

AGENDA

Special Council Meeting

Tuesday, 03 June 2025

Notice of Meeting

Mayor & Councillors

A Special Council Meeting of the City of Nedlands is to be held on Tuesday 03 June 2025 in the Council chambers at 71 Stirling Highway Nedlands commencing at 5.00pm.

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



Keri Shannon | Chief Executive Officer
30 May 2025



Information

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

Public Question Time

Public Questions are dealt with at the Ordinary Council Meeting.

Deputations

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

Disclaimer

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

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Table of Contents

- 1. DECLARATION OF OPENING 4
- 2. PRESENT AND APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)..... 4
- 3. PUBLIC QUESTION TIME..... 4
- 4. DEPUTATIONS 4
- 5. DISCLOSURES OF FINANCIAL INTEREST 4
- 6. DISCLOSURES OF INTERESTS AFFECTING IMPARTIALITY 5
- 7. DECLARATIONS BY MEMBERS THAT THEY HAVE NOT GIVEN DUE CONSIDERATION TO PAPERS 5
- 8. DIVISIONAL REPORTS – CORPORATE SERVICES..... 6
 - 8.1 Differential Rates 2025/26 | Approval to Advertise 6
- 9. CONFIDENTIAL ITEMS..... 11
- 10. DECLARATION OF CLOSURE 12



1. DECLARATION OF OPENING

The Presiding Member will declare the meeting open at 5.00pm and acknowledge the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet, and pay respect to Elders past, present and emerging. The Presiding Member will draw attention to the disclaimer on page 2 and advise the meeting is being livestreamed.

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

Councillors

Staff

Leave of Absence

Cr Amiry

Apologies

Public

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 Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

4. DEPUTATIONS

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

5. 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.

6. 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.

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

This item will be dealt with at this point.



8. DIVISIONAL REPORTS – CORPORATE SERVICES

8.1 Differential Rates 2025/26 | Approval to Advertise

Report Number	CPS31.06.25
Meeting & Date	Special Council Meeting – 03 June 2025
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	John Vojkovich – Acting Director Corporate Services
Director	Keri Shannon – Chief Executive Officer
Attachments	Attachment 1 – Statement of Objects and Reasons for Imposing Differential Rates for 2025/26

Purpose

The purpose of this report is to seek Council approval for the advertising of the proposed differential rates and minimum rates for the 2025/26 financial year in accordance with Section 6.36 of the *Local Government Act 1995*.

Recommendation

That Council:

1. **APPROVES** the advertising of the proposed differential rates for 2025/26 for:
 - a) a period of 21 days by local public notice, in accordance with Section 6.36(1) of the *Local Government Act 1995*; and
 - b) and post on the City's website, in accordance with Section 6.36(3)(c)(ii) of the *Local Government Act 1995*; and
2. **ENDORSES** the Statement of Objects and Reasons for each differential rate and minimum rate as detailed in Attachment 1.

Voting Requirement

Simple majority

Background

Each year where the City of Nedlands seeks to impose differential rates, it is required under section 6.36 of the *Local Government Act 1995* to advertise the proposed



differential rates by local public notice for a period of at least 21 days, seeking submissions. Any submissions received to be considered by Council.

Discussion

Rating Information

The City imposes differential rates based on the purpose for which the land is zoned or for which the land is held or used. This allows the City the opportunity to levy different rates in the dollar on the Gross Rental Value (GRV) of different property classifications to reflect the differing levels of demand placed on City services and infrastructure in each differential category. Currently, the City uses 3 differential rate classifications as detailed following:

1. Residential
2. Residential Vacant
3. Non-Residential

The City also establishes a minimum rate for each differential rating classification to ensure that all ratepayers make a reasonable contribution to the cost of providing services and infrastructure by the City.

The proposed increase represents two portions.

