
1.4.14	Planting Conditions .....	31
1.4.15	Planting Hole Hydration .....	31
1.4.16	Lifting and Handling (small stock 45-90litre).....	32

1.4.17	Lifting and Handling (large stock 100+litre) .....	32
1.4.18	Bag or Container Removal .....	32
1.4.19	Root ball Damage Notification and Recording .....	32
1.4.20	Root ball Pruning .....	32
1.4.21	Placement, Alignment and Orientation .....	32
1.4.22	Backfilling .....	32
1.4.23	Watering Bund .....	33
1.4.24	Staking and Guards .....	33
1.4.25	Mulching .....	33
1.4.26	Seasonal Watering Program .....	33
1.4.27	Tree Surrounds and Bases .....	33
1.4.28	Quality Assurance and Records .....	33
1.4.29	Defects and Replacement .....	33
1.5	Establishment and Maintenance .....	34
1.5.1	Establishment Period and Responsibilities .....	34
1.5.2	Watering and Moisture Management .....	34
1.5.3	Weed, Mulch and Surface Management .....	34
1.5.4	Pest, Disease and Biosecurity .....	34
1.5.5	Pruning, Staking and Guard Management .....	34
1.5.6	Fertilising and Soil Health .....	35
1.5.7	Tree Bases and Surrounds During Settlement .....	35
1.5.8	Monitoring, Reporting and Records .....	35
1.5.9	Replacements and Defects .....	35
1.5.10	Completion and Handover .....	35
1.6	Planting Spaces .....	35
1.7	Introducing Trial Species into Annual Plantings .....	36
1.8	WSUD and Passive Irrigation .....	37
1.9	Soil Volume and Structural Soil Cells .....	37
1.10	Co-planting and Multi-layered Diverse Vegetation .....	38

## List of Figures

Figure 1: Requirements for urban infrastructure and trees. Image credit Grafted Studio .....	9
Figure 2: Combining urban infrastructure requirements with the critical need to increase urban forest trees .....	10
Figure 3: Key success factors for tree planting and establishment .....	24

## List of Tables

Table 1: Proposed distances from street infrastructure for tree planting .....	18
Table 2: Descriptions of typologies and planting scenarios .....	19
Table 3: Expected specifications for common nursery stock sizes. ....	27

# 1 Introduction

## 1.1 Purpose of the Guide

The Species Selection and Planting Guide provides a clear and consistent framework for selecting and planting street trees and public realm vegetation within the City of Nedlands. It has been developed to ensure all tree planting is guided by evidence-based principles that support the delivery of a resilient, diverse, and climate-adapted urban forest.

This guide aims to:

- Ensure tree selection aligns with Council's strategic vision for canopy cover, biodiversity, and livability.
- Provide a transparent and defensible process for species selection that can be consistently applied across projects, contractors, and staff.
- Increase successful tree establishment rates, reduce ongoing maintenance costs through informed species choice and appropriate planting practices.
- Supporting community engagement and the education of species selection and planting approaches.

## 1.2 Alignment with City of Nedlands Strategies

This Guide has been developed to directly support and implement the City of Nedlands adopted strategies and policies. It translates high-level goals into practical, on-ground actions for species selection and planting.

- **The Council Plan 2023-2033** sets a clear vision for a sustainable, livable, and well-shaded city, with a healthy and growing urban forest forming part of the City's long-term environmental and community priorities. This Guide operationalises that vision by ensuring that all tree planting decisions contribute to the creation of cooler, greener streets and public spaces, improved biodiversity, and enhanced community amenity.
- **The Urban Forest Strategy 2025** identifies the need to increase canopy cover, improve tree diversity, and adapt planting to climate change. This Guide provides the framework and tools to achieve those goals in a consistent, measurable way. It also complements related City policies, such as the *Street Tree Policy* and *Local Planning Policy- Tree Retention*, by providing practical guidance on species selection, planting standards, and maintenance responsibilities.

### 1.3 Intended Users of this Guide

The *Species Selection and Planting Guide* is a reference document for the planning, design, planting, and management of trees across the City of Nedlands' public realm. It is intended for use by anyone involved in influencing, implementing, or overseeing tree planting outcomes within streets, parks, reserves, and other public spaces. This includes:

#### Council Staff and Contractors

- Parks and Open Space: teams responsible for tree planting, establishment, maintenance, and renewal.
- Arborists and asset managers: undertaking risk assessment, species selection, and long-term canopy planning.
- Infrastructure, engineering, and civil works teams: ensuring trees are integrated into transport, drainage, and urban upgrade projects.
- Customer service, planning, and development assessment: officers responding to community requests and coordinating planting or protection requirements.
- Council contractors: engaged in tree planting, establishment, or maintenance on behalf of the City of Nedlands.

#### Urban Designers, Landscape Architects, and Developers

- To guide the selection, placement, and integration of trees into new developments and public realm upgrades.
- To ensure species choices and planting design treatments align with the City's urban forest objectives and site-specific requirements.

#### Utility Providers and Service Authorities

- To coordinate above- and below-ground infrastructure planning and works with tree planting and retention outcomes.

#### Residents and community groups

- To understand the City's approach to species selection, planting, and long-term maintenance.
- To participate in tree planting initiatives or request planting through appropriate channels.
- To contribute to the shared responsibility of protecting and supporting the City's trees as they establish and grow.



This guide provides a unified framework for improving canopy cover, biodiversity, livability, and climate resilience across the City of Nedlands. It supports consistent decision-making, evidence-based planting, and long-term investment in a healthy and resilient urban forest.

## 1.4 Using This Guide with the Tree Selection Matrix

The guide should be used in conjunction with the *Tree Species Selection Matrix* - a supporting tool that lists approved species, their key characteristics, and their suitability for specific planting contexts within the LGA.

When planning a planting project:

- Refer to this guide to understand the principles, objectives, and selection criteria that underpin all planting decisions.
- Use the Species Selection Matrix to identify species that meet the functional, environmental, and aesthetic requirements for the planting site.
- Understand the requirements of urban infrastructures.
- Understand the requirements for healthy trees in urban environments.
- Apply the planting and maintenance guidelines to ensure trees are planted in accordance with industry best practice and Council standards.

When used together, this guide and the matrix ensure that all planting projects are strategic, coordinated, and contribute to a long-term, resilient urban forest for the City of Nedlands.

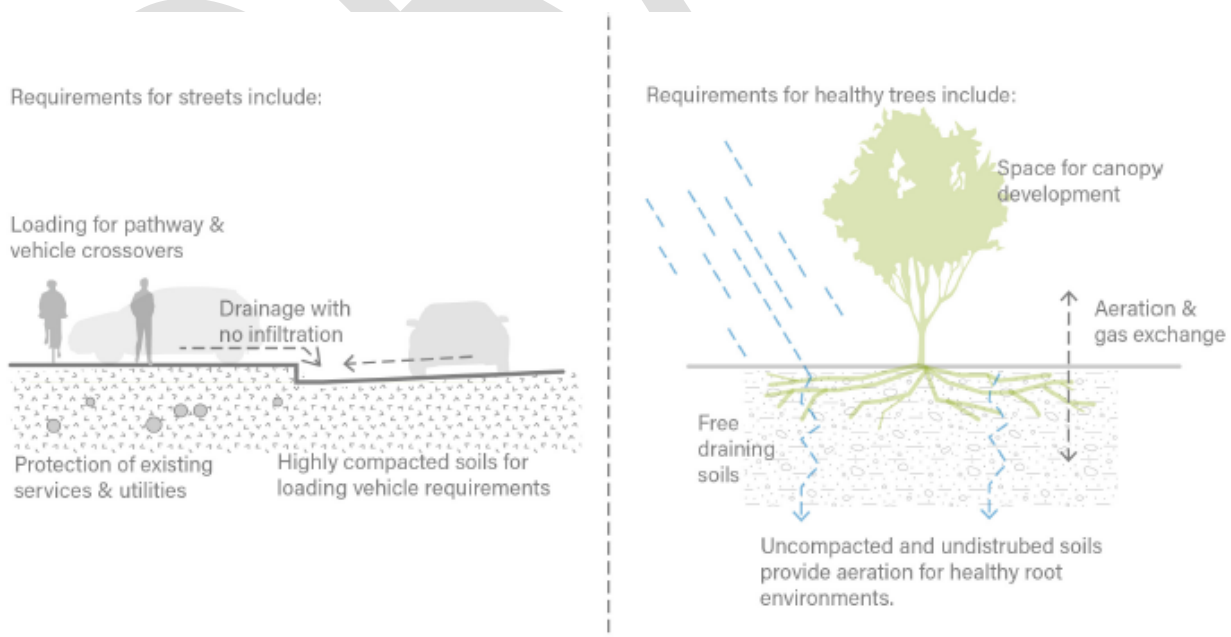


Figure 1: Requirements for urban infrastructure and trees. Image credit Grafted Studio

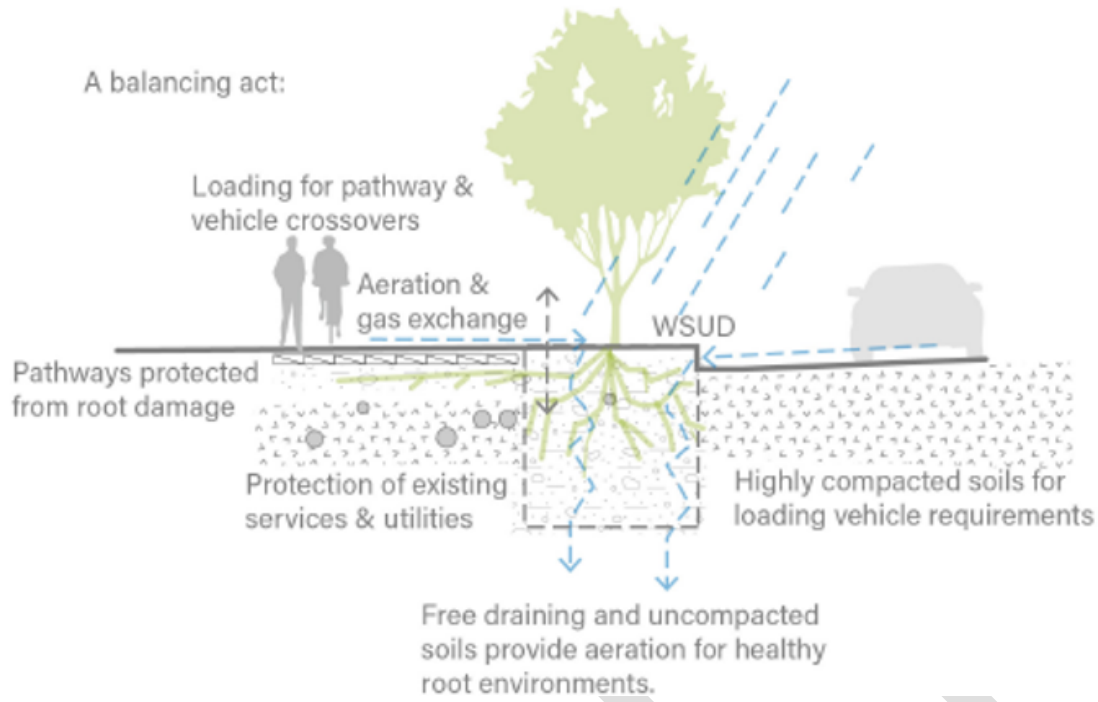


Figure 2: Combining urban infrastructure requirements with the critical need to increase urban forest trees

## 2 Principles and Objectives

### 2.1 Vision and Goals

The *Species Selection and Planting Guide* supports the City of Nedlands' vision as provided in the *2025 Urban Forest Strategy* for a greener, cooler, and more resilient urban forest. Tree planting across the City of Nedlands will:

- Enhance livability by providing shade, cooling, and amenity.
- Strengthen biodiversity by increasing the diversity and habitat value of tree species.
- Build climate resilience by selecting species adapted to current and future conditions.
- Deliver safe, functional, and attractive streets and public spaces.
- Protect and grow canopy cover in alignment with the City's strategic targets.

### 2.2 Key Principles

The following principles underpin all species selection and planting decisions:

- 1. Right Tree, Right Place**  
Select species that are suited to the site's physical conditions, intended function, surrounding land use and infrastructure.
- 2. Diversity and Resilience**  
Maintain a balanced mix of species, genera, and families to reduce the risk of pests, diseases, and climate impacts.
- 3. Maximise Canopy Potential**  
Select the largest suitable species for the available space to maximise shade, cooling, and canopy cover benefits.
- 4. Lifecycle and Longevity**  
Prioritise species with long lifespans and predictable growth habits, ensuring they can mature to provide maximum canopy and benefits.
- 5. Evidence-Based Decisions**  
Use the Tree Species Selection Matrix and site-specific assessments to inform all planting choices.
- 6. Integration with Infrastructure**  
Ensure species selection and planting design minimise conflict with roads, footpaths, utilities, and drainage while enhancing urban function.
- 7. Community Value**  
Reflect cultural, heritage, and aesthetic values in planting choices, ensuring trees contribute positively to the character of the City of Nedlands.

## 3 Species Selection Criteria

### 3.1 Core Selection Priorities

Every species included in the Matrix has been carefully evaluated against a set of guiding criteria. These criteria ensure that selections are not only botanically appropriate but also aligned with the broader goals of building a resilient, sustainable, and high-performing urban forest.

#### 3.1.1 Climate Resilience

Climate change is driving significant shifts in weather patterns, with impacts becoming increasingly evident in urban areas. Changing rainfall patterns, rising temperatures, and more frequent extreme weather events are creating challenges for the resilience of our natural and built environments.

These changes threaten the suitability of existing urban tree species, highlighting the need to transition towards more resilient vegetation. Proactive adaptation measures are essential to ensure sustainable, livable communities with healthy urban canopy cover into the future.

Climate resilience considers a tree species' capacity to perform well under both current and projected climate conditions. Selecting species with strong resilience to heat, drought, and poor soils is critical. This involves balancing ecological responsibility with adaptive urban planning to ensure species are both environmentally appropriate and robust to climatic challenges.

While local native species have strong ecological and cultural value, they may be less suited to future climate conditions if adapted to milder environments. Selecting native species from warmer, drier regions within Western Australia can provide greater resilience to heat and drought. Incorporating these climate-analogue species into planting strategies can help maintain canopy cover and reduce reliance on intensive maintenance in a warming future.

Key considerations include:

- Tolerance to heat stress, reduced rainfall, and prolonged dry periods.
- Proven performance in climates with similar challenges.
- Resistance to pests and diseases linked to climate stress.
- Adaptability to varied soil conditions with minimal irrigation needs.
- The role of deciduous trees in supporting seasonal light access.

By prioritising climate-resilient species, urban forests can retain canopy cover, reduce long-term maintenance demands, and ensure sustainable landscapes for the future.

#### 3.1.2 Urban Forest Diversity

A resilient urban forest requires more than species variation. It depends on diversity across species, age, structure, function, and genetics. Strengthening diversity across these dimensions helps the tree population

withstand pests, disease, climate extremes, and urban pressures, while continuing to deliver environmental and community benefits over time.

Key considerations include:

- **Species Diversity:** A wide range of species reduces the risk of widespread canopy loss from threats such as Polyphagous Shot Hole Borer, Myrtle Rust and other emerging threats. Species diversity also supports biodiversity, provides seasonal interest, and ensures trees suit different site conditions.
- **Age Diversity:** An even age distribution avoids simultaneous canopy loss when many trees reach end of life. A balanced mix of newly planted, semi-mature, and mature trees supports continuous canopy cover, spreads maintenance demand, and provides a clear pathway for succession planning strategies.
- **Structural Diversity:** A well-structured urban forest includes a mix of forms, such as large shade trees, upright species, and multi-layered planting tailored to site function and space. This improves outcomes for solar access, amenity, traffic calming, and habitat, and reduces conflict with infrastructure.
- **Functional Diversity:** Different trees perform different roles. Some provide dense shade; others intercept stormwater or support pollinators. Functional diversity ensures the urban forest meets multiple objectives, from climate adaptation and cooling to biodiversity and community identity.
- **Genetic Diversity:** Genetic variation within species improves resilience. Clonal or narrowly sourced stock is more vulnerable to pests and environmental stress. Where possible, stock should be sourced from diverse seed origins or include different cultivars to reduce risk and improve adaptive capacity.

### 3.1.3 Biodiversity and Habitat Values

Urban forests are critical for biodiversity, providing food, shelter, nesting sites, and movement corridors for birds, pollinators, micro bats, reptiles, and small mammals. Diverse, well-structured plantings improve ecosystem services (pollination, pest control, soil health, water management) and stitch together ecological corridors across streets, parks, and private lots, lifting overall urban livability.

The matrix prioritises species with strong ecological performance, with an emphasis on native species and local provenance where feasible. Utilising species that offer broader flowering, fruiting and seed production timelines helps maintain year-round resources and supports higher species richness.

Key considerations include:

- Native vs. exotic status: preference for local provenance where site and climate allow.
- Mature tree sizes: Estimating mature height and crown spread dimensions that inform space suitability above and below ground.
- Seasonal foliage: whether ever green or seasonally deciduous.
- Species tolerances and sensitivities: Informing of natural adaptations to soils and climatic conditions which may transfer to new sites.

- Resource provision: nectar, pollen, fruit, seed, foliage for herbivores.
- Faunal associations: demonstrated support for invertebrates, birds, micro bats, and reptiles.
- Structural complexity: branching architecture, bark type, leaf density, and potential for hollows/refuges.
- Phenology: timing of flowering/fruiting to bridge seasonal resource gaps.

Integrating these attributes aligns with the City's environmental objectives and fosters community connection to nature.

### 3.1.4 Pests and Diseases

Effective pest and disease management is vital for maintaining healthy urban forests. Trees are vulnerable to a variety of threats that, if unmanaged, can cause severe damage and loss of canopy. Diseases can be caused by a wide range of abiotic (e.g. drought, heat stress, nutrient issues) and biotic factors (pathogens such as *Phytophthora* and pests such as the Polyphagous shothole borer and associated *Fusarium* fungus).

Key considerations include:

- Selecting trees with lower susceptibility/higher resistance to the most common pests and diseases impacting urban trees in the Perth region.
- Selecting a variety of species and genetic diversity, to reduce the impact of pests and diseases to overall populations.
- Maintaining tree and soil health through correct planting, watering, and soil management increases resilience to stressors.
- Soil testing and amendments support long-term tree vitality.

## 3.2 Functional Requirements

This Plan aims to identify the right tree for the right location; this section identifies how this will be achieved. Trees will naturally grow, shedding leaves, bark, fruit, flowers, and even branches. Roots will extend, and trunks will broaden. Striking a balance involves selecting species that maximise benefits while minimising negative impacts. However, it's crucial to acknowledge that compromise is inevitable in the context of a busy and densely populated urban environment.

### 3.2.1 Function and Role of Streetscapes

Streetscapes form the interface between built infrastructure and the public realm, shaping local character, environmental performance, and community experience. Their function varies by context, influencing both design priorities and ongoing management.

#### 3.2.1.1 Residential Streetscapes

Residential areas typically emphasise amenity, shade, privacy, and neighbourhood identity. Streetscape character may be leafy and intimate, often with narrower verges and lower vehicle speeds. Management



priorities include maintaining healthy, well-formed trees for shade and visual appeal, minimising conflicts with driveways and overhead services, and ensuring safe pedestrian access. Low-impact species selection and consistent maintenance promote longevity and reduce infrastructure conflicts.

#### **3.2.1.2 Commercial Streetscapes**

Commercial zones balance functionality, high pedestrian activity, and visual vibrancy to support business activity and civic pride. Planting design often features robust, high-impact species, seasonal colour, and complementary street furniture. Management priorities focus on maintaining clear sightlines for signage, accommodating outdoor dining and events, managing litter and tree debris, and ensuring species resilience to higher soil compaction, restricted rooting space, and intermittent irrigation.

#### **3.2.1.3 High Public and Vehicular Traffic Corridors**

These corridors serve as movement arteries, prioritising safety, visibility, and durability. Streetscape design often incorporates larger canopy species for shading and heat mitigation, planted in medians or verges with engineered soil volumes to withstand heavy use. Management priorities include maintaining clearance for vehicles and pedestrians, ensuring driver sightlines, reducing roadside hazards, and managing tree health under higher pollution, wind exposure, and restricted rooting conditions. Species selection must account for resilience/frangibility to mechanical damage and minimal maintenance disruptions to traffic flow.

### **3.2.2 Street Orientation**

Maintaining human thermal comfort is important for pedestrians, residents and business. Modification of street microclimates using tree canopy cover can provide important cooling and warming benefits throughout the day and seasons. The reduction in heat is greater for east west streets than for north south streets.

#### **3.2.2.1 East west orientated streets**

The midday thermal benefits are restricted on E-W streets which are oriented in the same direction as the summer sun's zenith. Therefore, it is important to create a fully closed tree canopy to maximise shade and thermal benefits. Using a mix of deciduous and evergreen trees on the north side of the street will provide thermal warming in winter. Planting evergreen trees on the south side of the street will maximise shade and thermal benefits all year round.

#### **3.2.2.2 North south orientated streets**

For N-S streets air temperature, mean radiant temperature and solar radiation are greater on the east side in the early morning and greatest on the west side in the mid-afternoon. Planting small to medium deciduous trees on the east side of the street will take advantage of the thermal warming of winter morning sun. Planting large and small evergreen trees on the west side of the street will block the undesirable afternoon sun all year round.

#### **3.2.2.3 Sunscald**

Some species are prone to severe sunscald damage to their trunks on the western aspect due to the afternoon sun. Such damage is exacerbated by water-stress and prolonged exposure.

### 3.2.3 Above and Below Ground Constraints

Urban environments are complex, with trees competing for limited space alongside neighbouring vegetation, power lines, adjacent properties, signage, underground services (sewerage, water, gas, communications), and hard surfaces such as roads, footpaths, and paved public areas.

Expanding root systems, particularly in constrained sites, can cause disruption to hard surfaces, potentially leading to pavement lifting, cracking, or misalignment. While these impacts are generally low in frequency and severity when appropriate species are selected, sites are appropriately fit-for-purpose engineered and planted at desirable distances.