- 2.8% increase in rates from the 2024/25 budget and is based on the WA CPI and in line with WALGA's economic briefing for the March quarter of 2025. In addition, the City expects a 0.5% growth in the rates base as a result of the completion of new dwellings and other additions.
- Plus a one-off 2% increase in rates from the 2024/25 budget to facilitate upgrade of ICT infrastructure.

The City proposes the following differential rates to be advertised for public comment:

Differential Rate	Adopted Minimum 2024/25	Proposed Minimum 2025/26	Adopted Rate in the Dollar 2024/25	Proposed Rate in the Dollar 205/26
Residential	\$1,576	\$1,652	0.060550	\$0.063456
Non-residential	\$2,078	\$2,178	0.074712	\$0.078298
Residential Vacant	\$1,916	\$2,008	0.080114	\$0.083959

The proposed rates have been calculated through a review process of operational costs to continue delivering services and achieving a capital program of projects and community infrastructure into future years. Elected Members have also been consulted on the impacts of progressing with:

- underground power projects
- need to upgrade ICT infrastructure, and



- need to address the current state of the City's drainage network and buildings.

In accordance with Section 6.36 of the *Local Government Act* 1995, the City is required to give local public notice of its intention to impose differential rates prior to adopting its budget for the 2025/26 financial year.

Public advertising of the proposed rate in the dollar and minimum payment does not bind the Council to these when adopting the 2025/26 budget.

Underground Power project service charges

Underground Power (UGP) is specified in the City's Strategic Community Plan (2018-2028) as one of eight strategic priorities.

Property owners contribute towards UGP by way of fixed charge for "network" and "service" connections in accordance with Regulation 54(c) of the *Local Government (Financial Management) Act* 1996 and clause 6.38 of the *Local Government Act* 1995.

Following landowner's surveys and community consultation in prior years, the Council agreed in May 2024 to proceed with the installation of UGP in the Nedlands North and Nedlands West project areas. In August 2024 the City signed co-funding agreements with Western Power.

The service charge amount levied to property owners varies depending on the project area and whether the property already has a connection pillar and connection to the property meter box, dwelling type (multiple unit developments), and for commercial properties (based on power usage).

The total project cost charged by Western Power to the City is \$14.2m spread over 270 properties in Nedlands North and 668 properties in Nedlands West. Under the City's policy, 50% of the City's contribution to Western Power is recoverable directly from affected property owners, with the remaining 50% funding from reserves and municipal funds. The City is to apply a service charge to directly impacted property owners in 2025/26 totalling approximately \$7.1m.

Once the 2025/26 budget is adopted, rates notices are to include the UGP service charge, with the following terms of payment proposed.

Payment Option	Description	Interest	Payment Dates
1	Full payment	No interest	9 September 2025
2	Four instalments	5.5% pa (plus instalment fee)	9 September 2025 11 November 2025 13 January 2026 17 March 2026
3	Five annual instalments	5.5% pa interest after 1 st instalment (plus instalment fee)	9 September 2025 to 10 September 2029



All funds collected via the service charge will be placed in a reserve and drawn upon for payments to Western Power.

Pensioner and Senior rebates are to be offered in accordance with *Rates and Charges (Rebates and Deferments) Act 1992* to eligible property owners. Provision is also made by the City for property owners that may suffer from severe financial hardship options to delay payments, with each application assessed on its merit.

Due to diversity of property types, value and power usage there is a challenge in developing a charge mechanism that is equitable for all property owners. Consistent with previous projects, each affected property is to be charged two components for underground power, a network charge and a connection charge. The network charge relates to the largest share of the project costs (approximately 90%) for the removal of overhead cables and poles, underground cabling and ducts, transformers and switchgear and street lighting. The connection charge relates to providing underground power from the verge (point of connection to the network) through the property to the property meter panel. The service charge also relies on assumptions regarding network and connection costs supplied by Western Power, as well as adjustments for commercial, non-rateable and vacant properties.

Consultation

Elected Members have been presented with an overview of the draft budget and rates information at a series of Councillor Briefings held during April and May 2025.

The purpose of this report is to now advertise the proposed differential rates and minimums for 2025/26 to the wider community and consider any feedback provided during the public notice period.

Strategic Implications

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

Vision	Sustainable and responsible for a bright future
Pillar Outcome	Performance
	11. Effective leadership and governance.
Pillar Outcome	Place
	7. Attractive and welcoming places.

Budget/Financial Implications



Proposed differential rates for the 2025/26 budget with an increase of 4.8% will provide additional revenue of approximately \$1.4m to the 2024/25 budget total rates to the City.

The UGP service charge will provide funds of \$7.1m to meet instalment payments to Western Power.

Legislative and Policy Implications

Section 6.36 of the *Local Government Act 1995*

Regulation 54(c) of the *Local Government (Financial Management) Act 1996* and clause 6.38 of the *Local Government Act 1995*.

Decision Implications

Should Council endorse the recommendation then the City will fulfill its Statutory obligations under s6.36 of the *Local Government Act 1995* to advertise proposed differential rates for 2025/26 by giving Local Public Notice for 21 days and consider any submissions received. Should Council not endorse the recommendation, this would result in delays to the adoption of the final budget for 2025/26.

Conclusion

Council's approval of the proposed differential rates and the supporting Statement of Objects and Reasons for Differential Rates will allow the City to meet its statutory obligation to advertise the proposed rate in the dollar and minimum rates for 21 days for public comments.

Further Information

Nil



City of Nedlands

Objects and Reasons for Imposing Differential Rates for 2025/26

The following Objects and Reasons are provided in accordance with Section 6.36 of the *Local Government Act* 1995 and the Council's "Notice of Intention to Levy Differential Rates" for the 2025/26 Financial Year on various categories of properties within the City.

The differential rates are to be levied in accordance with Sections 6.33 of the *Local Government Act* 1995. This document outlines the objects and reasons for implementing differential general rates.

Overall rating objective

The overall objective of the proposed rates in the 2025/26 Budget is to provide for the net funding requirement of the City of Nedlands' various programs, services, and facilities.

Pursuant to Section 6.36 (1) of the Act, the City has given local public notice of its intention to apply differential general rates and minimum payments in respect of each differential rating category.

Differential General Rating

The purpose of imposing a GRV differential rating for residential, residential vacant land and non-residential is to obtain a fair and equitable form of revenue raising from all categories of properties in the City.

Under the *Local Government Act*, Section 6.33 Differential general rates, a local government may impose differential general rates according to any, or a combination, of the following characteristics:

- (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act* 2005; or
- (b) a purpose for which the land is held or used as determined by the local government; or
- (c) whether or not the land is vacant land; or
- (d) any other characteristic or combination of characteristics prescribed

The differential rates categories for Residential, Residential Vacant and Non-residential for 2025/26 are proposed as:

Differential Rate	Minimum Proposed	Rate	Rate in the Dollar (\$) Proposed
Residential	\$1,652		\$0.063456
Non-Residential	\$2,178		\$0.078298
Residential Vacant	\$2,008		\$0.083959

Following are the objects and reasons for each of the differential rates:

1. Residential Differential Rate

The rate in the dollar and minimum rate have been set on the basis that ratepayers make a reasonable contribution to the cost of local government and facilities.

2. Residential Vacant Differential Rate

The rate in the dollar and minimum rate have been set in an effort to promote development of properties thereby stimulating growth and development in the Community.

3. Non-Residential Differential Rate

The rate in the dollar and minimum rate have been set to provide for a reasonable contribution towards infrastructure and the cost of local government.

Electors and ratepayers of the City of Nedlands are invited to submit their comments on the above rates in writing by 24 June 2025. Submissions should be addressed to the Chief Executive Officer, City of Nedlands, PO Box 9, Nedlands WA 6909 or council@nedlands.wa.gov.au, with "Differential Rates" in the subject line.

Keri Shannon
Chief Executive Officer



9. CONFIDENTIAL ITEMS

Nil



10. **DECLARATION OF CLOSURE**

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