Inappropriate species selection in potential conflict areas may result in infrastructure damage, ongoing maintenance issues, premature tree removal and reputational damage.

### 3.2.4 Existing Character

In areas where existing street trees contribute a strong, defined character that enhances the sense of place, species selection should respect and reinforce this established aesthetic. Choosing appropriate species in these locations ensures continuity in the streetscape, preserves the area's unique identity, and maintains community appreciation for the local environment.

#### 3.2.4.1 Match Existing Species

Match existing tree species scale and form to reinforce existing character however, species diversity shall be increased. If the existing species is unsuitable due to issues such as risk of exposure to pest and disease (i.e. Polyphagous Shot Hole Borer) or weed propensity, choose species that complement the existing character in form, colour, and scale, ensuring they contribute to the established sense of place without disrupting it.

#### 3.2.4.2 Native and Biodiversity Considerations

In areas with significant native plantings or areas adjacent to bushland, prioritise species that are native to the region to support local biodiversity. Native species help sustain wildlife, strengthen ecological connections, and enhance the resilience of the urban forest by promoting a diverse and adaptable tree population.

#### 3.2.4.3 Seasonal Interest

Where applicable, align the seasonal characteristics (e.g., flowering or autumn foliage) of new trees with the existing palette to preserve the seasonal rhythm and visual appeal of the streetscape.

### 3.2.5 Transitioning Street Tree Species

Building on the discussion of Existing Character, where retaining the dominant species is often desirable, it is also important to recognise when a species shift becomes appropriate. As dominant populations age, a practical benchmark is when around 50% of the dominant trees in a street show decline or reach end-of-life, signalling that their character can no longer be maintained through simple replacement. In some situations, a lower threshold of 30–40% decline may justify phased replacements to manage risk and maintain canopy continuity.

These thresholds provide clarity while still allowing flexibility for professional judgement. They should be considered alongside wider factors such as adherence to diversity principles (e.g., the 10-20-30 rule), canopy cover targets, resilience to climate and pests, and the heritage or aesthetic value of the existing streetscape.

In this way, the transition from retaining to rethinking species choice is both measurable and sensitive to long-term urban forest goals.

### 3.2.6 Infrastructure Compatibility

Infrastructure compatibility refers to how well trees can coexist with urban environments and the constraints posed by surrounding infrastructure. This involves considering both above-ground and below-ground space, as well as the interaction between tree growth habits and built structures.

Key factors include:

- Available space around footpaths, roads, and buildings.
- The presence of underground services and overhead utilities.
- Soil quality, composition, and oxygen availability.
- Root system behaviour and potential for structural conflicts.
- Canopy size and the need for regular pruning to manage shared spaces.

Selecting species suited to these conditions helps reduce maintenance needs, avoid infrastructure damage, and supports long-term tree health and urban canopy sustainability.

### 3.2.7 Solar Exposure

Tree placement should consider the degree and timing of sunlight available at the site, balancing shade, solar access, and thermal comfort.

Key factors include:

- Seasonal benefits – Deciduous trees can provide summer shade while allowing winter sun, supporting passive heating and solar panel efficiency; evergreen trees offer consistent shade and screening year-round.
- Thermal comfort and efficiency – Well-sited trees can reduce cooling loads, improve pedestrian comfort, and enhance solar performance for nearby infrastructure.

### 3.2.8 Water Availability

Water availability is a key factor in tree establishment, long-term health, and maintenance costs.

Key considerations include:

- Establishment phase – Reliable watering in the first few years supports strong root and canopy development.
- Long-term needs – Selecting drought-tolerant species reduces failures and costs in low-water environments.

- Irrigation efficiency – Positioning trees near existing irrigation systems minimises extra infrastructure.
- Passive harvesting – Incorporating swales, rain gardens, or permeable surfaces directs rainfall to roots, boosting resilience.

### 3.2.9 Locating Street Trees

The street is a highly contested space, and the placement of street trees often comes with many restrictions. When choosing final planting locations, it's crucial to consider the distance from infrastructure components, such as intersections, pedestrian crossings, light and power poles, stormwater inlets, underground service pits, and bus stops.

Position street trees to minimise interference with existing usage of the streets, such as:

- Vehicular movement through the street.
- Entries to buildings and businesses.
- Clearance for pedestrians, vehicular traffic, light poles and other infrastructure/ services.
- Vehicle, cycle and pedestrian sight lines.

Planting trees will typically always require an individual site assessment and the final planting location decided on an individual basis.

**Error! Reference source not found.** outlines the minimum distances to be applied when determining a tree planting location. When it can be demonstrated that tree placement will not jeopardise the safety or the long-term integrity of neighbouring infrastructure or sight lines, the City may modify these dimensions on a case-by-case basis. Existing established trees in the streetscape that have been planted within these distances will not be removed by Council unless the impacts of keeping the tree are deemed undesirable and cannot be otherwise addressed through suitable pruning.

*Table 1: Proposed distances from street infrastructure for tree planting*

Street Situation	Tree Planting Clearance
Street intersection - distance from projected line of the intersecting kerb line on approach side	10m
Street intersection - distance from projected line of the intersecting kerb line on non-approach side	7m
Street Light pole - distance of trunk away from centre of pole in plan view	5m
Stormwater inlet pit - distance from nearest edge of pit structure	2m
Driveway - distance from driveway edge on approach side	5m
Driveway - distance from driveway edge on non-approach side	3m
Traffic Lights - distance from signal pole on	10m

<b>approach side</b>	
<b>Pedestrian crossings - distance from outer edge of crossing on either side</b>	10m (on approach) 7m (on departure)
<b>Street lighting pole - minimum distance from pole to centre of tree trunk (unless there are other light sources to consider)</b>	3m
<b>Cycle ways - clearance from edge of cycleway path to centre of tree trunk</b>	0.5m

### 3.2.10 Street Tree Spacing

Tree spacing distances when planting trees is fundamentally important in the streetscape. Final mature canopy size must be considered when planting new trees to avoid conflicts and maximise canopy potential. Trees planted too close together will be competing for soil volume and above ground space. Street trees should be planted as follows:

- Small trees (3-8m height x 2-6m canopy diameter) – spaced at a minimum of 3 to 6 metre intervals
- Medium trees (8-12m height x 6-9m canopy diameter) – spaced at a minimum of 6 to 10 metre intervals
- Large trees (12m+ height x >9m canopy diameter) – spaced at a minimum of 10 to 15 metre intervals

### 3.2.11 Typologies

Typologies refer to planting situations defined by verge width and street classification, which determine suitable tree species. Planting choices must balance canopy potential with space constraints:

- Small trees on wide verges miss the opportunity for larger shade trees and canopy benefits.
- Oversized trees in narrow verges risk infrastructure damage, safety hazards, and high maintenance costs.

Average verge widths were estimated from site inspections, with species assigned to four classifications (**Error! Reference source not found.**). Each typology has species nominated for both powerline and non-powerline sides. Where feasible, Council should collaborate with utilities to underground or bundle powerlines or reallocate road space to widen verges for planting.

The goal is to match tree size with available space, ensuring long-term stability, safe pedestrian and vehicle movement, and minimal infrastructure conflict. At the same time, maximising canopy size supports shade, air quality, and urban heat island mitigation. Careful species selection will achieve both resilience and maximum urban forest benefits.

*Table 2: Descriptions of typologies and planting scenarios.*

Verge Width	Description
-------------	-------------

<b>Confined &lt;1m verge</b>	Verge widths under 1m. These streets will be assessed on a case-by-case basis for planting due to their small size. The heights of trees selected for these locations will generally range between 3m and 6m.
<b>Small 1 to 2m verge</b>	Verge widths between 1m and 2m. Trees selected for these locations will generally have heights ranging up to 8m.
<b>Medium 2m to 4m verge</b>	Verge widths between 2m and 4m. The trees selected for these locations will generally range between 8 to 12m in height.
<b>Large &gt;4m verge</b>	Verge widths greater than 4m. Trees selected for this category will be large tree species that generally range between 12m and 20m in height.
<b>Road Reserves</b>	These locations will be assessed on a case-by-case basis for planting and may include more than one row of trees on each verge. Trees selected for this category will range between 12m and 20m in height.
<b>Tree pits</b>	These are planting areas surrounded by pavement. Trees selected for this category will generally range between 6 and 12m depending on the size of the tree pit.
<b>In road/ median/ roundabout</b>	Trees in these locations must be amenable to crown lifting to allow for sight lines, ensuring safety for motorists and pedestrians. Tree size to be determined based on rootable volume and surface soil coverings.
<b>Rain garden/ drainage areas</b>	Trees selected for rain gardens or drainage areas must be tolerant of both wet and dry conditions, helping to manage stormwater runoff and improve water quality.
<b>Coastal area</b>	Coastal areas require trees that can withstand salt spray, sandy soils, and high winds. Trees chosen must be hardy and adaptable to these challenging conditions.
<b>Bushfire prone area</b>	Trees for bushfire-prone areas selected for their low flammability and ability to withstand fire. Suitable species will help reduce the spread of fire.
<b>Under Powerlines</b>	Trees suitable for verge locations with overhead power lines. Smaller trees will be selected for these locations to avoid impacts with wires. Certain species may have a tolerance to pruning that will allow for canopy expansion over road. This will require controlled pruning approaches.

*Note: The verge is defined as being from the edge of the adjoining footpath to the back of the curb.*



## 4 Community Notification and Participation

### 4.1 Community Consultation

Community consultation supports more successful tree planting by increasing transparency, addressing local concerns, and encouraging long-term community support. A simple, well-structured approach ensures residents feel informed and included without placing undue burden on Council resources.

Consultation should be transparent, inclusive, accessible, and timely. It must clearly communicate what is being proposed, why trees are being planted, and how the community can be involved. Reaching a broad cross-section of the community, including renters, business owners, and culturally diverse residents, is essential. Based on site constraints and urban context, identify whether additional design treatments are required.

The approach aims to improve public understanding of the benefits of urban trees, invite meaningful input into planting decisions, and build community confidence in the planting process. It also seeks to address local concerns around safety, visibility, species selection, and maintenance.

#### 4.1.1 Engagement Stages

##### Stage One: Pre-Planting Notification

**Timing:** at least 14 days before tree planting begins.

Council will letterbox properties adjacent to the proposed planting location. The notification will:

- Explain the location and timing of planting
- Identify the proposed tree species and reasons for selection
- Provide contact information for any access, safety, or other concerns

This stage provides early awareness and an opportunity for residents to raise practical issues before planting occurs. It is not a voting process, but a courtesy notification and transparency measure.

##### Stage Two: On-Site Planting Signage

**Timing:** installed at time of planting.

Each newly planted tree will include a small temporary sign featuring:

- The tree species name
- A short list of its benefits, for example shade, cooling, habitat
- A QR code or link to more information online

##### Stage Three: Supporting Tree Establishment

Signage or an accompanying flyer will suggest small ways residents can help the new tree thrive during its establishment period, including:

- Avoiding damage from bins, vehicles, or lawn care equipment
- Reporting vandalism or tree health issues to Council
- Watering during extended dry periods

#### 4.1.2 Special Considerations

In **very** rare cases, Council may consider modifying or deferring a proposed street tree planting in response to a resident request. Decisions will be made case by case, balancing community benefit with site-specific needs. Considerations include;

- Disability access needs: where planting may obstruct mobility aids, footpath width, accessible parking spaces, or tactile ground surface indicators.
- Emergency vehicle or driveway clearance: where a proposed tree may restrict essential access to private driveways, loading zones, or emergency service routes.
- Solar access: where a new tree would significantly reduce the performance of existing rooftop solar panels.

Council will assess each request in the context of its urban forest objectives, infrastructure constraints, and the availability of alternative planting opportunities nearby.

## 4.2 Tree Planting by Residents

### 4.2.1 Policy Position

The City of does not permit residents to plant street trees in the verge or any other public place. Street trees are public assets and must be sourced, installed and recorded by the City or its authorised contractors to ensure quality, safety and long-term performance. Trees planted without approval may be removed or relocated at the City's discretion.

### 4.2.2 Street Tree Success

Street tree success depends on nursery stock that meets AS 2303, correct planting methods, site preparation, utility clearances, and follow-up establishment. Uncontrolled planting risks poor stock quality, planting faults, utility strikes, pavement damage, biosecurity issues such as Polyphagous Shot Hole Borer, Phytophthora or Myrtle Rust, and gaps in asset records. A single, consistent process protects public safety, reduces long-term costs and ensures trees are maintained under an agreed schedule.

### 4.2.3 Requesting a New Street Tree

Residents can lodge a request for a street tree at any time. The City of Nedlands will assess site suitability, select an appropriate species using the Species Selection Matrix, and schedule planting within the next two programmed seasons. Where a site is not suitable, officers will advise alternative locations or treatments.

#### 4.2.4 What Residents Can Do

Residents may wish to participate in Council planting events where trees are supplied by the City of Nedlands, planted to specification and supervised on site. Residents are encouraged to request a street tree and to support its establishment once planted. Ways you can help establish new tree include:

- a) Watering: Apply 10-20 litres per watering, poured slowly onto the mulch ring so it soaks the root ball. Aim for twice weekly in hot, dry weather and weekly in milder conditions; skip if there's been good rain. Check moisture by hand 10–15 cm below the mulch, water only if it feels dry.
- b) Heatwave support: Give an extra drink in the early morning or evening on extreme-heat days; a second small drink may be needed if leaves droop. Avoid hosing foliage in full sun.
- c) Mulch and basin: Maintain 50-75 mm of coarse mulch, pulled back from the trunk flare. Keep a shallow basin so rainfall collects and infiltrates, and re-shape it if it settles.
- d) Weeds and litter: Remove weeds and rubbish from the tree surround so water and air reach the roots.
- e) Protect the trunk and root zone: Keep bins, vehicles, trailers, mowers and whipper-snippers off the root area. A small edging strip helps prevent line-trimmer damage to the stem.
- f) Report issues early: Let Council know about vandalism, pests or disease, blocked inlets, poor drainage, leaning trees or damage. Include the street address and a photo if possible.
- g) Please don't: Prune or lop branches, add soil against the trunk, use herbicides/pesticides or fertiliser, drive new stakes into the ground, or hang items from the tree or stakes. These can harm the tree or affect underground services.

#### 4.2.5 Private Property Guidance

This policy applies only to public land. Residents are encouraged to plant trees on private property using species suited to local conditions. Refer to the Species Selection and Planting Guide for advice on size at maturity, setbacks from structures and services, and maintenance during establishment

# 1 Appendix

## 1.1 Procurement and Planting Guidelines

Planting trees represents a significant investment for the City of Nedlands, so tree planting programs must be well structured and based on solid asset management principles. It is no longer good enough to simply plant a tree and hope for the best.

Successful tree planting and establishment can be divided into four key success factors:

1. Planning and species selection
2. Quality stock
3. Correct planting
4. Establishment maintenance

Each of these key success factors is of equal importance. If one step is ignored, the entire process can be compromised. The process should also be underpinned by good communication and monitoring throughout all stages to ensure that all stakeholders understand the process and that each stage is monitored for quality and correct practices (**Error! Reference source not found.**).

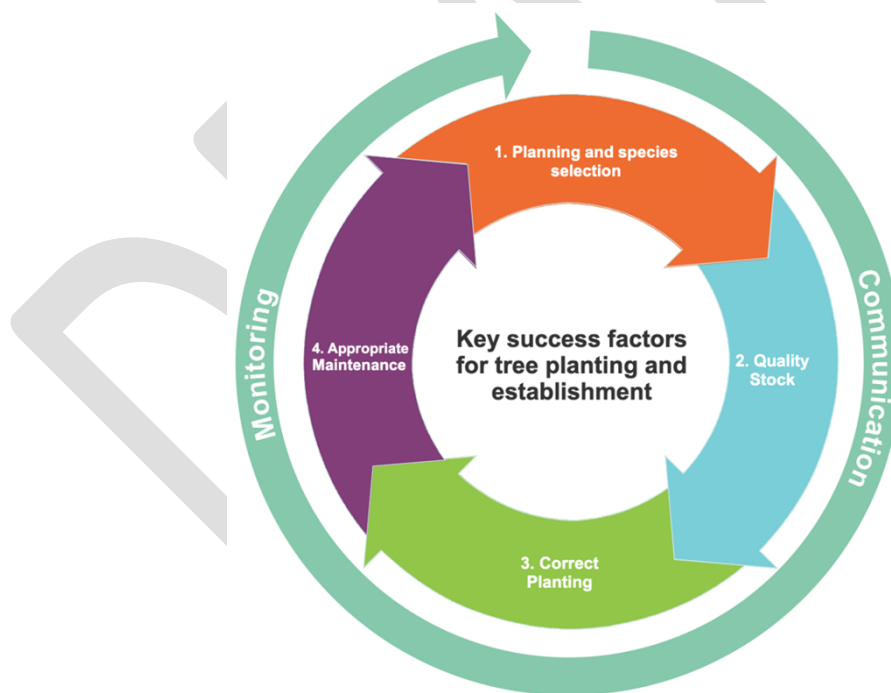


Figure 3: Key success factors for tree planting and establishment.

The quality of tree stock at the point of planting is a critical determinant of a tree's future performance, longevity, and cost-effectiveness. This guideline ensures that all trees installed in the public domain are healthy, structurally sound, and fit for purpose.

This section applies to:

- Tree procurement for major projects or capital works
- Stock inspection
- Tree supply – specification
- Planning for tree planting
- Trees planted by or on behalf of Council
- Trees planted as part of development conditions of consent

## 1.2 Procurement Contract Considerations

### 1.2.1 Tree Procurement

To support diverse planting programs, the contracted supply of quality tree and plant stock may be necessary. Reference should be made to AS 2303:2018 – Tree Stock for Landscape Use as a guiding standard. In addition to this WALGA provides a Local Government Authority Contract Specification Template to assist with procurement standards as described below. The City of Nedlands is likely to have received this document (Local Government Tree Stock – Contract Specification Template) otherwise can be obtained by contacting WALGA direct.

Western Australia has over 120 production nurseries, with approximately 35% accredited. While accreditation implies compliance with industry standards, evidence indicates ongoing challenges with quality assurance. Structural issues such as canopy imbalances and root defects within containers remain common, often leading to establishment failures.

In particular, root spiralling and other hidden defects may not become apparent until years after planting, creating long-term health and structural risks. These problems can result in premature tree removal, loss of amenity, and significant avoidable costs.

### 1.2.2 Nursery Supply Practices and Risks

Nurseries typically begin propagating seed or tube stock in spring, allowing around nine months of growth before the main winter planting season in May. By this stage, stock is usually available in 35–45L containers, with some advanced material potted up into larger sizes (75–90L, 150–200L+).

However, smaller container sizes and unsold stock retained beyond their optimal shelf life are more susceptible to root defects and related health or structural issues. These risks highlight the importance of timing supply and selection to ensure long-term plant quality and performance.

### 1.2.3 Tree Supply Contracts

A tree growing contract is a formal agreement between purchaser and supplier that sets out specific requirements for producing and delivering quality tree stock. Reliance solely on AS 2303:2018 – Tree Stock for Landscape Use may not guarantee suitable outcomes. By including additional tailored measures within the contract, purchasers can help secure higher quality and more reliable tree supply.

### 1.2.4 Stock Inspection

- The purchaser or City of Nedlands approved inspector shall undertake a minimum of two onsite inspections, aligned with critical grow-points such as container transitions or relocation within the nursery. These stages typically involve root pruning or crown adjustments, which are essential to tree quality.
- Contracted stock must be stored collectively in a clearly demarcated area, separated from other nursery stock. This facilitates inspection, performance tracking, and assessment of sanitary conditions, spacing, and overall horticultural practices.
- A final inspection shall occur at least one month prior to dispatch, allowing sufficient time to identify and rectify any issues in line with contract requirements.

Inspections shall primarily focus on (but are not limited to):

- Irrigations and fertilization.
- Root system condition.
- Structural integrity of trunks, stems, and branches.
- Evidence of damage from staking, ties, or incorrect labelling.
- Formative and/or practical pruning.
- Adequate spacing to allow unimpeded crown development.
- Sanitary conditions of the storage area.
- Presence of weeds, pests, or diseases affecting the stock or surrounding plants.

### 1.2.5 Destructive Testing/Sampling

- Destructive testing involves the random sampling and sacrifice of tree stock to assess hidden root defects within containers. It is essential for verifying root structure, development quality, and contract compliance.
- The growing contract must stipulate the batch size of stock (by **species/batch**) allocated for testing. Sample sizes vary, for example (reference WALGA Local Government Tree Stock – Contract Specification Template):

“The LTSS defines the sampling units based on a 95% confidence in detecting a 5% prevalence of plants with faults. For example, for a batch of 100 plants the number of units sampled is 45, while for a batch of 900 plants the number of units sampled is 58. When performing a destructive root inspection, Local Governments may sample less, but not exceed, the defined number of sampling units”.

- While destructive testing incurs unit costs, these are minor compared to the significant downstream costs of planting defective stock. This process provides assurance of overall batch compliance.

Destructive testing shall include:

- Random selection of trees for removal, with root balls separated to assess root condition, volume, and architecture.
- Documentation of findings, including photographs, referenced to contract requirements, undertaken by the purchaser’s representative in the supplier’s presence.



Cost liability:

- Supplier bears costs if non-compliance is identified.
- Purchaser bears costs if compliance is confirmed.
- The supplier shall provide appropriate space, tools (sharp cutting instruments), water, and manage disposal of debris.

## 1.3 Standard Deliverables

### 1.3.1 Minimum Stock Size and Dimensions

Each tree stock size is defined by minimum thresholds for:

- Container volume (L)
- Height (m)
- Stem caliper at 300 mm above ground (mm)
- Minimum root ball diameter (mm)

The following table summarises the expected specifications for common nursery stock sizes:

*Table 3: Expected specifications for common nursery stock sizes.*

Container Size (L)	Min Height (m)	Min Caliper (mm)	Root ball Dia (mm)
25	1.2-1.8	20-25	300
45	1.5-2.5	25-35	400
75	1.8-2.8	30-45	450
100	2.2-3.3	40-55	500
200	2.5-4.0	50-65	600

*Note: Actual dimensions may vary depending on species form and growth habit. Trees must demonstrate proportionality between height, calliper, and root ball size.*

### 1.3.2 Structural Quality

Trees must demonstrate strong structural integrity:

- Single central leader or clearly dominant stem (unless species typically multi-stemmed).
- Uniform branching with good lateral distribution.
- Minimal lean (no more than 15° from vertical).
- No included bark or major pruning wounds. Note: some species have a natural genetic predisposition for stem inclusions i.e. Agonis, Melaleuca, others.
- Clear trunk height appropriate to species and planting location.
- Graft unions (if present) must be strong and proportionate to the trunk with no suckering.

Trees with unbalanced crowns, major defects, or signs of poor form will be rejected.

### 1.3.3 Root System Health and Configuration

High-quality tree stock must:

- Retain 90% of growing media in the container during handling.
- Display a well-structured lateral root system with no girdling or circling roots.
- Have a clearly visible root collar located at or just above the soil surface.
- Exhibit no major kinks or root deformations at the container base.
- Be free from symptoms of root-bound stress.

For trees in larger containers:

- Root systems must divide evenly within the top 50 mm of media.
- Roots should not be matted or circling at the container edge.

### 1.3.4 Species Identification, Suitability and Labelling

All trees must:

- Be true to type, correctly labelled with botanical name and cultivar (if applicable)
- Be suited to the planting location, local soil conditions, and streetscape objectives
- Match the approved species palette in the accompanying Species Matrix.

Suppliers must clearly label each tree and provide a batch manifest or delivery note listing:

- Species and cultivar
- Container size
- Batch quantity
- Nursery origin

Where sun acclimation is relevant, the nursery must mark north-facing orientation on the trunk or container.

### 1.3.5 Stock Delivery

During transport and delivery:

- Trees must be well-watered prior to loading
- Root balls must be protected from drying or mechanical shock
- Trees should be delivered upright and inspected upon arrival

Council reserves the right to reject any stock that arrives damaged, dehydrated, or showing signs of transport stress.

## 1.4 Tree Planting Specification

### 1.4.1 General

This specification sets the required methods and minimum standards for installing new trees within City of Nedlands streets and public places. Any departure from these methods must be described in a Work Method Statement and approved by the City of Nedlands before work starts. All planting must be performed by a suitably qualified Arborist or Horticulturist holding a minimum Australian Qualifications Framework (AQF) Level 2, with site supervision commensurate with project risk and complexity.

### 1.4.2 Scope of Works

Tree planting works typically include all activities required to deliver a functional, compliant planting site and an established tree. As a guide, the scope covers:

- Site preparation and demolition of existing tree pits or surfacing.
- Excavation to design depth and width.
- Supply and placement of approved soils and sands; tree delivery, handling and installation.
- Installation of stakes, ties and any guards.
- Installation of tree surrounds or bases after initial settlement.
- Reinstatement of adjacent surfaces.
- Maintenance through the defined establishment period.

### 1.4.3 Standards

All works must comply with the following current Australian Standards. Confirm the most recent amendments:

- **AS 4419:2018** - Soils for landscaping and garden use - sets requirements and test methods for landscape soils.
- **AS 4454:2012** - (amended) Composts, soil conditioners and mulches - defines quality criteria and pasteurisation for organic inputs and mulches.
- **AS 4373:2007** - Pruning of amenity trees - governs pruning methods including formative and remedial pruning.
- **AS 2303:2018** - Tree stock for landscape use - provides above and below ground quality criteria for tree stock
- **AS 4970:2025** - (current) Protection of trees on development sites.

### 1.4.4 Statutory Requirements and Environmental Controls

The contractor must obtain all required permits and approvals for working within the road reserve, including traffic and pedestrian management plans that meet Main Roads WA's Traffic Management for Works on Roads Code of Practice and relevant Austroads guidance. Where works affect major roads or intersections, additional approvals and advance notices may be required. Utility location must follow the Utility Providers Code of Practice for WA and Before You Dig Australia (BYDA) requirements.

Work methods and materials must minimise environmental impact and be consistent with sustainable practice. Manage dust, noise, erosion and sediment, and prevent tracking of soil or debris onto roads and paths; always keep the work zone tidy. Implement pathogen hygiene measures to reduce the risk of spreading Phytophthora dieback and myrtle rust, including cleaning down plant and tools before entering sensitive areas and rejecting any nursery stock showing symptoms.

### 1.4.5 Inspections

Provide at least 48 hours' notice for City of Nedlands inspections at the following hold points:

1. pre-delivery stock inspection.
2. trees set out in pits prior to backfilling.
3. completion of planting including staking and mulching.
4. reinstatement of pavements.
5. interim inspections during the establishment period.
6. final establishment sign-off.

The City of Nedlands may require photographic evidence and batch documentation to accompany inspections, including AS 2303 compliance records.

### 1.4.6 Site investigations and Existing Services

Confirm pit locations and verify all underground and overhead services via BYDA plans and, where needed, ground penetrating radar, potholing or vacuum excavation. Treat all services as live until proven otherwise and maintain minimum clearances specified by utility owners; notify the City of Nedlands immediately if conflicts arise. Record any discovered services, obstructions or toxic wastes and adjust the planting layout or pit design to maintain safe separations.

### 1.4.7 Pavement Cutting

Cut asphalt and concrete with appropriate saws to achieve clean, straight edges parallel or perpendicular to the kerb; do not undercut kerbs. For unit paving, dismantle along joint lines where practicable to reduce damage and facilitate reinstatement. Dispose of slurry and cutting residues in a controlled manner so that stormwater is not polluted.

### 1.4.8 Excavation

Excavate each pit to the measured root ball depth plus any allowance for drainage layers and final surface levels. The minimum plan dimension should be at least 2 to 3 times the container diameter to provide adequate loosened backfill for early root extension. Where excavation encounters services, hand-dig within the nominated tolerance and protect exposed assets; provide temporary barriers and maintain public safety around open pits.

Remove surplus excavated material and deleterious material from site daily unless the City of Nedlands approves reuse. Do not reuse soil contaminated with stump grindings, weeds, rubble or building debris in planting pits. Where feasible, salvage pavers or stone for reuse in tree surrounds to reduce waste, provided they meet the specification and are undamaged.

### 1.4.9 Soil Handling and Testing

Avoid stockpiling on pavements and avoid trafficking over prepared subgrades; move soil directly from truck to pit wherever practical. If excavation reveals poor drainage, compaction or contamination, cease work in the affected area and notify the City for direction, which may include laboratory testing and remediation. Where specified, provide soil test results for bulk deliveries confirming AS 4419 and AS 4454 compliances, including pasteurisation of compost inputs.

#### 1.4.10 Subgrade Preparation

Loosen the base and sidewalls of each pit to at least 100 mm to break glazing and reduce compaction; incorporate specified amendments during this operation. Remove stones larger than 70 mm and any deleterious material brought to the surface. Shape the base to uniform grade to ensure the root ball will sit level and stable without rocking or settlement.

#### 1.4.11 Root Barriers

Root barriers are not standard and will only be installed where specifically directed by the City of Nedlands to protect critical infrastructure. Where used, barriers must be continuous, installed to the specified depth and orientation relative to the target asset, and terminated with turned, overlapped or sealed ends to reduce and minimise root bypass. Ensure barriers do not reduce the effective soil volume below the minimum required for the selected species. Root barriers must not be covered by surface soils/mulches that will encourage roots to breach over time.

#### 1.4.12 Soil Mixes

Provide soils that comply with AS 4419 texture and performance requirements and that are compatible with local soil profiles to avoid texture-contrast and perched water tables. Typical mixes are:

- Type A (top half of tree backfill): Premium manufactured sandy loam complying with AS 4419 (landscape soil) with organic matter sourced from AS 4454 compliant composts.
- Type B (lower half of backfill): A 50:50 blend of approved site topsoil (or imported topsoil that meets AS 4419 criteria) with Type A, screened to remove debris.

Set target properties at procurement (for example, pH in  $\text{CaCl}_2$  appropriate to species, EC within acceptable range, organic matter in the design band, and absence of contaminants) and verify with supplier test certificates.

#### 1.4.13 Drainage

Install subsoil drainage only where directed or where field conditions indicate waterlogging risk, using perforated pipe with graded outlets or connection to lawful discharge. Provide geotextile-wrapped aggregate trenches to prevent fines migration, maintain inspection and clean-out points where feasible, and ensure the design does not draw excessive moisture away from the root ball. Where WSUD systems are present, confirm overflow and bypass arrangements so that tree pits are not inundated for prolonged periods.

#### 1.4.14 Planting Conditions

Do not plant during extreme heat (temperatures exceeding 34°C), high winds or heavy rain. In the Perth metropolitan climate, the preferred planting window is late autumn to winter so roots establish during cooler, wetter months; spring planting may be acceptable with elevated watering and heat protection. Set a maximum ambient temperature for planting activities and define heat policy triggers in the Work Method Statement.

#### 1.4.15 Planting Hole Hydration

Where heavy or hydrophobic soils exist a pre saturation with a City of Nedlands approved soluble wetting agent may be required.

**1.4.16 Lifting and Handling (small stock 45-90litre)**

Handle trees by the container/root ball wherever possible. Prevent root ball collapse by supporting from beneath and avoid impacts, abrasion or compression damage during unloading and placement. Any tree damaged in handling or showing signs of desiccation will be rejected and replaced at the contractor's cost.

**1.4.17 Lifting and Handling (large stock 100+litre)**

With large stock mechanical assistance may be required if trunk lifting is unavoidable and weight exceeds safe manual handling. Protect the stem and bark with padded soft slings, using lift points on bag/container if available. If lifting from main stem, ensure protection and choke slings to avoid slipping and associated bark/main stem damages during movements.

**1.4.18 Bag or Container Removal**

On occasion where roots may not be fully established into soils post potting up size placement of tree into hole with bag may be required to avoid excessive root ball damage during placement and planting. In these cases, using a sharp blade to shallow cut the bag sides, peeling the side down to enable careful movement of tree root ball to extract the bag without overly damaging or loosening the root ball.

**1.4.19 Root ball Damage Notification and Recording**

In the event of root ball damage or part collapse it is important to record the extents of damage and notify the City of Nedlands. These trees may suffer from root damage and present trauma symptoms which can be practically managed through the seasonal watering and nutrition program.

**1.4.20 Root ball Pruning**

Inspect the outer faces of the root ball and remove circling, kinked or J-rooted material by shaving or slicing 10-25 mm from each face with clean, sharp tools. Remove girdling ties or bindings and locate the root flare by carefully exposing the top of the root ball if necessary. Keep root balls covered and moist if delays occur; do not allow roots to dry out prior to backfilling.

**1.4.21 Placement, Alignment and Orientation**

Place the tree on a firm, level base so that the top of the root ball is set flush with, or slightly above, finished surrounding grade to allow for settlement and to keep the root collar above persistent moisture. Ensure the tree is centred within the pit with trunk in a vertical position, with spacing and setbacks as per approved drawings and sightline requirements. Orient primary scaffold branches to optimise clearance from carriageways and infrastructure and to promote balanced canopy development. Locate the nursery-applied north mark on the pot (if applicable) and orientate the tree so the pot's north mark aligns with actual north.

**1.4.22 Backfilling**

Backfill using the specified soil mix. Apply soil lifts (layers) in 150mm thickness, lightly firming each lift (layer) and thoroughly water to remove voids without over-compaction that would impede root growth. Do not place soil over the top of the root ball or bury the stem flare; finish at design grade and shape the surface to capture water within the bund. Avoid placing fertiliser in the planting hole; if nutrient amendment is required, apply as surface dressing or slow-release product per the City of Nedlands direction.



#### 1.4.23 Watering Bund

Provide an earthen bund around the pit perimeter to capture irrigation and rainfall during establishment, adjusting after settlement to maintain effectiveness.

#### 1.4.24 Staking and Guards

Provide protective staking where risk of mechanical damage or vandalism is high; trees should be self-supporting and not reliant on stakes for structural stability. Use two stakes positioned outside the root ball with flexible, broad ties that do not abrade the bark and allow limited movement for taper development. For larger, taller trees that may be subjected to higher wind loads 3 stakes may be required.

Maintenance inspections will highlight ongoing adjustments or renewals if required to ensure ongoing protection and support. Stakes are to be removed if they are no longer required as determined by tree establishment, crown development loads and main stem stability. Install guards only where specified, ensuring they do not restrict stem growth, trap heat or impede inspection.

#### 1.4.25 Mulching

Apply clean, weed-free organic mulch immediately after planting to a nominal depth of 75 -100mm, tapering away from the stem so the trunk and root collar remain visible and dry. Avoid fine mulches that can cap and repel water; coarse, open-textured mulch is preferred for aeration and infiltration. The City's preference is for 'leaf mulch' available from tree contractors providing it meets AS 4454.

#### 1.4.26 Seasonal Watering Program

Establish a watering regime based on season, stock size, soil type and rainfall, or adopt moisture-based scheduling; document frequencies and volumes in the establishment plan and adjust based on inspections.

#### 1.4.27 Tree Surrounds and Bases

Where specified, install tree grates, guards, kerb inlets or decorative surrounds only after an initial settlement period unless otherwise directed, so that levels can be adjusted accurately. Ensure surrounds maintain the specified clear soil area and do not impede irrigation, infiltration or gas exchange. Where permeable pavements are used, confirm base construction and bedding are compatible with tree health and adjacent drainage.

#### 1.4.28 Quality Assurance and Records

Maintain a planting register for each tree including species and cultivar, container size, batch and supplier, AS 2303 compliance evidence, site location, planting date, soil batch certificates and photographs at key hold points. Capture as-built coordinates suitable for GIS and asset management use and record any variations from the specification. Provide a completion report at practical completion and an establishment report at the end of the maintenance period summarising survival, defects, replacements and recommended refinements.

#### 1.4.29 Defects and Replacement

Trees that fail to establish, suffer catastrophic structural defects, are planted incorrectly (e.g. stem buried), are damaged beyond recovery, or do not meet the specification at inspection will be deemed defective. Replace defective trees like-for-like at the contractor's cost unless the City of Nedlands directs a change in species or size for site reasons. Replacements reset the establishment period for the affected tree unless otherwise agreed.

## 1.5 Establishment and Maintenance

### 1.5.1 Establishment Period and Responsibilities

The establishment period begins from the moment of installation until the establishment period formally commences (24 months), during this period the contractor remains responsible for day-to-day tree care in line with this specification. All works must be undertaken by a suitably qualified Arborist or Horticulturist with a minimum AQF Level 2.

Before the establishment period starts, the contractor must submit a programme that sets out the sequence and frequency of all tasks, resources, inspection points and reporting. The programme must cover watering schedules, fertilising strategy, weed suppression, mulch upkeep, pest and disease monitoring, rectification of minor defects, and protocols for replacing dead, damaged or stolen trees.

### 1.5.2 Watering and Moisture Management

Watering is the most important determinant of early survival. As a baseline, apply approximately 10 to 15 percent of container volume per watering event for the first two weeks, every two to three days, then shift to 15 to 20 percent per event weekly for months one to three. Taper to fortnightly in months four to six, with frequencies reduced during winter and increased during hot, dry periods. Always check soil moisture by hand with a calibrated soil moisture probe to a depth of 100 to 150 mm and adjust volumes to avoid waterlogging or prolonged dryness. Include a simple heat policy for Perth conditions that provides an additional watering before forecast heatwaves and a follow-up within 48 hours.

### 1.5.3 Weed, Mulch and Surface Management

Keep tree surrounds free of weeds, litter and debris so water and nutrients reach the root zone. Maintain the specified mulch layer of 75 to 100 mm and keep mulch away from the trunk and root collar. Reinstate any bunds or shallow basins that help retain rainfall and irrigation, ensuring the trunk flare remains visible and dry.

### 1.5.4 Pest, Disease and Biosecurity

Inspect regularly for pests and pathogens and act promptly using methods suitable for the site and species. Maintain clean tools and equipment to reduce cross-contamination risks and follow local hygiene guidance for pathogens of concern. Replace stock that shows persistent decline due to nursery-origin pests or diseases and report any suspect biosecurity issues (inkling PSHB) to the City immediately with photographs and location data.

### 1.5.5 Pruning, Staking and Guard Management

Undertake formative pruning in accordance with AS 4373 to establish a dominant leader, well-spaced scaffold branches and balanced crown, while retaining sufficient foliage to drive calliper growth. Pruning should be light and targeted: correct nursery defects at planting only, then inspect and prune again at 6-12 months and at least annually through the establishment period, or until structural goals are met. Trees should be self-supporting; use protective staking only where needed to prevent physical damage and adjust or remove as soon as it is no longer required. Guards may be installed only where specified for vandalism or traffic exposure; inspect regularly so they do not abrade bark or restrict growth.

### 1.5.6 Fertilising and Soil Health

Apply a slow-release, tree-appropriate fertiliser at planting in accordance with manufacturer guidance, avoiding fertiliser placement in the planting hole. During establishment, use light, surface-applied supplements only if inspection indicates deficiency or poor vigour, and prefer low-phosphorus formulations for sensitive species. Do not fertilise drought-stressed trees until adequate soil moisture is restored; prioritise watering and mulch management first. An organic water-soluble fertiliser applied within the seasonal watering program is an additional option.

Applying a soluble wetting agent within the watering program during Autumn and late summer also to be considered if required.

### 1.5.7 Tree Bases and Surrounds During Settlement

In paved contexts, leave the tree base as exposed soil or with a thin, compacted decomposed granite layer for approximately six months to allow for settlement and adjustments. After settlement, install the nominated tree grate, permeable surround or finished surface so levels match adjacent pavements and do not impede infiltration or gas exchange. Keep always surfaces safe and even; rectify any depressions, uplift or cracking that could trip pedestrians.

### 1.5.8 Monitoring, Reporting and Records

Maintain a complete record for each tree, including species and size, planting date, watering log, maintenance visits, and any defects or treatments. Provide progress reports to the City at agreed intervals, typically monthly for the first three months and then every two months thereafter, including photographs and a summary of survival and condition. Use the reports to recommend any changes to frequencies or methods based on observed performance.

### 1.5.9 Replacements and Defects

Replace trees that die, fail to establish, suffer significant structural faults or are planted contrary to specification, unless the City directs otherwise. Replacements must be like-for-like in species and size unless the City of Nedlands approves a change and they restart the establishment period for that location. Notify the City within seven days of any incidents of vandalism, vehicle strike or storm damage and propose rectification, including temporary protection where risk remains.

### 1.5.10 Completion and Handover

At the end of the establishment period, request a final inspection and provide a short completion report confirming survival rates, average height and canopy spread for a sample of trees, and the status of stakes, guards and bases. Any defects identified must be rectified prior to handover. On acceptance, transfer maintenance responsibility to the City or to the party nominated in the contract, along with the final asset records suitable for GIS and asset management systems.

## 1.6 Planting Spaces

While verge strip width is often the primary measure for determining tree size suitability, it does not always represent the total functional growing space available to a tree. In many urban streetscapes, a verge may measure only 2m between the curb and property boundary yet offer greater horizontal spread opportunities along the verge corridor.

Such conditions may allow for the successful establishment of medium or even large-form trees if:

- Lateral canopy growth can extend parallel to the roadway without impeding vehicle sightlines or pedestrian movement.
- Root development can utilise unsealed or connected soil volumes along the verge.
- Conflicts with overhead and underground services can be managed through species choice and engineering solutions.

The Tree Species Matrix recognises that these contextual factors can modify the traditional size thresholds:

- Small tree: Nominal verge  $\geq 2 \text{ m}^2$ , or restricted growing space.
- Medium tree: Nominal verge  $\geq 4 \text{ m}^2$ , or narrow strip with extended lateral space and soil connectivity.
- Large tree: Nominal verge  $> 4 \text{ m}^2$ , or narrow strip with exceptional soil volume access and minimal infrastructure conflicts.

By considering both measured verge width and functional growing potential, this approach supports more diverse species selection and maximises urban canopy outcomes, even in space-limited environments.

## 1.7 Introducing Trial Species into Annual Plantings

To maintain a resilient and diverse urban forest, it is important that councils actively test and evaluate new tree species suited to local conditions.

The Tree Species Matrix includes a curated list of recommended trial species, each assessed for its potential canopy contribution, climate resilience, and compatibility with various streetscape and open space environments.

For each species, commercial availability is noted as either:

- Nursery-ready stock (immediately available for purchase), or
- Seed supply (available for propagation by council-contracted tree growers).

It is recommended that a **minimum of 5%** of the Council's annual planting program be allocated to these trial species. This modest but strategic allocation enables the testing of new species without compromising the consistency of established planting outcomes.

Over time, this approach can identify high-performing species that can be scaled up, while phasing out species that underperform in terms of growth, canopy spread, maintenance needs, or resilience to pests, disease, and climate stressors.

By embedding species trials into the procurement process and planting program, the council can:

- Future-proof the urban forest against emerging environmental challenges.
- Increase species diversity, reducing vulnerability to monoculture risks.
- Expand the palette of commercially available species for future projects.

- Strengthen partnerships with growers through targeted contract growing initiatives.

Trial plantings should be monitored over a 3–5-year period, with data collected on survival, growth rates, and maintenance requirements. This evidence base will inform ongoing updates to the Tree Species Matrix and ensure that the council’s urban forest remains adaptable, resilient, and ecologically diverse.

## 1.8 WSUD and Passive Irrigation

Water Sensitive Urban Design (WSUD) should be integrated into all new plantings and retrofits in the City of Nedlands where practical. In Perth’s dry climate, the principle is simple: capture rain where it falls, direct it into the tree pit, allow infiltration, and safely move excess away.

Passive irrigation is best practice as it provides trees with a reliable water source while improving stormwater management. This relies on small, low-maintenance systems that channel runoff into the root zone, distribute it evenly, and keep the trunk flare visible and dry. Solutions should be tailored to street context using familiar, adaptable components that remain easy to access for cleaning and inspection.

Typical WSUD interventions for street trees include:

- **Kerb cut-outs** – small openings divert runoff into a basin around the tree; simple and effective.
- **Leaky kerb with verge swale** – kerb slots feeding a planted swale to irrigate multiple trees.
- **Raingarden/stormwater planter** – contained beds filtering runoff and soaking water into roots; suited to constrained sites.
- **Permeable paving** – pavers over a reservoir that laterally irrigate roots; ideal for high-traffic areas.
- **Tree basin with low bund** – shallow depressions or bunds to hold rainwater briefly while protecting the trunk flare.
- **Hardstand runoff harvesting** – channels or inlets directing water from paved areas into tree zones.
- **Traffic calming greening** – kerb extensions or chicanes designed as planted pockets that capture street runoff.
- **Level spreader/dispersion trench** – trenches or perforated pipes distributing water evenly across the root zone.

## 1.9 Soil Volume and Structural Soil Cells

Adequate, connected soil volume is the most important determinant of street tree health, longevity, and canopy size. Small, isolated pits produce weak trees, higher failure rates, and more pavement damage. The City treats below-pavement rooting volume as core urban infrastructure. Where conventional pits cannot meet the target volume for the intended mature tree size (see Section 3), the City will provide sub-grade, uncompacted rooting space using load-bearing systems, structural soils, raft systems, or soil vault/cell systems, so trees can establish and reach their design canopy.

- **Soil vault/cell systems (modular structural cells)** Purpose-built modules that support heavy surface loads (footpaths, medians, parking lanes) while containing large volumes of high-quality, uncompacted soil. Highly configurable, readily integrated with inlets, dispersion pipes and inspection

points, and typically paired with WSUD so stormwater feeds the cell network. Use in town-centre and CBD streets, high-load/high-footfall locations, and anywhere maximising soil volume and predictable performance is critical.

- **Structural soils (engineered stone–soil matrix)** A uniformly graded rock “skeleton” with soil in the voids, compacted to form a load bearing, aerated, free-draining sub-base beneath pavements. Reduces root–pavement conflict and provides continuous root paths, especially where depth is limited or services are dense; often combined with pockets of higher-quality soil near the root ball and permeable surfaces or inlets to maintain moisture. Use where shallow cover or service corridors constrain excavation, or to create root continuity under narrow verges and crossovers.
- **Raft systems (gravel raft over geocells/honeycomb mats)** Interlocking plastic geocells filled with gravel form a stiff “raft” that spreads loads, reducing the degree of subgrade compaction needed under adjacent pavements. Suited to sites near existing trees or sensitive utilities where excavation/compaction must be minimised; when combined with permeable paving, improves infiltration and air exchange. Use where protecting existing roots or sensitive subgrades is the priority and a moderate increase in rooting volume enables planting without deep reconstruction.

Where we prioritise: town-centre and CBD main streets, high-footfall precincts and transport nodes, narrow verges with frequent crossovers, medians, utility-dense corridors, mapped urban-heat “hot spots”, and renewal/redevelopment areas targeted for larger shade trees.

When we deliver: design in from the outset and install whenever streets are opened for capital works (streetscape upgrades, pavement/footpath renewals, power undergrounding, drainage/WSUD projects, and developer works in centres). If design review identifies a soil-volume shortfall, a below-pavement solution is the default response.

How we integrate: coordinate dedicated utility corridors and setbacks; connect sub-grade volume to WSUD/passive irrigation so captured rain reaches the rooting zone; use permeable or vented surface finishes where appropriate; maintain the root collar above finished level.

Asset records: capture as-built extents (plan and depth), connections and access points in the City’s asset management system (GIS-referenced) to support maintenance and future extensions.

If not feasible: where structural solutions are demonstrably impractical (e.g., insurmountable service conflicts or prohibitive cost), document the constraint, adjust species/size or location, and deploy complementary measures (additional trees nearby, shade structures, or WSUD elsewhere) to meet the street’s shade and cooling objectives.

## 1.10 Co-planting and Multi-layered Diverse Vegetation

Urban streetscapes often contain a variety of underutilized micro-spaces that, while unsuitable for large street trees, can still support smaller or complementary plantings. These niche planting areas may be in traffic islands, road verges with irregular geometry, widened footpaths, or recessed building frontages. Through strategic co-planting, these pockets can be transformed into productive green assets, contributing to canopy expansion and overall streetscape quality.



Companion planting in these areas can provide multiple benefits:

- Enhanced canopy coverage by layering vegetation at different heights, filling gaps between larger trees.
- Biodiversity gains through increased habitat variety and seasonal flowering or fruiting species.
- Urban cooling by reducing heat island effects in paved or exposed areas
- Visual continuity along streetscapes, creating a cohesive and attractive green corridor.

Plant selection for co-planting should consider the site's microclimate, available root and canopy space, visibility requirements, and maintenance capacity. Smaller native species, shrubs, and groundcovers can complement larger tree plantings without competing for resources, while flowering species can add seasonal colour and pollinator support.

Incorporating co-planting into the streetscape design guidelines ensures that every available planting niche is utilised. This approach not only supports the broader urban forest canopy targets but also enhances street character, resilience, and ecological function.

Community Feedback			Administration Comment
#	What suggestions do you have for increasing tree canopy in your neighbourhood?	Do you have any general feedback about the Draft Urban Forest Strategy 2025-35?	
1	My suggestion would be to plant the trees on nature strips the enhance tree canopy coverage as well as taking part in the community and being more involved with tree programs that will inspire others to take action	I do not, I think it is a good draft and will benefit the community if implemented	Noted - positive feedback
2	Dead street trees need to be removed as a priority and replaced with a diverse range of drought and climate resistant trees. Preferably, these trees should be a source of food for native fauna. Developers need to be encouraged to retain established trees on development blocks. I am concerned about how hot some areas of Nedlands are going to be without tree canopy. I would also support investigation of a potential developer contribution scheme to offset trees cut down on development blocks. I support trees being factored in early into City of Nedlands projects.	I was impressed by the quality of the draft Urban Forest Strategy and its explanation of the challenges facing the canopy.	Noted - positive feedback
3	<p>-Severe fines for tree canopy removal or damage on residential block, commercial blocks and trees on public land.</p> <p>-Planting tall spreading tree species as street trees</p> <p>-Planting trees around all playing fields</p> <p>-Regeneration of urban bush land</p> <p>-Increased funding for tree planting</p>	<p>As President of the Nedlands Tree Canopy Advocates we have separately submitted a submission in response to the Draft Urban Forest Strategy DUFFS to Bruce and Santosh. It also follows below but unformatted</p> <p>City of Nedlands Draft Urban Forest Strategy 2025-2035 submission</p> <p>Nedlands Tree Canopy Advocates</p> <p>The Nedlands Tree Canopy Advocates (NTCA) strongly supports the implementation of an Urban Forest Strategy by the City of Nedlands. We have reviewed the document and make the following comments and recommendations:</p> <p>KEY POINTS</p> <ul style="list-style-type: none"> <li>- The Draft Urban Forest Strategy (DUFFS) should highlight that trees are essential infrastructure, much like roads, busses, trains and electricity.</li> <li>- It is notable that a method of assigning a monetary value to trees is not given in the DUFFS, i.e. the Helliwell method.</li> <li>- The definition of Tree Canopy is inconsistent with the definition of a Protected Tree. The lowest category should be changed to 3m-8m and the middle category changes to 8-20m. This lower category should then be then noted as unprotected.</li> <li>- Section 10 Implementation and Action Plan (p.49) is very thin. It merely outlines the three timed stages of the DUFFS. Tree loss has occurred at an alarming rate 2020-2024 and continues to occur in the same way. If action is not taken now, the DUFFS and its projections will become terribly unachievable. In response to community, the DUFFS needs to be actionable now, not in Stage 2, in 3-6 years time.</li> </ul> <p>BUDGET</p> <p>It is very pleasing to hear that the City has planted 550 trees this last planting season, an increase of 10% on the previous year. It is also very pleasing to hear of the trial planting of</p>	

4	Restrict tree removal for development, particularly street trees. Require developments to provide trees and street trees.	The DFS details the broad direction Council should take to achieve a 20% canopy over the next 10 years, however the Council's 2024 resolution was to adopt a 30% canopy coverage by 2040 and the WHO have recommended that a coverage of 30% is recommended for cooler and healthier cities.	<p>limitations will significantly influence the pace of implementation and the ability to meet these targets. Achieving 30% canopy cover will require:</p> <p>Substantial investment in tree planting, maintenance, and irrigation.</p> <p>Increased resources for monitoring and replacement programs.</p> <p>Ongoing community engagement and incentives to encourage planting on private land.</p> <p>Current financial constraints mean that while the City will work towards the 30% target, progress will be incremental and dependent on:</p> <p>Annual budget allocations for tree planting and maintenance.</p> <p>External funding opportunities, such as grants and partnerships.</p> <p>Operational efficiencies and prioritization of high-impact planting areas.</p> <p>The Strategy provides a flexible framework that allows for scaling actions based on available resources, ensuring that even under budget constraints, the City</p>
5	Plant and care for more mature trees in streets and parks. Stop verge parking which damages streets on verges and footpaths. Maintain or replace damaged trees. Stick with tree preservation rules.		Noted
6	Maybe school based programs and planting activities		Noted
7	There should be enforced penalties for residents who severely prune or cut down regulated trees without council permission. All residents should be informed of the tree canopy rules in Swanbourne, as I believe some are unaware.		Noted
8	Plant more native species.		Noted
9	Reward people with trees! Give a rates discount, extra green bin, help with maintenance etc. At present people with large trees are punished (no help with maintenance, pressure from neighbours, paying for maintenance, paying for extra greenhouse bin etc.). Stop immediate neighbours damaging trees when cutting. Require neighbours to obtain permission when cutting overhanging trees.		Noted
10	Preventing clear- felling of blocks, retention of private property trees and increasing tree planting and maintenance (watering) of trees on council land and parks	Excelkent	Noted

11	Replacement of removed trees with 500 m of property (e.g. road verges, parks, road islands etc) if it can't reasonably occur on new subdivisions. Encouragement of fauna friendly alternative shrubs etc or subsidised water or supply to encourage people to plant for birds and insects.	No it is sound	Noted
12	One way would be to reduce the area covered by lawn verges and, instead, to use the area to create Tree and Understorey corridors). Also, to charge sufficient for the removal of Trees to cover the real cost of replacing them.	I'm excited to feel that the Council is, at last, doing something that seems might result in, at least, stemming the flood of Canopy Loss. It might even result in an increase in Perth's Tree Canopy and make for a healthier, more environmentally balanced City. 😊	Noted - positive feedback
13	I think more emphasis could be given to the scientific work already done on the significant cooling effects of a substantial tree cover.	No	Noted
14	STOP builders erasing all trees from blocks that are being bulldozed for new houses it is a disgusting practice that goes completely against the previous decades of care and appreciation by locals.	Please get it moving and get tough on builders!!!	Noted
15	Plant only native species verge trees. Rates discounts for tree canopy over 40%on individual property		Noted
16	Diligence by the council in replacing verge trees when they die or are removed during developments. That residents are given advise on the benefits of trees in a warming climate.		Noted
17	Making sure developers maintain existing trees by significant penalties if damaged or death. Plant more trees in existing gaps.	String document. Clearly Mt Claremont and Swanbourne require urgent attention as does Nedlands given the decline in canopy there as well as Mt Claremont. One of the examples is the development of the Captain Stirling site. Developers need to include trees in developments - including roof top gardens!	Noted
18	More public education Large increase in investment - The City's budget and resources. Trees are essential infrastructure and should be financed accordingly. More bush care officers to look after the 6 key areas of bush Plant pocket forests on small pockets of land. Increase the Draft Strategy to 30% by 2040, and include in this trees on private land, residential, commercial and development land. Enforce the 'no opt out' clause in the street tree policy. Apply stiff penalties for illegal removal, and costs to approved removals. More liaison with main roads and the PTA: raise challenges decisions of removals needed for infrastructure. Increase succession planting.	The action plan needs to be developed now. Valuable time is being lost in growing canopy.	Noted
19	Support free trees to residents within reason. U/Power will make huge difference so Street trees are not pruned so severely.	No	Noted
20	Plant more canopy trees in areas of open space such as around playing fields e.g Allen Park, Swanbourne Oval, and the car park behind The Shorehouse	Priority must be to Implement strategies now for the wellbeing of people and wildlife in the future.	Noted

21	Implement council restrictions at the planning level when developers and individuals seeks to remove trees on their properties.	Increase council environment budget to promote an urban forest in Nedlands	Noted
22	Make it mandatory for all houses to have at least one decent size tree in their garden and in the verge	I need to read it but the more new trees and protection and grants fir new trees the better	Noted
23	<p>I strongly support prioritising large-canopy, long-lived street trees wherever the verge/footpath space allows. Large canopies provide the greatest benefits for shade and heat reduction, improving comfort and walkability in summer. ☺</p> <p>Too often, mature canopy trees are replaced with small ornamental species that will never rebuild meaningful cover. Where overhead powerlines have been removed or undergrounded, that constraint is gone and those streets should be replanted with tall, broad-canopy natives (e.g., larger gums where suitable) to restore a continuous canopy over time—while still applying “right tree, right place” principles and choosing species that won’t damage pavements or services. ☺</p> <p>Please set clear minimum canopy targets by street type and plant more trees per block (with good species diversity), so we end up with streets that are cooler, greener, and more attractive in 10–30 years—not just easier-to-maintain streets today.</p>		Noted
24	City continuing its subsidized plant program; provide local schools with educational resources (eg video, speakers), pilot projects in each ward near schools, balance low representation of native species with adverse characteristics (eg. fall hazard from marri nuts) with extra planting in low risk areas; implement rail corridor greenway, Kings Park - Underwood - Bold Park corridor etc (discussed for 30 years!)	City of Nedlands has a 30 year+ history of surveys, workshops, discussions (on all sorts of matters) without implementation, so needs to cease planning and talking and begin delivering.	Noted
25	Hefty fines for anyone removing trees on private property or verges without Council permission.		Noted
26	<p>The edge of Langoulant Road and the west side of the West Coast Highway is an eyesore and neglected. There is a wide strip with ample space for a bigger investment in trees and understory. Some trees were planted last year and died soon after planting.</p> <p>The construction laydown area currently occupying the overflow car park for the WA Bridge Club and Rugby Club will need remediation after completion of the childrens' hospice. The Allen Park Master Plan has plans to include trees to provide shade for the cars and will improve the amenity considerably.</p>	<p>The adoption of the strategy is urgent given the decline in trees across our suburbs. The success of the strategy is heavily dependent on having the financial resources and enough staff to manage the extra workload.</p> <p>Most tree loss is in residential lots where subdivisions are displacing trees. Developers and architects need to do better around incorporating existing mature trees in the design when lots are subdivided, making room for granny flats etc. Heavier fines may be a deterrent and better education for homeowners.</p>	Noted
27	Get children involved in planting and looking after trees. Each child to adopt a tree in their local	Seems very thorough	Noted - positive feedback

28	More planting alongside wall between Iolanthe Street and Seaward Ave Planting inside compensating sump on corner of Iolanthe Street and Jameson Street - it virtually never has any buildup of water in it		Noted
29	1. How about discount on rates for preservation of trees on private property? Obviously someone would have to work out the details but there should be both a carrot and a stick (see my comment in the other section about fines equalling the TRUE replacement value of the tree, not just the cost of planting a sapling or two). 2. How about a more proactive council effort to identify stressed street trees and actually water them? The cost of this could be a lien against the property that carries forward (with interest).	It's good stuff but I don't think there is nearly enough urgency and determination around this topic. It is difficult when you have a state government (a Labor government no less) that is in the pocket of the developers.	Noted
30	Protection of trees on private land is so important. From the information the City has provided this is clearly a weak point. Trees and development can and must co-exist. It is lazy development to clear a block prior to development and this should not be enabled by the City. There are so many good examples of design accommodating existing trees.	I urge the City to prioritize protection of trees on private land in addition to planting and protection on public land as a matter of urgency.	Noted
31	Increasing street tree planting. Fine tree lopping contractors, if they severely prune or cut down a protected tree, without checking that the property owner hasn't got a permit. If the owner does the severe tree pruning or removal without a permit, then he or she should have to pay both fines - as the owner and as the tree pruner or removalist.	Needs to be more ambitious.	Noted
32	I would support incentivising homeowners to keep large mature trees on their properties. I have heard of other local councils who pay residents a small fee annually to incentivise them to keep the trees and cover any maintenance costs. This would be a judicious use of ratepayer funds in light of the benefits we would all share in from tree retention.	Please prioritise it. Time is running out, and tree canopy is so important as climate change heats up our city, and native habitat for our beautiful birds and possums dwindles.	Noted
33	Bury power as soon as possible so street trees can grow to a decent height and so private trees can grow without interference. Ensure blocks are not cleared before development without an attempt to save at least some mature trees. For example the wholesale destruction of trees at the Captain Stirling site.	Power lines must be buried as soon as possible.	Noted
34	Replacement of dead Queensland box trees and registration/council management of large aged trees like gums etc.	Great to see it and congratulations to council	Noted - positive feedback





## 19 DIVISIONAL REPORTS - GOVERNANCE

### 19.1 Motions of the Annual General Meeting of Electors held on 10 December 2025

<b>Report Number</b>	<b>CEO.01.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Authority/Discretion</b>	Executive
<b>Contributing Officer</b>	Mikayla Chambers - Senior Governance Officer
<b>Responsible Officer</b>	Jonathan Allen - Coordinator of Governance, Legal and Risk
<b>Director</b>	Arthur Kyron - Acting Chief Executive Officer
<b>Attachments</b>	1. MINUTES - Annual General Meeting of Electors - 10 December 2025 [19.1.1] 2. ABC Article - 24 July 2025 [19.1.2]

#### Purpose

For Council to consider the motion that was raised at the 10 December 2025 Annual General Meeting of Electors.

#### Officer Recommendation

**That Council SUPPORTS the motion carried at the Annual General Meeting of Electors being:**

**That Council ENQUIRE of the Department of Local Government whether the report [as referred to in the ABC article of 24 July 2025] has been finalised and if it is not when do they propose to release it to the Commissioners given the election is impending.**

#### Background

The City's Annual General Meeting of Electors was held on 10 December 2025 in accordance with section 5.27 of the Local Government Act 1995. The meeting was in attended by 5 members of the public, with one motion carried at the meeting.

In addition to the notice of motion raised, there were a number of questions which were submitted prior to the meeting and answered on the evening. The questions and responses can be found in the Electors Meeting Minutes 10 December 2025 (Attachment 1).

#### Discussion



There was one motion passed at the Annual General Meeting of Electors which is set out below:

**That Council ENQUIRE of the Department of Local Government whether the report has been finalised and if it is not when do they propose to release it to the Commissioners given the election is impending.**

Moved: Mr Louis Proksch

Seconded: Mr Benedict Hodsdon

CARRIED 4 VOTES TO 0

### **Officer Comment**

The report referred to by Mr Louis Proksch at the Annual General Meeting held on 10 December 2025 is mentioned in the ABC article published on 24 July 2025 (Attachment 2). According to the article, the investigation is now finished but results of such an investigation are not usually made public, although they would be provided to the Commissioner's. A report has not yet been submitted to the administration or the Commissioners. The administration is supportive of the request being made, in particular to clarify the reference made by the Minister in the article.

### **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**

#### **Performance**

- 11. Effective leadership and governance.
- 12. A happy, well-informed and engaged community.

### **Budget/Financial Implications**

Nil

### **Legislative and Policy Implications**

[Local Government Act 1995 – Section 5.33](#)

Section 5.33 Decisions made at Electors' Meetings



(1) All decisions made at an Electors' Meeting are to be considered by the Council at the next ordinary council meeting or, if this is not practicable –

- (a) at the first ordinary council meeting after that meeting; or
- (b) at a special meeting called for that purpose, whichever happens first.

(2) If at a meeting of the Council a local government makes a decision in response to a decision made at an Electors' Meeting, the reasons for the decision are to be recorded in the minutes of the Council Meeting.

## **Decision Implications**

There are no direct implications from the decision and motion raised at the Annual General Meeting of Electors'. Council is encouraged to consider residents opinions and concerns raised.

## **Conclusion**

The administration was not made aware of an investigation by the Department of Local Government and therefore have not received a copy of the report. It is recommended that Council enquire with the Department of Local Government to see if this report is finalised and whether the Commissioners can be provided with a copy.

## **Further Information**

Nil



# MINUTES

## Annual General Meeting of Electors

Wednesday 10 December 2025



## Information

### Notice of Meeting

In accordance with the Local Government Act 1995 at least 14 days local public notice was given of the availability of the Annual Report (section 5.55) and the date, time, place and purpose of the Annual Electors' Meeting (section 5.29).

The local public notice was provided in accordance with section 1.7 of the Local Government Act 1995, by way of the public notice in the Post newspaper on Saturday, 22 November 2025 and on notice boards at the City of Nedlands Administration, Nedlands and Mt Claremont Libraries and on the City's website and social media.

### Purpose of Meeting

The purpose of this meeting is to receive the Annual and Financial Reports 2023/24 and General Business.

### Definition of an Elector

An elector is defined in the Local Government Act 1995 as a person who is eligible to be enrolled to vote in an election of the City of Nedlands.

### Meeting Guidelines

In accordance with the [Local Government \(Administration\) Regulations 1996](#) the Mayor is to preside at a General Meeting of Electors and shall determine the procedure to be followed as set out below:

1. All present are required to sign the attendance register at the entry to the venue, including name and address.
2. In accordance with Section 5.31 of the Local Government Act 1995 (LG Act) and Regulation 18 of the Local Government (Administration) Regulations 1996 (LG Administration Regs), Minutes will be taken at the meeting. Minutes will be made available to the public following the meeting.
3. All members of the public attending the meeting must act in a polite and respectful manner before, during and after the meeting. The public is reminded nobody shall use any electronic, visual or audio recording device or instrument to record the proceedings of the meeting unless that person has been permitted by the Presiding Member to do so.
4. To be able to move or second a motion, and vote at an Electors' Meeting, all Electors in attendance must be on the City of Nedlands Electoral roll. Only City of Nedlands Electors are eligible to vote, although they are not obliged to do so.
5. During general business questions and statements may only relate to matters that affect the City of Nedlands.



6. To allow for considered responses to be provided to all enquiries and questions it is requested that all formal questions are submitted by 12pm on Tuesday, 9 December 2025 via [council@nedlands.wa.gov.au](mailto:council@nedlands.wa.gov.au) or using the form on the City's website.

### Motions and Voting

1. Proposed motions are requested to be submitted by 12pm on Tuesday, 9 December 2025 via [council@nedlands.wa.gov.au](mailto:council@nedlands.wa.gov.au) or using the form on the City's website.
2. Motions where presented in writing will be read aloud by the Presiding Member to ensure that all are clear what they are voting on. Motions from the floor will only be accepted at the discretion of the Presiding Member.
3. The Presiding Member will call for a mover and a seconder for a motion. Only City of Nedlands Electors may move or second a motion.
4. Both the mover and seconder to a motion may speak on the motion. The mover will be able to speak for three minutes, and then the seconder will speak for three minutes. The mover and seconder must state their name and address before moving or seconding the motion.
5. The Presiding Member will call other speakers to speak to the motion. Ten speakers will be allowed to speak for the motion (including the mover and seconder), and ten speakers will be allowed to speak against the motion. All speakers should be clear and to the point and speak through the Presiding Member at all times. Each speaker must state their name and address and restrict their comments to the subject of the meeting and will be allowed 3 minutes to speak. Members of the public are not permitted to enter into debate with the Presiding Member. Speakers should not repeat comments/points already raised by another speaker.
6. At the end of the debate for and against the motion, no other items of business will be addressed, and the motion will be put to the vote. Once a motion is voted upon the Presiding Member will call for any further motions from Electors.
7. No motion or amendment is open to debate until it has been seconded. Only one amendment on any one motion shall be received at a time and such amendment shall be dealt with before any further amendment can be received. Upon a motion being proposed, the Presiding Member will call for speakers to address the Chair.
8. Regulation 17 of the Local Government (Administration) Regulations 1996 - Voting at meeting.
  - a. Each elector who is present at a general or special meeting of electors is entitled to one vote on each matter to be decided at the meeting but does not have to vote.
  - b. All decisions at a general or special meeting of electors are to be made by a simple majority of votes.





- c. Voting at a general or special meeting of electors is to be conducted so that no voter's vote is secret.

9. Voting is determined by a show of hands.

### **Minutes**

Minutes of this meeting will be available for inspection by members of the public at a later date.

Public questions and comments may be recorded and there is no protection from legal action being taken against you, should it arise from your comments delivered at the meeting.

### **Decisions Made at a Meeting of Electors**

In accordance with section 5.33 of the Local Government Act 1995 all decisions made at a Meeting of Electors are to be considered at the next Ordinary Meeting of Council, or, if that is not practicable:

- At the first Ordinary Meeting of Council after that meeting, or
- At a Special Meeting called for that purpose.

It should be noted that any decisions made at a Meeting of Electors are not binding on the Council.



Table of Contents

1 DECLARATION OF OPENING .....6

2 PRESENT AND APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY  
APPROVED) .....6

3 PROCEDURAL MATTERS .....6

4 ANNUAL AND FINANCIAL REPORT 2023/24 .....7

    4.1 Annual and Financial Report 2023/24 .....7

    4.2 Questions Submitted on the Annual Report 2023/24 by Electors prior to the  
        meeting .....150

5 GENERAL BUSINESS .....152

    5.1 General business submitted by Electors prior to the meeting and during the  
        meeting .....152

        5.1.1 Mr Louis Prokscdh, 7 Martin Avenue Nedlands .....152

6 MOTIONS .....152

    6.1 Mr Louis Proksch, 7 Martin Avenue Nedlands .....152

7 DECLARATION OF CLOSURE .....153



**1 DECLARATION OF OPENING**

I am now pleased to declare this Annual General Meetings of Electors of the City of Nedlands open at 5.00pm.

In opening the meeting, I acknowledge the traditional custodians of this land, the Whadjuk people of the Nyoongar Nation, and pay our respects to culture and Elders, past and present. The City of Nedlands also values the contributions made to the community over the years by people of diverse backgrounds and cultures, including those who have served and sacrificed.

This meeting is being livestreamed and recorded.

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

**Commissioners**

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

**Staff**

Mr A Kyron	Acting Chief Executive Officer
Ms L Driscoll	Interim Director Corporate and Community Performance
Mr B Thompson	Director Planning and Development
Mr S Amasi	Director Technical Services
Mr A Baldomero	Manager Health and Compliance
Mr J Allen	Coordinator Governance, Legal & Risk
Ms T Douglas	Executive Officer to CEO
Ms M Chambers	Senior Governance Officer

**Apologies**

Cath Hart	Commissioner
-----------	--------------

**Leave of Absence**

Nil

**Public**

5

**Media**

Nil

**3 PROCEDURAL MATTERS**

The Presiding Member outlined the procedures of the meeting as printed on pages 2 - 4.



## **4 ANNUAL AND FINANCIAL REPORT 2023/24**

### **4.1 Annual and Financial Report 2023/24**

Presentation of the Annual Report (attachment 1).

On 5 November 2025, Council resolved to accept the City of Nedlands' 2023/24 Annual Report for the year ending 30 June 2024, including the Annual Financial Statements.

The Annual Report comprising:

- (a) Mayor's Report;
- (b) Chief Executive Officer's Report;
- (c) Annual Financial Report; and
- (d) Auditor's Report;

for the financial year ended 30 June 2024 is to be received.

The Annual Report can be viewed by clicking [here](#).

### **Officer Recommendation**

**That the 2023/24 Annual Report for the City of Nedlands be accepted.**

**Moved: Ms Rebecca Coghlan**

**Seconded: Mr Benedict Hodsdon**

**CARRIED 5 VOTES TO 0**

# 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.

## Contents

<b>Welcome to the 2023-24 Annual Report</b>	<b>1</b>
Introductory Statement by the Commissioner	4
<b>Our City</b>	<b>6</b>
Our History	6
Nedlands Today	6
Fast Facts	7
<b>Our Council</b>	<b>8</b>
About Council and the Wards	8
Council Members and Farewells	9
Governance and Strategy	10
Decision-Making	11
Risk Management	12
Audit	12
<b>Our Organisation</b>	<b>13</b>
About the City of Nedlands	13
Chief Executive Officer and Executive Management Team	14
Organisational Structure	16
Workforce	17
<b>Our Council Plan for the Future</b>	<b>18</b>
Our Vision	21
Delivering to Our Community	22
People	23
Planet	40
Place	49
Prosperity	62
Performance	67

## Annual General Meeting of Electors | Minutes | 10 December 2025

<b>Statutory Reporting</b>	<b>78</b>
Employee Remuneration	78
CEO Remuneration	78
Council Member Fees, Expenses and Allowances	79
Council Member Meeting Attendance	80
Local Government Standards Panel Payments	81
Council Member Complaints	81
Modifications to Strategic Community Plan and Corporate Business Plan	82
Disability Access & Inclusion	82
Trading Undertakings	82
Land Transactions	82
Capital Grants, Subsidies and Contributions	82
<b>National Competition Policy and Competitive Neutrality</b>	<b>83</b>
<b>Record-Keeping Statement and Plan</b>	<b>83</b>
Record-keeping Statement	83
Record-keeping Plan	83
Information Management Systems	84
Training and Awareness	84
<b>Freedom of Information</b>	<b>84</b>
<b>Financials</b>	<b>86</b>
Understanding the Financial Statements	87
Financial Statements	89

### Introductory Statement by the Commissioner

The Commissioners commenced at the City of Nedlands, following the resignation and dismissal of the Council and were sworn in on 25 July 2025.

On behalf of the City of Nedlands, it is my pleasure to present the Annual Report for the 2023/2024 financial year. The *Local Government Act 1995* requires every local government to produce an Annual Report by 31 December each year. The Annual Report is being delivered late due to:

- Delayed completion of the 2022/23 financial report caused by the City's inability to produce appropriate records to support the amounts stated in the financial report, together with the auditor's concerns about the valuations of non-current assets, which resulted in the auditor issuing a disclaimer of opinion;
- Taking an increased amount of time to resolve matters relating to the prior year disclaimer of opinion, which resulted in the first draft of the 2023/24 financial report not being provided to the auditor until early December 2024;
- Throughout 2024 and to April 2025 the City had a high turnover of staff including those people with knowledge of the 2023/24 financial year. The audit work was not recommenced until February 2025 and following multiple iterations of the financial report, which further hampered responses to the auditor, an appropriate draft was not provided to the auditor until late June 2025.

Although the financial reporting capability of the City has continued to improve since 2022/23, the auditor has expressed a qualified opinion on the financial report for 2023/24 due to the possible effect of the prior year disclaimer of opinion on the comparability of the current year's figures



**A special thank you to our community members who continue to support each other and the City.**

and the corresponding prior year's figures. Further details relating to the opinion can be found on page 48 of the Financial Report.

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. 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*

Annual General Meeting of Electors | Minutes | 10 December 2025



Attachment 4.1.1 Annual Report 2023-24

## Our City

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.

## 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.

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, Gugerri 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.

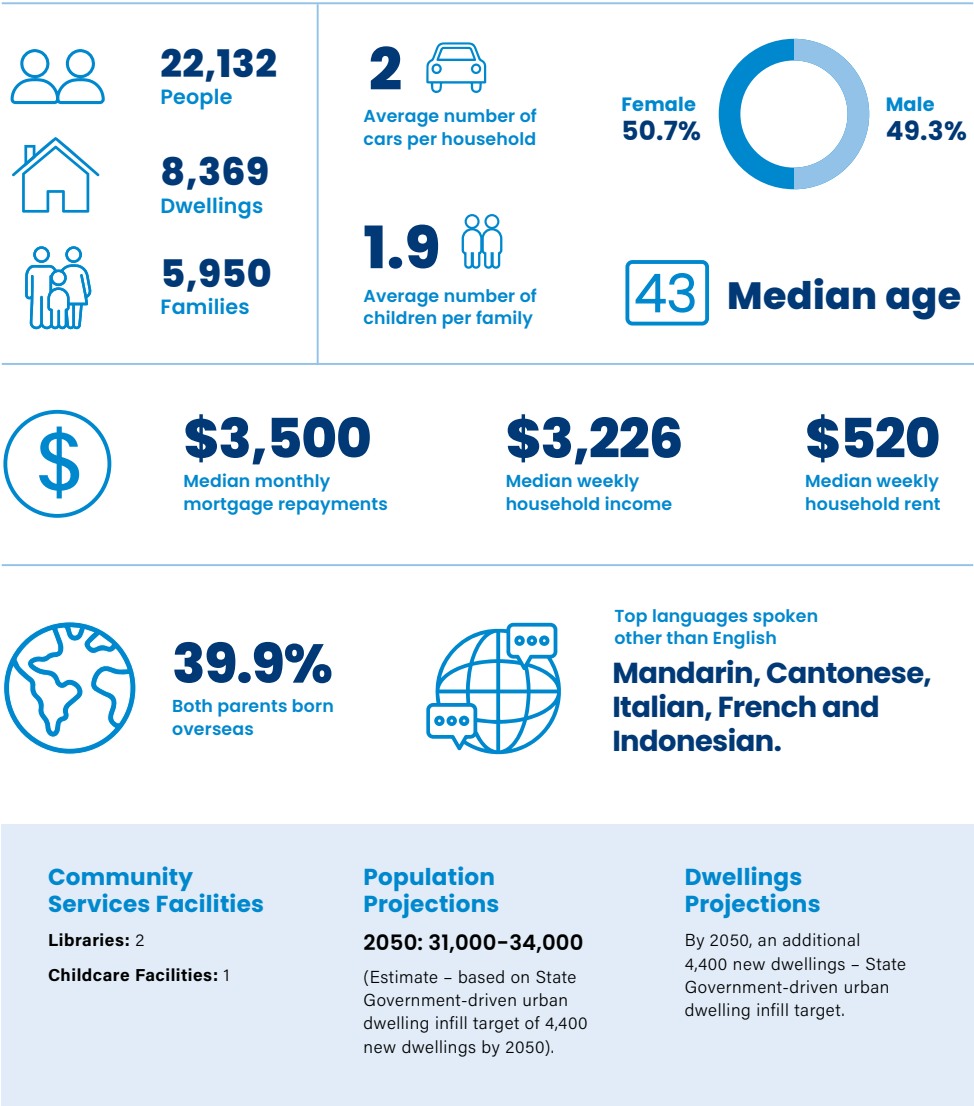
Many significant community and public purpose facilities are located in the area, such as Hollywood Private Hospital, Irwin Barracks, Shenton College, HBF Stadium, West Metro Recycling Centre and Karrakatta Cemetery.

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.



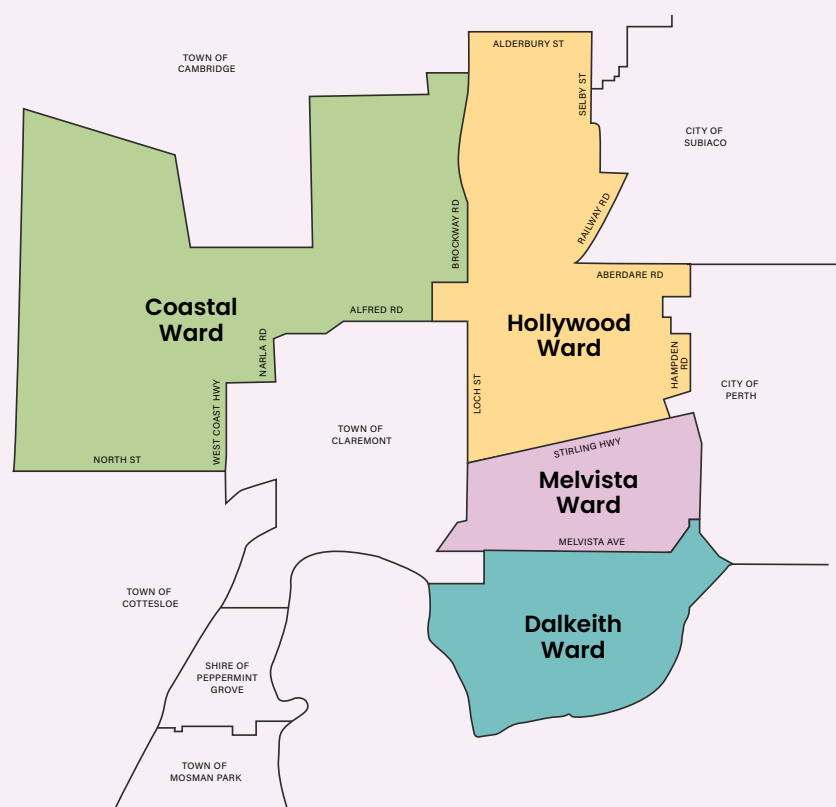
Annual General Meeting of Electors | Minutes | 10 December 2025

Fast facts



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,** *resigned, June 2024*
- Andrew Mangano,** *not re-elected, October 2023*
- Rajah Senathirajah,** *not re-elected, October 2023*
- Olinka Combes,** *resigned, September 2023*

## 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.**

## Annual General Meeting of Electors | Minutes | 10 December 2025

### Council Decision Making Meeting Process

<b>1</b> <b>First Tuesday of the month</b>	<b>Concept Forum</b> <b>Closed to public</b> 5.30pm - 7.30pm	<b>To discuss</b> <ul style="list-style-type: none"> <li>• Complex matters</li> <li>• Review and performance measurement of strategies</li> <li>• Other matters supported by 3+ Councillors</li> </ul>
Agenda, briefing and discussion papers added to Councillor portal by COB Friday before 1 <sup>st</sup> Tuesday of month.		
<b>2</b> <b>Second Tuesday of the month</b>	<b>Agenda Forum</b> <b>Open to public</b> 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.		
<b>3</b> <b>Third Tuesday of the month</b>	<b>Concept Forum</b> <b>Closed to public</b> 5.30pm - 7.30pm	<b>To discuss</b> <ul style="list-style-type: none"> <li>• Complex matters</li> <li>• Review and performance measurement of strategies</li> <li>• Other matters supported by 3+ Councillors</li> </ul>
Agenda added to Councillor portal and City's website by COB Thursday before Agenda forum.		
<b>4</b> <b>Fourth Tuesday of the month</b>	<b>Ordinary Council Meeting</b> <b>Open to public</b> 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 3<sup>rd</sup> Tuesday of month | No OCM in January | No OCM in October of ordinary election year

Annual General Meeting of Electors | Minutes | 10 December 2025

### 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

## Annual General Meeting of Electors | Minutes | 10 December 2025

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

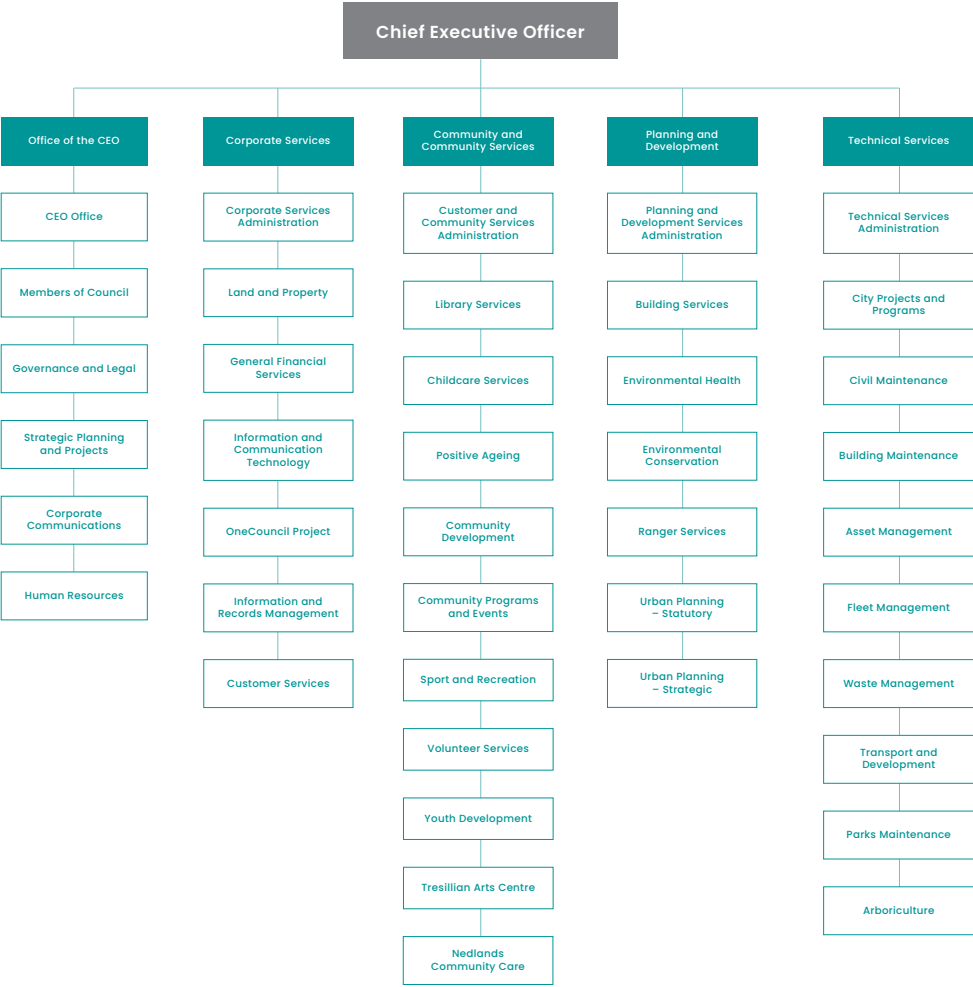
##### Director Technical Services

#### 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 2023-2033* 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.



Annual General Meeting of Electors | Minutes | 10 December 2025







## Our 10 year vision

To be sustainable and  
responsible for a bright future.

Annual General Meeting of Electors | Minutes | 10 December 2025

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\*\*\*.

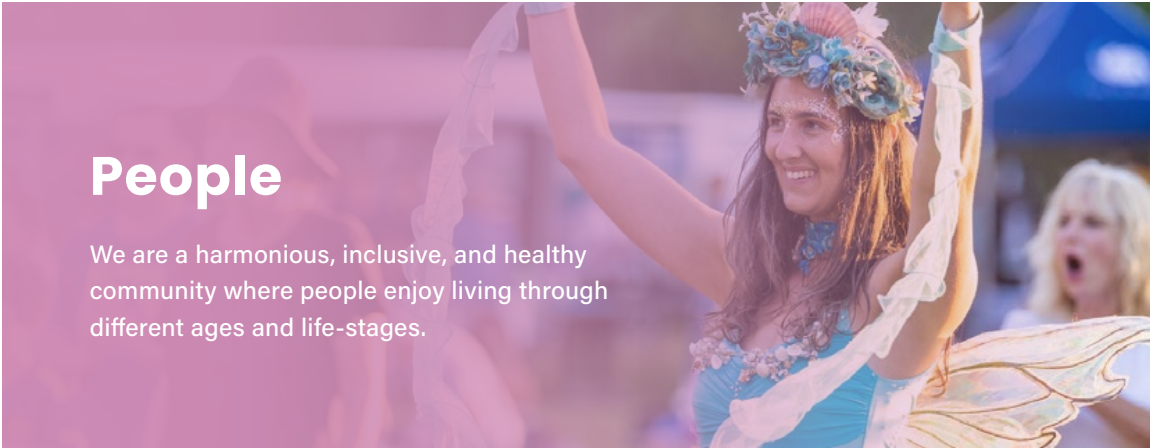
\*City services are defined in the *Service Plans 2023-24*, available on the City's website.

\*\*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.



Annual General Meeting of Electors | Minutes | 10 December 2025



Outcomes and Objectives

<b>1. Art, culture and heritage are valued and celebrated</b>
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.
<b>2. A healthy, active and safe community</b>
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.
<b>3. A caring and supportive community for all ages and abilities</b>
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.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.



Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.



### Annual General Meeting of Electors | Minutes | 10 December 2025

#### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025



## 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 Freeman. 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).

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.





## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.



## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.



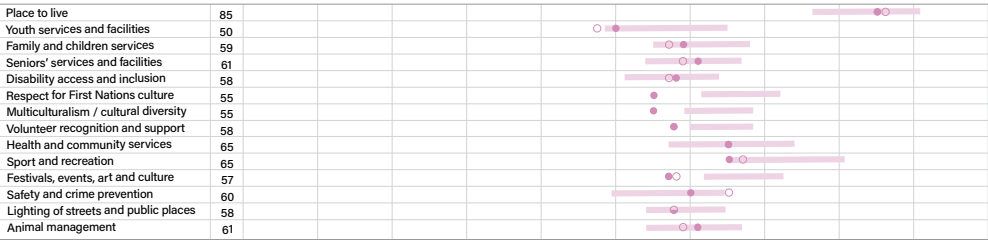
Annual General Meeting of Electors | Minutes | 10 December 2025

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. 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 above the industry average.

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

## Annual General Meeting of Electors | Minutes | 10 December 2025

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 <i>Public Health Act 2016</i> .	●	▶
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.	●	▶

## Annual General Meeting of Electors | Minutes | 10 December 2025

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

<b>4. Healthy and sustainable ecosystems</b>
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.
<b>5. Climate resilience</b>
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.



Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.



## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.



## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

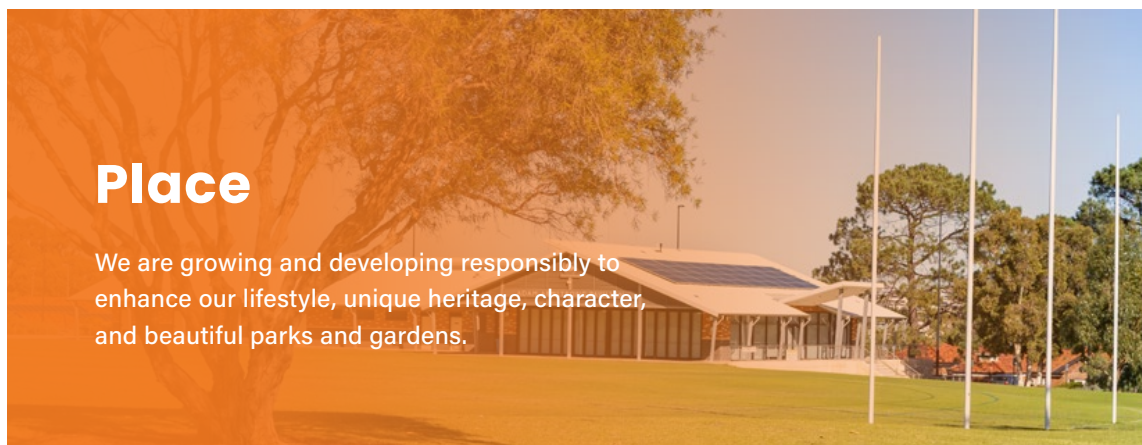


## Annual General Meeting of Electors | Minutes | 10 December 2025

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.	●	▶



Annual General Meeting of Electors | Minutes | 10 December 2025



## 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.



## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.



Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.



Attachment 4.1.1 Annual Report 2023-24

Page 63



## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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<sup>2</sup> of Swanbourne Reserve remediated – removing medical and asbestos waste from the 1970s
- 3,930m of new concrete kerbing installed
- 240km<sup>2</sup> of road swept
- 35 drainage pits upgraded to increased capacity
- 2,300 linear meters of crack sealing to improve our road networks.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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

## Annual General Meeting of Electors | Minutes | 10 December 2025

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.	●	▶



## Annual General Meeting of Electors | Minutes | 10 December 2025

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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 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 20<sup>th</sup> 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:

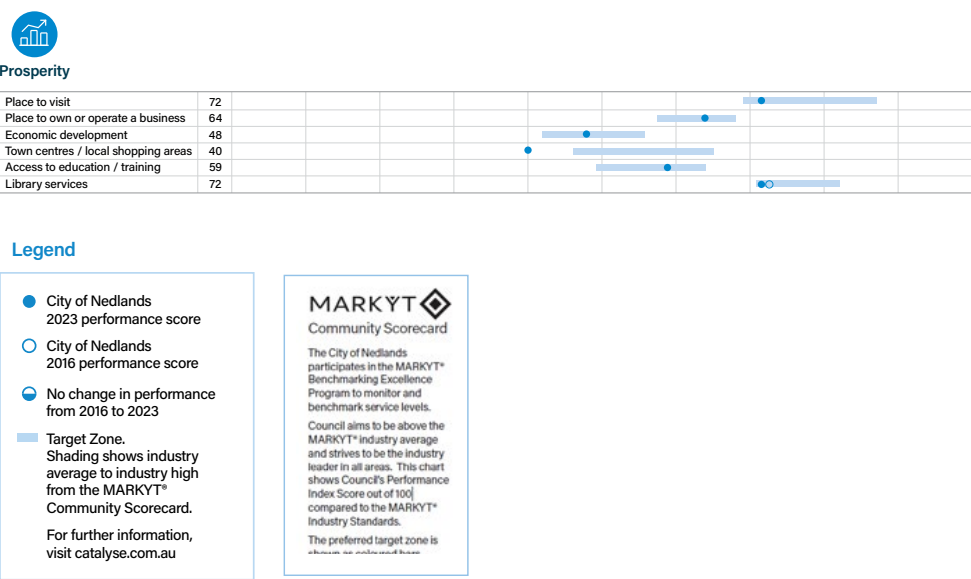
*"Within these doors lie the realms of reason and instinct, where minds journey through corridors of choices. Explore, discover, and embrace the wisdom that awaits within the sanctuary of knowledge."*



Annual General Meeting of Electors | Minutes | 10 December 2025

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

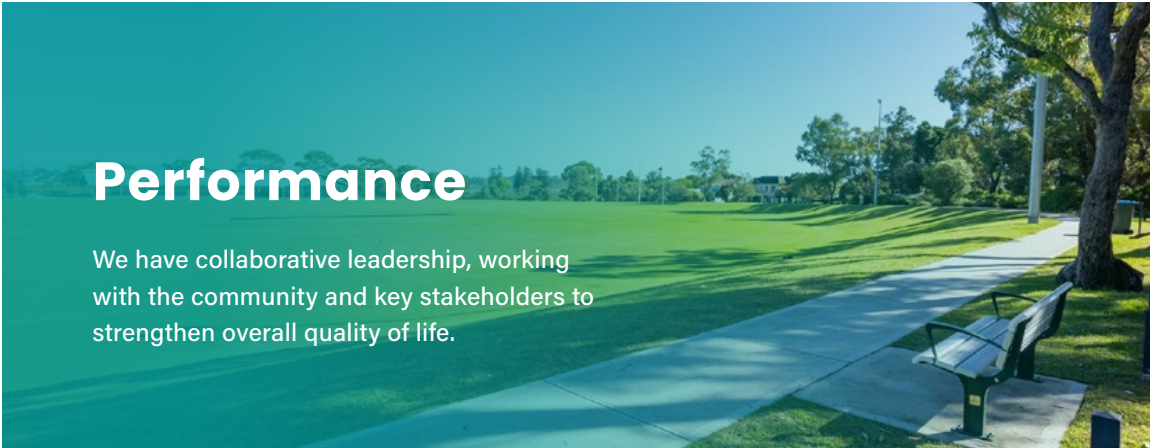
Annual General Meeting of Electors | Minutes | 10 December 2025

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.		▶



Attachment 4.1.1 Annual Report 2023-24





Outcomes and Objectives

<p><b>11. Effective leadership and governance</b></p> <p>11.1 Strengthen Council's leadership and governance.</p>	
<p><b>12. A happy, well-informed and engaged community</b></p> <p>12.1 Effectively inform and engage the community about local services and events, key projects, consultation outcomes, Council decisions, and budget allocations.</p>	

Services

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Governance and legal</li> <li>• Members of council</li> <li>• Strategic planning and projects</li> <li>• Corporate communications</li> <li>• Customer services</li> <li>• Human resources</li> </ul> | <ul style="list-style-type: none"> <li>• Financial services</li> <li>• Land and property</li> <li>• Information and communication technology</li> <li>• OneCouncil project</li> <li>• Information and records management</li> <li>• Fleet management.</li> </ul> |
|---|--|

## 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.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.



## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.



## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

### Annual General Meeting of Electors | Minutes | 10 December 2025

#### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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

## Annual General Meeting of Electors | Minutes | 10 December 2025

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.		

Annual General Meeting of Electors | Minutes | 10 December 2025

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.		▶

Annual General Meeting of Electors | Minutes | 10 December 2025

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



Annual General Meeting of Electors | Minutes | 10 December 2025

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

Annual General Meeting of Electors | Minutes | 10 December 2025

**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.

COUNCIL MEMBER MEETING ATTENDANCE													
Council/Committee Meetings FY 2023-24													
Date	Type	Mayor Argyle	Cr Smyth	Cr Armit	Cr Hodsdon	Cr Brackenridge	Cr Coglian	Cr Combes	Cr Senathirajah	Cr Mangano	Cr Bennett	Cr Youngman	Cr McManus
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								
29.03.24	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	
19.06.24	FORESHORE												

	Online Attendance
LOA	Leave of Absence
A	Apology
	Attended
N/A	Not on Committee



Annual General Meeting of Electors | Minutes | 10 December 2025

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 <i>Local Government (Model Code of Conduct) Regulations 2021</i> and regulation 34D of the <i>Local Government (Administration) Regulations 1996</i> 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 <i>Local Government (Model Code of Conduct) Regulations 2021</i> was found to have occurred.	Public apology. Undertake the training course for Elected Members Conflicts of Interests.	29 May 2023	29 Sep 2023

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

## 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.

### Annual General Meeting of Electors | Minutes | 10 December 2025

#### 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.



Annual General Meeting of Electors | Minutes | 10 December 2025



Attachment 4.1.1 Annual Report 2023-24



# Financials

86

[BACK TO CONTENTS](#)

City of Nedlands | **Annual Report 2023-24**

## Understanding the Financial Statements

A guide to some of the terminology contained in the statutory financial statements.

### Independent Auditor's Report

The auditor's opinion is a statement issued by the Office of Auditor General (OAG) that expresses the results of their examination of the City of Nedland's financial statements, which provides information regarding their authenticity and reliability. There are two main types of audit opinions:

- **Unmodified Opinion:** This opinion indicates that the financial statements are presented fairly, in all material respects, and comply with the applicable accounting standards
- **Modified Opinion:** This opinion is issued when there are reservations about the financial statements, which may include a departure from generally accepted accounting standards or a scope limitation

In 2022/23 the City received a Disclaimer of Opinion (the most serious type of modified opinion) due to the OAG not being able to obtain sufficient levels of information during the audit. In 2023/24 the City received a Qualified Opinion (the least serious type of modified opinion) due to the compromised comparability of the current year's figures and corresponding figures from the prior year. Full details of the qualified opinion can be found on page 48 of the Financial Report. The Introductory Statement by the Commissioner (at the beginning of this Annual Report) contains further insight to the City's preparation of its financial statements.

### Statement of Comprehensive Income by Nature or Type

(Operating Statement/Statement of Profit and Loss)

The 'Statement of Comprehensive Income' summarises the City of Nedlands' revenue and expenses for the year and identifies the profit or loss. It shows the operating revenue and expenditure items grouped by nature and type classification. The net result is calculated as Total Revenue less Total Expenditure. 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' provides a snapshot of financial conditions at the end of the year. It shows what the City owns (assets) and what it owes (liabilities). 'Current Assets' are items that are expected to be converted into cash within 12 months. Any other assets, such as infrastructure, property and equipment, are classified as 'Non-Current' as they are held for generating economic benefits over time. Liabilities that are expected to be paid within the next 12 months are classified as 'Current Liabilities', whilst all other liabilities are 'Non-Current' and represent long-term debt and obligations.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### Statement of Changes in Equity

The 'Statement of Changes in Equity' shows the results of financial activities over time (retained surplus) together with the movements in reserves and their closing balances. The amount held in Reserves Accounts identifies funds set aside by the City for future purchases. The Revaluation Reserves is the adjustments made to recognise increases in value of long-term assets, such as infrastructure and buildings.

### Statement of Cash Flows

(Cash Flow Statement)

The 'Statement of Cash Flows' outlines how the City generated and used cash during the financial year. It provides insight into the City's liquidity and its capacity to meet future cash obligations. 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)
- Financing Activities (repayment of borrowings or proceeds of new loans)

### Statement of Financial Activity

(Rate Setting Statement)

The 'Statement of Financial Activity' demonstrates how the City raises and uses funding and infers the amount of revenue required to be derived from Rates. In effect, it considers the proposed expenditures then allows for funding from all sources, including Rates. Since the City intends to deliver a neutral closing position the Rates can be 'back solved' as the remaining portion of revenue to achieve this result.

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

TABLE OF CONTENTS

Statement by Chief Executive Officer	2
Statement of Comprehensive Income	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Statement of Cash Flows	6
Statement of Financial Activity	7
Index of Notes to the Financial Report	8
Independent Auditor's Report	48

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



Annual General Meeting of Electors | Minutes | 10 December 2025

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





Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual \$	2024 Budget \$	2023 Actual \$
<b>Revenue</b>				
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
<b>Expenses</b>				
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
<b>Net result for the period</b>	24(b)	<b>(5,026,540)</b>	<b>(1,028,392)</b>	<b>1,842,457</b>
<b>Other comprehensive income for the period</b>				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Changes in asset revaluation surplus	16	0	0	152,707,410
<b>Total other comprehensive income for the period</b>		<b>0</b>	<b>0</b>	<b>152,707,410</b>
<b>Total comprehensive (loss) income for the period</b>		<b>(5,026,540)</b>	<b>(1,028,392)</b>	<b>154,549,867</b>

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.



Annual General Meeting of Electors | Minutes | 10 December 2025

**CITY OF NEDLANDS  
STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2024**

	NOTE	2024 \$	2023 * \$
<b>CURRENT ASSETS</b>			
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
<b>TOTAL CURRENT ASSETS</b>		<b>16,846,713</b>	<b>18,338,038</b>
<b>NON-CURRENT ASSETS</b>			
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
<b>TOTAL NON-CURRENT ASSETS</b>		<b>348,877,053</b>	<b>355,211,462</b>
<b>TOTAL ASSETS</b>		<b>365,723,766</b>	<b>373,549,500</b>
<b>CURRENT LIABILITIES</b>			
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
<b>TOTAL CURRENT LIABILITIES</b>		<b>7,303,953</b>	<b>8,791,473</b>
<b>NON-CURRENT LIABILITIES</b>			
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
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>1,227,239</b>	<b>1,471,262</b>
<b>TOTAL LIABILITIES</b>		<b>8,531,192</b>	<b>10,262,735</b>
<b>NET ASSETS</b>		<b>357,192,574</b>	<b>363,286,765</b>
<b>EQUITY</b>			
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
<b>TOTAL EQUITY</b>		<b>357,192,574</b>	<b>363,286,765</b>

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.



Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2024

NOTE	RETAINED SURPLUS	RESERVE ACCOUNTS	REVALUATION SURPLUS	TOTAL EQUITY
	\$	\$	\$	\$
<b>Balance as at 1 July 2022</b>	<b>85,287,166</b>	<b>8,263,144</b>	<b>115,186,588</b>	<b>208,736,898</b>
Comprehensive income for the period				
Net result for the period	1,842,457	0	0	1,842,457
Other comprehensive income for the period	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	3,088,220	(3,088,220)	0	0
Transfers to reserve accounts	(2,710,968)	2,710,968	0	0
<b>Balance as at 30 June 2023</b>	<b>87,506,875</b>	<b>7,885,892</b>	<b>267,893,998</b>	<b>363,286,765</b>
Restatement adjustment*	(332,942)	0	(734,709)	(1,067,651)
<b>Restated balance as at 1 July 2023</b>	<b>87,173,933</b>	<b>7,885,892</b>	<b>267,159,289</b>	<b>362,219,114</b>
Comprehensive income for the period				
Net result for the period	(5,026,540)	0	0	(5,026,540)
Other comprehensive income for the period	0	0	0	0
Total comprehensive income for the period	(5,026,540)	0	0	(5,026,540)
Transfers from reserve accounts	1,500,658	(1,500,658)	0	0
Transfers to reserve accounts	(1,708,666)	1,708,666	0	0
<b>Balance as at 30 June 2024</b>	<b>81,939,385</b>	<b>8,093,900</b>	<b>267,159,289</b>	<b>357,192,574</b>

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.



Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual \$	2023 Actual \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Receipts</b>			
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
<b>Payments</b>			
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)
<b>Net cash provided by operating activities</b>	17(b)	3,441,333	5,291,450
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
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
<b>Net cash (used in) / provided by investing activities</b>		(4,676,965)	5,087,364
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Repayment of borrowings	27(a)	(647,117)	(1,136,520)
Payments for principal portion of lease liabilities	27(b)	(138,395)	(68,344)
<b>Net cash (used in) financing activities</b>		(785,512)	(1,204,864)
<b>Net (decrease) increase in cash held</b>		(2,021,144)	9,173,950
Cash at beginning of year restated*	29	15,424,884	6,159,497
<b>Cash and cash equivalents at the end of the year</b>	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.



Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE YEAR ENDED 30 JUNE 2024

NOTE	2024 Actual \$	2024 Budget \$	2023 Actual \$
<b>OPERATING ACTIVITIES</b>			
<b>Revenue from operating activities</b>			
General rates	25	23,957,591	23,490,688
Rates excluding general rates	25	2,837,720	3,400,540
Grants, subsidies and contributions		3,187,086	1,772,020
Fees and charges		8,677,210	8,245,665
Service charges		3,892	0
Interest revenue		1,173,234	910,824
Other revenue		165,486	309,706
Profit on asset disposals		0	73,761
Loss		(3,740)	0
		39,998,479	38,203,204
<b>Expenditure from operating activities</b>			
Employee costs		(18,501,189)	(17,476,533)
Materials and contracts		(14,321,491)	(13,690,787)
Utility charges		(952,666)	(939,500)
Depreciation		(10,559,530)	(6,537,872)
Finance costs		(53,847)	(66,952)
Insurance		(456,671)	(536,291)
Other expenditure		(934,842)	(533,138)
Loss on asset disposals		(25,028)	0
		(45,805,264)	(39,781,073)
Non cash amounts excluded from operating activities	26(a)	10,766,234	6,533,453
<b>Amount attributable to operating activities</b>		4,959,449	4,955,584
<b>Inflows from investing activities</b>			
Capital grants, subsidies and contributions		780,245	549,477
Proceeds from disposal of assets		166,814	332,456
Proceeds from financial assets at amortised cost - self supporting loans	27(a)	15,403	15,404
		962,462	897,337
<b>Outflows from investing activities</b>			
Right of use assets received - non cash	11(a)	(450,011)	0
Purchase of property, plant and equipment	8(a)	(1,242,796)	(3,440,839)
Purchase and construction of infrastructure	9(a)	(3,815,942)	(6,239,510)
		(5,508,749)	(9,680,349)
Non-cash amounts excluded from investing activities	26(b)	450,014	615,000
<b>Amount attributable to investing activities</b>		(4,096,273)	(8,168,012)
<b>FINANCING ACTIVITIES</b>			
<b>Inflows from financing activities</b>			
Proceeds from new leases - non cash	27(b)	450,006	615,000
Transfers from reserve accounts	28	1,500,658	3,098,825
		1,950,664	3,713,825
<b>Outflows from financing activities</b>			
Repayment of borrowings	27(a)	(647,117)	(647,117)
Payments for principal portion of lease liabilities	27(b)	(138,395)	(262,895)
Transfers to reserve accounts	28	(1,708,666)	(1,354,743)
		(2,494,178)	(2,264,755)
Non-cash amounts excluded from financing activities	26(c)	(450,006)	(615,000)
<b>Amount attributable to financing activities</b>		(993,520)	834,070
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>			
<b>Surplus or deficit at the start of the financial year *</b>	26(d)	2,000,888	3,030,839
Amount attributable to operating activities		4,959,449	4,955,584
Amount attributable to investing activities		(4,096,273)	(8,168,012)
Amount attributable to financing activities		(993,520)	834,070
<b>Surplus or deficit after imposition of general rates</b>	26(d)	<b>1,870,544</b>	<b>652,481</b>

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.



Financial Report

7/50

Annual General Meeting of Electors | Minutes | 10 December 2025

**CITY OF NEDLANDS  
FOR THE YEAR ENDED 30 JUNE 2024  
INDEX OF NOTES TO THE FINANCIAL REPORT**

1 Basis of Preparation	9
2 Revenue and Expenses	10
3 Cash and Cash Equivalents	12
4 Other Financial Assets	12
5 Trade and Other Receivables	13
6 Inventories	14
7 Other Assets	15
8 Property, Plant and Equipment	16
9 Infrastructure	18
10 Fixed Assets	20
11 Leases	22
12 Trade and Other Payables	24
13 Other Liabilities	25
14 Borrowings	26
15 Employee Related and Other Provisions	27
16 Revaluation Surplus	28
17 Notes to the Statement of Cash Flows	29
18 Contingent Liabilities	30
19 Capital Commitments	30
20 Related Party Transactions	31
21 Financial Risk Management	33
22 Events Occurring After the End of the Reporting Period	36
23 Other Material Accounting Policies	37
24 Function and Activity	38
25 Rating Information	40
26 Determination of Surplus or Deficit	41
27 Borrowing and Lease Liabilities	42
28 Reserve accounts	44
29 Restatement of assets, liabilities and equity as at 1 July 2023	46



Annual General Meeting of Electors | Minutes | 10 December 2025

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 2021-7 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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
<b>Total</b>	<b>9,797,821</b>	<b>780,245</b>	<b>29,260,605</b>	<b>943,793</b>	<b>40,782,464</b>

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
<b>Total</b>	<b>8,715,694</b>	<b>2,454,615</b>	<b>27,686,598</b>	<b>1,421,439</b>	<b>40,278,346</b>

Annual General Meeting of Electors | Minutes | 10 December 2025

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
	\$	\$
<b>Interest revenue</b>		
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
<b>Fees and charges relating to rates receivable</b>		
Charges on instalment plan	86,328	84,720
<b>(b) Expenses</b>		
<b>Auditors remuneration</b>		
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
<b>Employee Costs</b>		
Employee benefit costs	18,082,489	16,018,921
Other employee costs	418,700	0
	18,501,189	16,018,921
<b>Finance costs</b>		
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
<b>Other expenditure</b>		
Impairment losses on trade receivables	10,235	690
Sundry expenses	924,607	963,570
	934,842	964,260

Annual General Meeting of Electors | Minutes | 10 December 2025

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
<b>Total cash and cash equivalents</b>	<b>13,403,740</b>	<b>15,333,447</b>
Held as		
- Unrestricted cash and cash equivalents	3,628,192	4,637,273
- Restricted cash and cash equivalents	9,775,548	10,696,174
	<b>13,403,740</b>	<b>15,333,447</b>

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 \$
<b>(a) Current assets</b>		
Financial assets at amortised cost	511,510	17,597
	<b>511,510</b>	<b>17,597</b>
<b>Other financial assets at amortised cost</b>		
Self supporting loans receivable	18,076	17,597
Term deposits	493,434	0
	<b>511,510</b>	<b>17,597</b>
Held as		
- Unrestricted other financial assets at amortised cost	18,076	17,597
- Restricted other financial assets at amortised cost	493,434	0
	<b>511,510</b>	<b>17,597</b>
<b>(b) Non-current assets</b>		
Financial assets at amortised cost	4,595	22,671
Financial assets at fair value through profit or loss	159,239	162,979
	<b>163,834</b>	<b>185,650</b>
<b>Financial assets at amortised cost</b>		
Self supporting loans receivable	4,595	22,671
Term deposits	0	0
	<b>4,595</b>	<b>22,671</b>
<b>Financial assets at fair value through profit or loss</b>		
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	<b>159,239</b>	<b>162,979</b>

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 hierarchy (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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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
	\$	\$
<b>Current</b>		
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
<b>Non-current</b>		
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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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.



Annual General Meeting of Electors | Minutes | 10 December 2025

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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				Total
	Land	Buildings - Non Specialised	Buildings - specialised	Vested Improvements	Buildings Work in Progress	Furniture and equipment	Plant and equipment	Plant and equipment WIP	Public artworks	
<b>Balance at 1 July 2022</b>	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	0	2,889,985	0	0	12,294	232,538	0	0	3,134,817
Disposals	0	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)	0	(9,322)	(3,537,342)
<b>Balance at 30 June 2023</b>	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
<b>Comprises:</b>										
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)
<b>Balance at 30 June 2023</b>	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)
<b>Restated balance as at 1 July 2023</b>	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
<b>Balance at 30 June 2024</b>	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
<b>Comprises:</b>										
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)
<b>Balance at 30 June 2024</b>	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

Annual General Meeting of Electors | Minutes | 10 December 2025

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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



Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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
<b>Balance at 30 June 2022</b>		0	84,318	84,318
Additions		0	21,483	21,483
Depreciation		0	(52,663)	(52,663)
<b>Balance at 30 June 2023</b>		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)
<b>Balance at 30 June 2023</b>		0	53,138	53,138
<b>Restatement adjustment*</b>		103,421	7,932	111,353
<b>Restated balance at 1 July 2023</b>		103,421	61,070	164,491
Additions		13,482	436,529	450,011
Depreciation		(17,985)	(125,657)	(143,642)
<b>Balance at 30 June 2024</b>		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)
<b>Balance at 30 June 2024</b>		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	15,392	4,889
<b>Total amount recognised in the statement of comprehensive income</b>	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>(b) Lease Liabilities</b>		
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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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.

Less than 1 year
1 to 2 years
2 to 3 years
3 to 4 years
4 to 5 years
> 5 years

2024 Actual \$	2023 Actual \$
432,613	56,165
349,028	57,701
357,754	59,278
366,109	60,899
372,315	62,563
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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

13. OTHER LIABILITIES

	2024	2023
	\$	\$
<b>Current</b>		
Contract liabilities	359,269	0
Capital grant/contributions liabilities	0	87,889
	359,269	87,889
<b>Reconciliation of changes in contract liabilities</b>		
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
<b>Reconciliation of changes in capital grant/contribution</b>		
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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

14. BORROWINGS

	Note	2024			2023		
		Current	Non-current	Total	Current	Non-current	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 hierarchy (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).



Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

15. EMPLOYEE RELATED AND OTHER PROVISIONS

(a) Employee Related Provisions

	2024	2023
	\$	\$
<b>Current provisions</b>		
<b>Employee benefit provisions</b>		
Annual leave	1,065,980	1,342,262
Long service leave	1,585,625	1,619,673
	2,651,605	2,961,935
<b>Non-current provisions</b>		
<b>Employee benefit provisions</b>		
Long service leave	495,935	359,357
<b>Total non-current employee related provisions</b>	495,935	359,357
<b>Total employee related provisions</b>	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
	\$	\$
<b>Amounts are expected to be settled on the following basis:</b>		
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
	\$	\$	\$
<b>Opening balance at 1 July 2023</b>			
Non-current provisions	0	78,905	78,905
	0	78,905	78,905
<b>Restatement Adjustment*</b>		(78,905)	(78,905)
<b>Balance at 30 June 2024</b>	0	0	0
<b>Comprises</b>			
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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

**CITY OF NEDLANDS**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2024**

**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
<b>Restrictions</b>			
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
<b>Total restricted financial assets</b>		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**

<b>Credit Standby Arrangements</b>			
Credit card limit		30,000	76,000
Credit card balance at balance date		(22,197)	(1,904)
<b>Total amount of credit unused</b>		7,803	74,096
<b>Loan facilities</b>			
Loan facilities - current		515,037	647,117
Loan facilities - non-current		410,319	925,356
<b>Total facilities in use at balance date</b>		925,356	1,572,473
<b>Unused loan facilities at balance date</b>		Nil	Nil

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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 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

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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	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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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).



Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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
<b>30 June 2024</b>					
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
<b>30 June 2023</b>					
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

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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.

## Annual General Meeting of Electors | Minutes | 10 December 2025

### CITY OF NEDLANDS NOTES TO AND FORMING PART OF THE FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2024

#### 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
<u>2024</u>	\$	\$	\$	\$	\$
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
<u>2023</u>					
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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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.

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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
<b>Governance</b> 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.
<b>General purpose funding</b> To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
<b>Law, order, public safety</b> 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.
<b>Health</b> 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.
<b>Education and welfare</b> 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.
<b>Housing</b> To provide and maintain elderly residents housing.	Provision and maintenance of elderly residents housing.
<b>Community amenities</b> 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.
<b>Recreation and culture</b> 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.
<b>Transport</b> 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.
<b>Economic services</b> 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.
<b>Other property and services</b> To monitor and control City of Nedlands's overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

Annual General Meeting of Electors | Minutes | 10 December 2025

**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>(b) Income and expenses</b>	<b>2024 Actual \$</b>	<b>2023 Actual \$</b>
<b>Income excluding grants, subsidies and contributions</b>		
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
	<b>36,815,133</b>	<b>35,437,324</b>
<b>Grants, subsidies and contributions and capital grants,</b>		
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
	<b>3,967,331</b>	<b>4,884,118</b>
<b>Total Income</b>	<b>40,782,464</b>	<b>40,321,442</b>
<b>Expenses</b>		
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)
<b>Total expenses</b>	<b>(45,809,004)</b>	<b>(38,478,985)</b>
<b>Net result for the period</b>	<b>(5,026,540)</b>	<b>1,842,457</b>
<b>(c) Total Assets</b>		
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
	<b>365,723,767</b>	<b>373,549,500</b>

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

25. RATING INFORMATION

(a) General Rates

RATE TYPE				2023/24	2023/24	2023/24	2023/24	2023/24	2023/24	2023/24	2022/23
Rate Description	Basis of valuation	Rate in \$	Number of Properties	Actual Rateable Value*	Actual Rate Revenue	Actual Interim Rates	Actual Total Revenue	Budget Rate Revenue	Budget Interim Rate	Budget Total Revenue	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
<b>Total general rates</b>		0	7,486	388,041,853	23,680,376	277,215	23,957,591	23,490,688	580,000	24,070,688	22,851,661
<b>Minimum payment</b>		<b>Minimum Payment \$</b>									
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
<b>Total minimum payments</b>		0	1,785	37,203,580	2,835,093	2,627	2,837,720	2,820,540	0	2,820,540	2,787,522
<b>Total general rates and minimum payments</b>			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							112,893			125,000	106,863
Rate overdue interest							117,162			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.



Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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)
	\$	\$	\$	\$
<b>(a) Non-cash amounts excluded from operating activities</b>				
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.				
<b>Adjustments to operating activities</b>				
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	0	0	0	0
Add: Depreciation	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
<b>Non-cash amounts excluded from operating activities</b>	<b>10,766,234</b>	<b>6,533,453</b>	<b>6,957,933</b>	<b>6,957,933</b>
<b>(b) Non-cash amounts excluded from investing activities</b>				
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.				
<b>Adjustments to investing activities</b>				
Right of use assets received - non cash	450,014	615,000	0	0
<b>Non-cash amounts excluded from investing activities</b>	<b>450,014</b>	<b>615,000</b>	<b>0</b>	<b>0</b>
<b>(c) Non-cash amounts excluded from financing activities</b>				
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.				
<b>Adjustments to financing activities</b>				
Non cash proceeds from new leases	(450,006)	(615,000)	0	0
<b>Non-cash amounts excluded from financing activities</b>	<b>(450,006)</b>	<b>(615,000)</b>	<b>0</b>	<b>0</b>
<b>(d) Surplus or deficit after imposition of general rates</b>				
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.				
<b>Adjustments to net current assets</b>				
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
<b>Total adjustments to net current assets</b>	<b>(7,672,216)</b>	<b>(6,087,676)</b>	<b>(7,203,272)</b>	<b>(7,203,272)</b>
<b>Net current assets used in the Statement of Financial Activity</b>				
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)
<b>Surplus or deficit after imposition of general rates</b>	<b>1,870,544</b>	<b>652,479</b>	<b>2,000,888</b>	<b>2,343,293</b>

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

27. BORROWING AND LEASE LIABILITIES

(a) Borrowings

Purpose	Note	Actual						Budget				
		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
Self Supporting Loans						0	0	0	0	0		0
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

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

27. BORROWING AND LEASE LIABILITIES (continued)

(b) Lease Liabilities

Purpose	Note	Actual						Budget			
		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
Land		\$ 122,768	\$ 0	\$ (15,744)	\$ 107,024	2,035	109,059	\$ 13,482	\$ (17,477)	\$ 105,064	\$ 107,978
Photocopier		84,838	0	(50,717)	34,121	4,264	38,385	0	(38,385)	0	24,378
Plotter Printer		0	21,483	(1,883)	19,600	3,587	23,187		(5,093)	18,094	34,121
Laptops		0	0	0	0	0	0	436,524	(77,440)	359,084	0
<b>Total Lease Liabilities</b>	11(b)	207,606	21,483	(68,344)	160,745	9,886	170,631	450,006	(138,395)	482,242	166,477

\* Refer to Note 29 regarding the restatement adjustments 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
<b>Total Finance Cost Payments</b>					15,392	19,480	(4,889)	

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

		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
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
28. RESERVE ACCOUNTS													
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	2,586,193	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:

Annual General Meeting of Electors | Minutes | 10 December 2025

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
	<b>Restricted by legislation/agreement</b>	
(a)	Cash-in-lieu of Public Open Space	To fund Public Open Space
	<b>Restricted by council</b>	
(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 property 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

Annual General Meeting of Electors | Minutes | 10 December 2025

**CITY OF NEDLANDS**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30 JUNE 2024**

**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.

AS AT 30 JUNE 2023	STATEMENT OF FINANCIAL POSITION			Explanatory note
	As presented 30 June 2023	Restatement	Restated 1 July 2023	
	\$	\$	\$	
<b>CURRENT ASSETS</b>				
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
<b>TOTAL CURRENT ASSETS</b>	<b>18,338,038</b>	<b>67,864</b>	<b>18,405,902</b>	
<b>NON-CURRENT ASSETS</b>				
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
<b>TOTAL NON-CURRENT ASSETS</b>	<b>355,211,462</b>	<b>(829,460)</b>	<b>354,382,002</b>	
<b>TOTAL ASSETS</b>	<b>373,549,500</b>	<b>(761,596)</b>	<b>372,787,904</b>	
<b>CURRENT LIABILITIES</b>				
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
<b>TOTAL CURRENT LIABILITIES</b>	<b>8,791,473</b>	<b>326,476</b>	<b>9,117,949</b>	
<b>NON-CURRENT LIABILITIES</b>				
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
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>1,471,262</b>	<b>(20,421)</b>	<b>1,450,841</b>	
<b>TOTAL LIABILITIES</b>	<b>10,262,735</b>	<b>306,055</b>	<b>10,568,790</b>	
<b>NET ASSETS</b>	<b>363,286,765</b>	<b>(1,067,651)</b>	<b>362,219,114</b>	

Annual General Meeting of Electors | Minutes | 10 December 2025

CITY OF NEDLANDS  
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT  
FOR THE YEAR ENDED 30 JUNE 2024

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
<b>EQUITY</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	
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	
<b>TOTAL EQUITY</b>	<b>363,286,765</b>	<b>(1,067,651)</b>	<b>362,219,114</b>	

	As presented 30 June 2023	Restatement	Restated 1 July 2023
<b>STATEMENT OF CASH FLOWS</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Cash and cash equivalents	15,333,447	91,437	15,424,884

	As presented 30 June 2023	Restatement	Restated 1 July 2023
<b>STATEMENT OF FINANCIAL ACTIVITY</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
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.



## Annual General Meeting of Electors | Minutes | 10 December 2025



### 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.

7<sup>th</sup> Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

Financial Report

48/50

136

[BACK TO CONTENTS](#)

City of Nedlands | **Annual Report 2023-24**

## Annual General Meeting of Electors | Minutes | 10 December 2025

### 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.

Annual General Meeting of Electors | Minutes | 10 December 2025

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](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

Annual General Meeting of Electors | Minutes | 10 December 2025



Annual General Meeting of Electors | Minutes | 10 December 2025



71 Stirling Hwy Nedlands WA 6009  
PO Box 9 Nedlands WA 6909  
P: 9273 3500  
[nedlands.wa.gov.au](http://nedlands.wa.gov.au)





## 4.2 Questions Submitted on the Annual Report 2023/24 by Electors prior to the meeting

**Leonie Browner, 41 Tyrell Street Nedlands**

### Question 1

On page 60 of the Annual Report, it states that the City of Nedlands will develop a land optimisation strategy in 2024-25. Could you please advise the status of this work and when the strategy will be released publicly?

### Response: Coordinator Governance, Legal and Risk

This plan has not started and is on hold due to budget implications but is planned to commence next financial year and is due completion 2027-28.

**5:05pm Commissioner Caddy departed the meeting.**

**5:05pm Commissioner Caddy returned to the meeting.**

### Question 2

There has been commentary in the media about the City of Nedlands having a large asset maintenance back log (in the order of \$40 million). Is the asset maintenance back log reported in the annual report, or can the City of Nedlands provide a current estimate?

### Response: Director Technical Services

I am not aware of any recent mainstream media coverage specifically referencing a figure of a \$40 million maintenance backlog. Commentary on this topic may have appeared within social media and community discussion forums, where broader asset management challenges are often debated.

The City does acknowledge that there is a significant backlog of work across maintenance, renewal and strategic planning activities. This backlog did not occur in a single reporting year but is the result of many years of underinvestment and deferred works, rather than being solely attributable to the 2023/24 financial year.

At present, the City continues to refine its data and modelling to ensure the most current and accurate picture of asset condition and funding requirements. Any updated estimates are considered through the annual budget process and are reported to Council through formal financial reporting.

**Rebecca Coghlan, 37 Bulimba Road Nedlands**

### Question 1

Page 86 of the annual report refers to during the financial year there were three separate Chief Executive Officers, but only two are referenced on page 22, and who is the third Chief Executive Officer.





**Response: Commissioner Caddy**

The third CEO was the acting CEO Mr Tony Free for a period of time.

**Question 2**

The impact and cost of the disastrous audit disclaimer in FY 23 continues to be felt including the delay in finalising the 2023/2024 Annual Report, and have the Commissioners developed a strategic plan to address the high turnover of administrative staff to ensure financial reporting timelines and OneCouncil implementation deadlines will be met by the Finance and ICT departments.

**Response: Commissioner Sandri**

Some of the issues that lead to the audit disclaimers in the 22/23 financial year are still being worked through and these are systemic problems and resolving them will take time likely beyond our tenure. The Commissioners are focused on implementing stable foundations to place the organisation in good stead moving forward and move through that work effectively. We have been advised that staff turnover in the 2024/25 financial year was 64.4%, since our appointment we prioritised restoring stability, confidence and good governance and we are already seeing improvements in this area. The Commissioners do remain committed to strengthening the City and putting those foundations in place.

**Question 3**

Page 82 of the annual report refers to fleet Management and can the Commissioners provide an overview of the number of light vehicles in the fleet used by administrative staff after hours for personal commuter use, the amounts recouped from the staff for personal usage, and is the amount recouped in line with local government benefit guidance?

**Response: Director Technical Services**

There are 23 light vehicles within the fleet used by administrative staff, comprising of 4 vehicles with approved private use, and 19 vehicles approved for commuter use only.

The amounts recouped from staff for approved private use of fleet vehicles are administered through Payroll and are recorded as follows:

- Three staff members: \$101.58 per fortnight each
- One staff member: \$130.04 per fortnight

A review of the relevant Fleet and Employee Benefits Procedures located within the City of Nedlands internal document management system indicates that the current arrangements reference the appropriate legislative and policy frameworks. On this basis, it is understood that the current practice is aligned with local government benefit guidance.





## 5 GENERAL BUSINESS

### 5.1 General business submitted by Electors prior to the meeting and during the meeting.

A period of 15 minutes was allocated for questions by members of the public.

#### 5.1.1 Mr Louis Proksch, 7 Martin Avenue Nedlands

**Louis Proksch, Nedlands**

##### Question 1

A news item on the ABC website dated 24 July 2025 referred to an investigation by the Department of Local Government into the Nedlands Council that had been running since May and was "now finished but not finalised". Minister Beazley was quoted as saying that the investigation was examining "the functioning of the council, how they were operating, the behaviours that were on display and how that was affecting good governance at the council". Minister Beazley was reported as saying that the results of such investigations were not usually made public but would be provided to the commissioners.

The ABC news item further reported that at a later press conference Minister John Carey, when asked whether the ratepayers had a right to see the results of the Departmental investigation before the next election, said that the decision would be left to the commissioners, adding that he was "not going to second-guess what the commissioners will do, what they release, what their findings are, but I do have confidence in their ability. They are high calibre".

My question is: have the Commissioners received this report and, if so, will they make it available to the ratepayers before the forthcoming election?

##### Response: Commissioner Caddy

No, we have not received a report into that investigation as has been reported in the media.

## 6 MOTIONS

During this part of the agenda, electors may put motions to the electors present.

Any motions arising from the meeting requiring action will be presented to the next available Ordinary Council Meeting for consideration.

### 6.1 Mr Louis Proksch, 7 Martin Avenue Nedlands

That Council **ENQUIRE** of the Department of Local Government whether the report has been finalised and if it is not when do they propose to release it to the Commissioners given the election is impending.

**Moved: Mr Louis Proksch**

**Seconded: Mr Benedict Hodsdon**



**CARRIED 4 VOTES TO 0**

## **7 DECLARATION OF CLOSURE**

There being no further business, the Presiding Member declared the meeting closed at 5:20pm.



## Problem-plagued City of Nedlands referred to Corruption and Crime Commission

By [Rebecca Trigger](#) and WA state political reporter [Courtney Withers](#)

[Stateline](#) [Local Government](#)

Thu 24 Jul 2025 at 7:28am



City of Nedlands referred to Corruption and Crime Commission

### In short:

A Perth local government embroiled in several highly publicised controversies has been referred to WA's corruption watchdog, though it is unclear why.

The referral came from the Public Sector Commission, though it does not mean the Corruption and Crime Commission will launch an investigation.

### What's next:

Three commissioners are replacing the City's council after they were separately sacked by the local government minister.

A trouble-plagued Perth local government has been referred to the state's corruption watchdog following years of turmoil in its ranks.

The City of Nedlands [made headlines this month](#) when four councillors resigned, leaving it without a quorum and prompting the local government minister to remove those remaining and appoint commissioners in their place.

An ABC investigation can now reveal separate concerns about the City of Nedlands have been referred to the Corruption and Crime Commission (CCC) by the Public Sector Commission.

---

Do you know more about this story? [Contact Rebecca Trigger.](#)

---



It is understood the referral took place in July. (ABC News: Julian Robins )

The ABC understands the referral took place earlier this month.

The Public Sector Commission deals with reports of minor misconduct in the public service, including local government.

It doesn't have jurisdiction over elected officials.

The Corruption and Crime Commission has much broader powers and deals with serious misconduct allegations in the public sector and by elected officials.

A referral to the CCC does not mean it will launch an investigation and the ABC is not suggesting that a referral implies any findings of wrongdoing.

This step is in addition to recent concerns about governance, audits and workplace complaints that have formed the basis of investigations by the Department of Local Government and Worksafe.

### **Commissioners start work Friday**

On Wednesday, [three commissioners were appointed to run the council](#) until a special election is held on March 28, circumventing scheduled elections in October.

Local Government Minister Hannah Beazley said this was to give the trio time to ensure the next budget was passed.

Financial irregularities at the council were highlighted by the auditor-general last year.

In a damning report, he found the council failed to keep accurate enough records needed to complete an annual audit.

Commissioner chair David Caddy said he and his colleagues were committed to bringing trust and integrity back into the governance systems at the council.



Three commissioners including Mr Caddy (left) are at the helm of the council. (ABC News: Courtney Withers)

### Investigation won't be made public

A separate investigation has been running by the Department of Local Government into the council since May.

Ms Beazley said that investigation was examining "the functioning of the council, how they were operating, the behaviours that were on display and how that was affecting good governance at the council".

It is now finished but not finalised, but the minister said the results of such investigations were not usually made public, although they would be provided to the newly-appointed commissioners.

She said it was possible the outcome could provide grounds for an inquiry by her office, which would invoke broader powers under the Local Government Act.





John Carey was asked about the Nedlands issue at a press conference on Thursday. (ABC News: Courtney Withers)

Senior WA Government minister John Carey — himself a former mayor of the City of Vincent — said on Thursday morning while he hadn't been briefed on the CCC referral, the government had taken strong action by appointing commissioners.

"The dysfunction at Nedlands ultimately hasn't benefited the ratepayers at the City of Nedlands," he said.

When asked whether ratepayers had a right to see the results of the Department's investigation prior to the next election, he said the decision would be left to the commissioners.

"I'm not going to second-guess what the commissioners will do, what they release, what their findings are, but I do have confidence in their ability," Mr Carey said.

"They are high calibre."

#### **Mayor defends record on hospice**

Controversy also haunted the council in recent months after it refused to give up land to the Perth Children's Hospital Foundation for a parkland for sick and dying children.

Mayor Fiona Argyle issued a statement on Wednesday saying she had been "rolled" by the state government for doing her job "protecting A-class nature reserves from property developers".



Ms Argyle is adamant on her position regarding the hospice. (ABC News: Courtney Withers)

"If I do run again, I can assure the community there will be no property developer getting their hands on the most protected lands in our nation," Ms Argyle said.

The Perth Children's Hospital Foundation, [a registered charity](#), wanted to transform Allen Park into a parkland for terminally ill children.

In a now-infamous interview on [ABC Radio Perth earlier this month](#), Ms Argyle defended that decision, saying it was like "giving away" Hyde Park or Jardin du Luxembourg in Paris.





The children's hospice is to be built on a part of Allen Park that has long been neglected. (Supplied: Perth Children's Hospital Foundation)

"No one on this planet is against dying children, no one hates dying children, everyone loves dying children," she said.

"What I don't like and the city doesn't like, it was a unanimous decision, that is the city's land."

The state government [took control of the land in early June](#) in order to progress the children's hospice.

**More local WA reads**

**ANAPHYLAXIS**

**Flight shock**

Pilbara resident Andrew Rawle found himself 30,000 feet in the air, unable to breathe due to anaphylactic shock, but was saved by the crew and the selfless act of another passenger.

[READ MORE →](#)



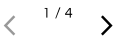
The incident occurred on a Virgin Australia flight from Perth to Newman.

**POST E**

**Paintin**

Indigen  
after sh  
buyer in  
to be de

**REAC**



Posted Thu 24 Jul 2025 at 7:28am, updated Thu 24 Jul 2025 at 10:44am



## 19.2 Amendment to Council Delegation - 9.2.1 Local Planning Scheme

<b>Report Number</b>	<b>CEO.02.01.26</b>
<b>Applicant</b>	City of Nedlands
<b>Disclosure of Interest</b>	Nil
<b>Voting Requirements</b>	Absolute Majority
<b>Authority/Discretion</b>	Legislative
<b>Contributing Officer</b>	Sergio Famiano - Manager, Urban Planning and Development
<b>Responsible Officer</b>	Jonathan Allen – Manager, Governance and Risk Management
<b>Director</b>	Arthur Kyron - Acting Chief Executive Officer
<b>Attachments</b>	1. Existing Delegation 9.2.1 [ <b>19.2.1</b> ] 2. Revised Delegation 9.2.1 [ <b>19.2.2</b> ]

### Purpose

To seek Council's approval to update the City's Register of Delegated Authority, by amending the terms of delegation '9.2.1 Local Planning Scheme – Council to CEO' ("Delegation 9.2.1"), to reflect the revised version as set out at Attachment 2.

### Officer Recommendation

That Council **APPROVES** the amendment to the City's Register of Delegated Authority, in relation to delegation 9.2.1, to reflect the updated wording as shown in Attachment 2.

### Background

The City's Council adopted the current Register of Delegations on 27 May 2025 (see [CEO27.05.25 - 18.4 Review of Delegations of City of Nedlands](#)).

This includes Delegation 9.2.1, which is extracted and shown at Attachment 1.

The City's Manager Urban Planning and Development has a conducted a review of the City's existing Planning and Development delegations, with the following aims:

- **Improving Transparency** – *Making it more clear on what the Planning team have delegation over, reducing margin for error*
- **Improve Efficiency** – *Make the necessary changes to ensure administrative matters and standard Planning and Building matters are managed through delegation leaving 'strategic matters' to be referred to Council for consideration*
- **Streamline** – *Bringing the City's Delegations more in line with industry practice*



## Discussion

The review highlighted that routine matters, that could be appropriately dealt with at officer level, are currently required to be taken to Council for decision. By way of example, the existing Delegation 9.2.1 doesn't provide delegations in relation to responses to sub-division applications from the WAPC. These are due within 42 days and so are in-practical to take to Council within that timeframe.

Accordingly, it is proposed that the existing Delegation 9.2.1, as shown at Attachment 1, is amended and replaced with the wording as set out at Attachment 2. Due to the change in approach to drafting, as outlined further below, a tracked change version of the document has not been included.

The current Delegation 9.2.1 identifies specific and limited powers and duties that are exercisable the CEO. The revised wording at Attachment 2 reverses this approach, delegating decision making powers of the local government (as set out in the listed planning regulations and City of Nedlands planning schemes), to the CEO.

This is made subject to exceptions where it is considered appropriate that Council should retain decision making power. The exceptions focus on Development Applications which are likely to be more controversial, and strategic planning and 'heritage' functions such as, scheme amendments, structure plans, local planning policies and heritage areas.

The delegations also ensure that Council will retain decision making powers where matters might generate significant concern in the community. All delegated powers are subject to the provision that where a development generates significant concern or could negatively impact on the amenity of the locality, the matter may be referred to the Council:- (i) At the discretion of the Director of Planning and Development services; or (ii) on the written request of three or more Councillors.

This revised delegation improves transparency and efficiency and brings the City of Nedlands more into line with the delegations provided by other local governments.

Proposals relating to the delegation of powers associated with the *Transfer of Land Act 1893* and the *Land Administration Act 1997* have been considered by the administration, however due to limitations on the ability to delegate under those Acts, proposals will now come forward by way of Council policy, which will be presented to Councillors for consideration.

## 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**

**Place**

6. Sustainable population growth with responsible urban planning.

**Performance**

11. Effective leadership and governance.

**Budget/Financial Implications**

Nil

**Legislative and Policy Implications**

The amendments will delegate the listed powers and duties of the Council in relation to the following Regulations and Schemes:

- *Planning and Development (Local Planning Schemes) Regulations 2015*:
- City of Nedlands Local Planning Scheme No.3
- Metropolitan Region Scheme
- Shenton Park Improvement Scheme

The power for the Council to delegate is set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* - Schedule 2, Part 10, Clause 82. The power for the CEO to subdelegate to employees is contained in Clause 83.

**Decision Implications**

If the resolution is approved by Council, then the City's Register of Delegations will be updated, with the practical effect that more decisions relating to planning matters will be made by officers, in accordance with the terms of revised delegation.

**Conclusion**

The City's administration considers that the amendments to Delegation 9.2.1 are proportionate, practical and in line with standard local government practice.

The delegations are all made subject to the proviso that where a development generates significant concern or could negatively impact on the amenity of the locality the matter may be referred to the Council at the discretion of the Director of Planning and Development services; or on the written request of three or more Councillors.



As such It allows officers to determine day to day matters in line with their professional judgment, whilst reserving strategic and controversial matters for determination by the Council.

### **Further Information**

Nil

<b>Delegation</b>	<b>9.2.1 Local Planning Scheme – Council to CEO</b>
<b>Head of Power</b>	09 Planning and Development Act 2005
<b>Delegator</b>	Local Government
<b>Express power to delegate</b>	<i>Planning and Development Act 2005 – Part 10</i> City of Nedlands Local Planning Scheme 3
<b>Express power or duty delegated</b>	Metropolitan Region Scheme <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> City of Nedlands Local Planning Scheme No 3
<b>Function</b>	<ol style="list-style-type: none"> <li>1. Determination of applications under Clause 68 of Schedule 2 of the Planning and Development (Local Planning Schemes Regulations 2015) and Determine applications for development approval under the City of Nedlands Local Planning Scheme No 3 and the Planning and Development Act 2005.</li> <li>2. Advertising of applications and proposals in accordance with Clause 66(1) and 77(3) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and subclause 30 (1) of the Metropolitan Region Scheme and Determining the requirement and extent of advertising of applications and proposals made under City of Nedlands Local Planning Scheme No.3 and Metropolitan Region Scheme.</li> <li>3. Amending or cancelling a development approval, including waiving, or varying a requirement in Part 8 or 9 of the Planning and Development (Local Planning Schemes) Regulations 2015 for minor amendments and temporary works or use, under Clause 77 and subclauses 61((2) (f) and 61 (2)(d) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.</li> <li>4. Discretion and determining conditions Exercise discretion, determine and apply conditions to all applications for development approval made under the City of Nedlands Local Planning Scheme No.3 and or Metropolitan Region Scheme.</li> <li>5. Rights of Entry and Inspection In accordance with Clause 82 and 83 of Planning and Development (Local Planning Schemes) Regulations 2015. Entry and inspection of land within the Scheme Area for the purpose of assessment and monitoring, pursuant to Clause 79(1) and 2(a) and (b) of the Planning and Development (Local Planning Schemes) Regulations 2015.</li> <li>6. Exercising powers under the Planning &amp; Development Act 2005 delegated by the WAPC to: <ol style="list-style-type: none"> <li>1. Determine applications,</li> <li>2. Revoke applications; and</li> <li>3. Limit time of approval.</li> </ol> </li> </ol>
<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<p>In relation to 1. above:</p> <p>Except for where the following applies:</p> <ol style="list-style-type: none"> <li>a. Change of Use applications which are classified IP, P, D or A and uses not listed where after advertising, submissions have been received which raise objections in relation to the matter at hand which are not able to be rectified by way of negotiation and/or amendment(s) being made to the proposal,</li> </ol>



	<p>b. Grouped and/or Multiple Dwelling developments involving five (5) or more dwellings; and</p> <p>c. Refusal of applications where discretion exists for Council to approve the variations under the City's Local Planning Scheme no. 3, policies and/or the Residential Design Codes.</p> <p>d. In respect to (a) to (c) above, the exceptions do not apply to any development application that is deemed eligible for determination by the Development Assessment Panel and is lodged with the City with the nomination that the proposal be determined by the Development Assessment Panel.</p> <p>In relation to 2. above:</p> <p>The requirement and extent of advertising to be in accordance with the City's adopted Local Planning Policy Consultation of Planning Proposals.</p> <p>In relation to 3. above:</p> <p>The requirement and extent of advertising to be in accordance with the City's adopted Local Planning Policy Consultation of Planning Proposals.</p> <p>In relation to 4. above:</p> <p>Where a Section 31 Reconsideration is sought through the State Administrative Appeals Tribunal and where the determination recommended is contrary to that of the original Council decision, the application must be referred back to Council for determination.</p> <p>In relation to 5. above:</p> <p>Written or verbal notice being provided to the landowner wherever possible prior to entry.</p> <p>In relation to 6. above:</p> <p>exception of:</p> <p>Does not apply where objections are received on planning grounds and those objections are not capable of being addressed by way of the recommendation of a planning condition imposed on the proposed development.</p> <p><u>And</u></p> <p>When the property is within an area subject to clause 32 of the Metropolitan Region Scheme.</p>
<b>Express power to subdelegate</b>	Nil
<b>Subdelegates</b>	<p>Coordinator Planning Approvals</p> <p>Director Planning and Development</p> <p>Manager Urban Planning and Development</p> <p>Senior Urban Planner</p>
<b>Subdelegate conditions</b>	<p>1. As per Delegate conditions; and</p> <p>2. Subdelegates are not permitted to exercise the delegation to approve temporary works or use, under regulation 61(2)(f) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.</p>
<b>Statutory framework</b>	Part 13 of the <i>Planning and Development Act 2005</i>
<b>Record keeping</b>	<p>In accordance with s268A Planning and Development Act 2005</p> <p>All exercises of delegated authority are to be recorded in the Local Government's record management system for the records of exercise.</p>
<b>Date adopted</b>	27 September 2022

<b>Adoption references</b>	Adopted at Ordinary Council Meeting 27/09/2022
<b>Last reviewed</b>	3 July 2025

<b>Amendments</b>			
<b>Date</b>	<b>Type</b>	<b>Amendment</b>	<b>References</b>
6 Aug 2024	Amended Delegation	The delegation was amended to include the Manager Urban Planning and Building and Coordinator Statutory Planning.	—
27 May 2025	Amended Delegation	Updates to delegation conditions and clarification of recording requirements	Amended as per Council Resolution 27 May 2025
3 Jul 2025	Amended Delegation	Condition to subdelegates added as per direction from CEO	—

DRAFT – CITY OF NEDLANDS DELEGATED AUTHORITY REGISTER

<b>Delegation</b>	<b>9.2.1 - PLANNING AND DEVELOPMENT DELEGATIONS</b>
<b>Category</b>	Part 12 – <i>Planning and Development Act 2005</i> and Associated Functions
<b>Delegator</b>	Local Government
<b>Express power to delegate</b>	<b><i>Planning and Development (Local Planning Schemes) Regulations 2015</i></b> - Schedule 2, Part 10, Clause 82
<b>Express power or duty delegated</b>	<b><i>Planning and Development (Local Planning Schemes) Regulations 2015:</i></b> <b>City of Nedlands Local Planning Scheme No.3</b> <b>Metropolitan Region Scheme</b> <b>Shenton Park Improvement Scheme</b> <b>Development Assessment Panel Regulations 2011</b>
<b>Function</b>	<p>Authority to exercise all powers and discharge all duties of the local government under the City of Nedlands Local Planning Scheme No.3 and associated legislation, including the Metropolitan Region Scheme (as delegated to Local Government), Shenton Park Improvement Scheme and the ‘Deemed Provisions’ Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and <i>Development Assessment Panel Regulations 2011</i> (including all prescribed single house developments) - <b>EXCEPT FOR</b> the following:</p> <p><u>a. Development Applications</u></p> <ul style="list-style-type: none"> <li>i. Where 10 objection(s) have been received on planning grounds and are not capable of being addressed by way of an amendment being made to the proposal and/or the recommendation of a planning condition imposed on the proposed development.</li> <li>ii. Change of Use applications which are classified as ‘A’ uses and ‘uses not listed’ where 10 objection(s) have been received on planning grounds and are not capable of being addressed by way of an amendment being made to the proposal and/or the recommendation of a planning condition imposed on the proposed development.</li> <li>iii. Applications for development approval involving expanding a non-conforming use, unless the application involves the cessation of that non-conforming use;</li> </ul>

## DRAFT – CITY OF NEDLANDS DELEGATED AUTHORITY REGISTER

	<ul style="list-style-type: none"> <li>iv. Reconsideration of applications pursuant to s31 of the State Administrative Tribunal Act 2004, where the application was originally determined by resolution of Council, excluding all prescribed single house developments and applications determined by the Development Assessment Panel and Significant Development Assessment Unit.</li> <li>v. A previous decision by Council, excluding all prescribed single houses, Development Assessment Panel and Significant Development assessment Unit applications.</li> <li>vi. Determination of applications where the shortfall of car parking bays is in total greater than ten (10) bays in addition to any existing car parking shortfall, as calculated in accordance with Council's Local Planning Policy 4.1– Non-Residential Parking and any other applicable planning instrument.</li> </ul> <p>b. <u>Local Development Plans, Structure Plans/Activity Centre Structure Plans, Scheme Amendments, Local Planning Strategy and Local Planning Policies, Heritage, Local Planning Schemes, Developer Contribution Plans</u></p> <ul style="list-style-type: none"> <li>i. A recommendation to the Western Australian Planning Commission on a proposed Structure Plan or Activity Centre Plan (Part 4 of Deemed Provisions).</li> <li>ii. The granting of development approval for the demolition of a building listed on the Heritage List or within a Heritage Area.</li> <li>iii. The adoption, revocation or amendment of a Local Planning Policy (Part 2, Division 2 of Deemed Provisions).</li> <li>iv. The entering, removal or modification of a place on the Heritage List (Part 2, Clause 8 – Deemed Provisions).</li> </ul>
--	---

## DRAFT – CITY OF NEDLANDS DELEGATED AUTHORITY REGISTER

	<ul style="list-style-type: none"> <li>v. The designation, removal or modification of a Heritage Area (Part 2, Clause 9 – Deemed Provisions).</li> <li>vi. The entering into a heritage agreement with an owner or occupier of land ( Part 2, Clause 10 – Deemed Provisions).</li> <li>vii. The issuing, revoking or varying of a heritage conservation notice (Part 2, Clause 13 of Deemed Provisions).</li> <li>viii. The initiation, modification, refusal or approval of a Scheme Amendment to the Western Australian Planning Commission (Part 5 of P&amp;D (Local Planning Scheme) Regulations 2015).</li> <li>ix. Recommend a Report of Review of a Local Planning Scheme to the Western Australian Planning Commission (Part 5, Clause 65 and 66 - P&amp;D (Local Planning Scheme) Regulations 2015).</li> <li>x. Recommend refusal, modification or approval of a Local Planning Strategy to the Western Australian Planning Commission (Part 3 of P&amp;D (Local Planning Scheme) Regulations 2015).</li> <li>xi. Recommend refusal, modification or approval of a Local Planning Scheme to the Western Australian Planning Commission (Part 4 of P&amp;D (Local Planning Scheme) Regulations 2015).</li> <li>xii. Recommend refusal, modification or approval of a Developer Contribution Plan (Part 7 of P&amp;D (Local Planning Scheme) Regulations 2015).</li> </ul> <p><b>PROVIDED THAT</b> where a development generates significant concern or could negatively impact on the amenity of the locality the matter may be referred to the Council:</p> <ul style="list-style-type: none"> <li>i. At the discretion of the Director of Planning and Development services; or</li> <li>ii. On the written request of three or more Councillors</li> </ul>
--	--

## DRAFT – CITY OF NEDLANDS DELEGATED AUTHORITY REGISTER

<b>Delegates</b>	Chief Executive Officer
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. The requirement and extent of advertising to be in accordance with the City's adopted Local Planning Policy 7.3 – Consultation of Planning Proposals.</li> <li>2. For Development Applications determined by the Development Assessment Panel, the CEO is to provide Councillors with a notification following determination of the application outlining details of the application, including key issues, officer recommendation and determination of the application by the relevant authority.</li> <li>3. When the property is within an area subject to clause 28 of the Metropolitan Region Scheme the matter to be determined by the Western Australian Planning Commission, with the City's recommendation delegated to the Delegate and Subdelegates.</li> <li>4. When development is wholly within an area subject to Part 5 of the Swan and Canning Rivers Management Act 2006 the matter is to be determined by the Department of Biodiversity, Conservation and Attractions with the City's recommendation delegated to the Delegate and Subdelegates.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>a) Delegation extends to Part 10 Division 2 and 3 where administration is required to provide advice and recommendation on subdivision applications including conditions.</li> <li>b) Delegation extends to Part 10 Division 6, Section 167 in relation to all matters relating to this section as part of the responsible authorities duties. Such duties will only be delegated to the CEO</li> </ol>
<b>Express power to subdelegate</b>	<b><i>Planning and Development (Local Planning Schemes) Regulations 2015</i></b> - Schedule 2, Part 10, Clause 83

## DRAFT – CITY OF NEDLANDS DELEGATED AUTHORITY REGISTER

<b>Subdelegates</b>	<p>Director Planning and Development  Manager Urban Planning and Development  Coordinator Planning Approvals  Coordinator Strategic Planning  Senior Urban Planner</p>
<b>CEO Subdelegates/authorised conditions</b>	<ol style="list-style-type: none"> <li>1. The delegated authority granted by Council to the CEO is sub-delegated/authorised to the Director Planning.</li> <li>2. The delegated authority granted by Council to the CEO is subdelegated/authorised to the Manager Urban Planning and Development except for: <ol style="list-style-type: none"> <li>a. The determination of a development application where a variation is sought to the 9m primary street front setback area under clause 26(1) of the City of Nedlands Local Planning Scheme No.3 and is varied under Local Planning Policy 1.1; and</li> <li>b. Taking any action to prosecute owners and occupiers of properties and determining applications.</li> <li>c. Applications involving the removal of a 'Regulated Tree (as defined in LPP 3.4: Tree Retention – R25 to R80)</li> </ol> </li> <li>3. The delegated authority granted by Council to the CEO is sub-delegated/authorised to the Coordinator Planning Approvals, Co-Ordinator Strategic Planning and Senior Urban Planner except for the following: <ol style="list-style-type: none"> <li>a. Determine an application for development approval where submission(s) have been received, irrespective of the issues raised, unless the submission(s) received are in support and/ or neutral of the development without conditions;</li> <li>b. The determination of a development application where a variation is sought under clause 26(1) of the City of Nedlands Local Planning Scheme No.3;</li> <li>c. Determine an application for development approval involving a non-conforming use, unless the application involves the cessation of that non-conforming use;</li> <li>d. Temporary use for more than 12 months;</li> <li>e. Extension of time for more than 2 years from the original date;</li> </ol> </li> </ol>



DRAFT – CITY OF NEDLANDS DELEGATED AUTHORITY REGISTER

	<p>f. The determination of an application for development approval for unauthorised development where prosecution is recommended.</p>
--	---



## **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**

This item will be dealt with at this point.



## **23 CONFIDENTIAL ITEMS**

Nil



## **24 DECLARATION OF CLOSURE**

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