



City of Nedlands

AGENDA

Special Council Meeting

Tuesday, 7 July 2026

Notice of Meeting

A Special Council Meeting of the City of Nedlands is to be held on Tuesday 7 July 2026 in the Council Chambers at 71 Stirling Highway, Nedlands commencing at 4:30pm.

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

Arthur Kyron | Interim Chief Executive Officer
Monday, 06 July 2026



Information

A Special 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

Public Question Time

Public question time at a Special 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.

Disclaimer

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

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1 DECLARATION OF OPENING

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

This item will be dealt with at this point.

4 DISCLOSURES OF INTERESTS

Any disclosures of Financial Interests and Interests Affecting Impartiality will be dealt with at this point.

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

This item will be dealt with at this point.

6 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

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

- **Item 8.1 - Chief Executive Officer Recruitment and Selection Recommendation**



7 DIVISIONAL REPORTS - CITY PERFORMANCE AND COMMUNITY DEVELOPMENT

7.1 Proposal for Levying Differential Rates 2026/27

Report Number	PCD14.07.26
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Legislative
Contributing Officer	Thushara Wijesiri - Manager Financial Services
Responsible Officer	Thushara Wijesiri - Manager Financial Services
Director	Noelene Jennings - Acting Director City Performance and Community Development
Attachments	1. Objects and Reasons for Imposing Differential Rates for 2026-27 [7.1.1]

Purpose

To consider a proposal for the setting of the rate in the dollar for the differential Rating categories to be applied to the Draft Budget for the 2026/27 Financial Year.

Officer Recommendation

That Council:

1. **APPROVES** the application of differential general rates for the Draft Budget for the 2026/27 Financial Year; and
2. **APPROVES** advertising in accordance with Section 6.36 of the Local Government Act 1995 for public submissions on the proposed differential general rates as set out in the table below:

Differential Rate Category	Minimum Rate Proposed (\$)	Rate in the Dollar (\$) Proposed
Residential	\$1,865	\$0.054208
Non-Residential	\$2,459	\$0.079691
Residential Vacant	\$2,267	\$0.076400

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 is to be considered by Council.



The proposed Rate in the Dollar and Minimum Rates will raise the funds required for the delivery of the City's annual budget, as discussed by Council Members throughout the 2026/27 Annual Budgeting process.

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. The different rates in the dollar on the GRV for each of the different property classifications reflect the differing levels of demand placed on the City services and infrastructure. Currently, the City uses 3 differential rate classifications as listed below:

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 zero based budgeting principles for operational purposes and to fund capital works program and financing activities.

It should be noted that there is a no change to the differential rating categories. The purpose of this report is to endorse differential rates in dollar for public notice purpose noting 2026/27 proposed differential rates are based on GRV revaluations performed in the 2025/26 financial year by Landgate. As a result, individual properties may have varied rate % increase. The Rates in the dollar are proposed to achieve an overall average rate increase of 14%.

As a result of the GRV revaluation effective 1 July 2026, it is necessary to update the GRV rate in the dollar for each differential rating category to ensure that the City levied the same amount of rates as the 2025/26 rating year. These amended rates in the dollar have been further modified and then utilised to undertake the rates modelling to reflect the proposed rate increase.

A consistent rate in dollar increase has been applied across the differential rating categories.

Consultation

The proposed Differential Ratings (Rate in the dollar) have been calculated based on the discussions with Council members and Administration during the series of Budget Workshops held with Council members in preparing the 2026/27 Annual Budget.

The proposal to adopt Differential Rating will be advertised in accordance with Section 6.36 of the *Local Government Act 1995* (the Act) for public submissions on the proposed differential general Rates. Any submissions received are to be considered as part of the 2026/27 Annual Budget adoption.



In addition to the statutory advertising requirements in the community newspaper circulated within the district, it is proposed to publish the rate in the dollar information on the City's website, Nedlands e-newsletter and on the Public Notice Board and Council Offices, 71 Stirling Highway, Nedlands, WA 6009.

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.

Financial Implications

The application of differential rating is about apportioning the Rate revenue that is required between different categories of property.

Legislative and Policy Compliance

Part 6, Division 6 of the Act and Part 5 of the *Local Government (Financial Management) Regulations 1996* provides the head of power for the levying of local government rates. The legislation is quite prescriptive in its application, with the following aspects of particular note:

- Except as provided for in Section 6.26, all land within a district is rateable land (S6.26);
- In order to make up the 'budget deficiency' a local government is to impose a general rate which may be imposed either uniformly or differentially. A local government may also impose a specified area rate, a minimum rate and a service charge (S6.32);
- A local government may impose a differential general rate (DGR) according to land zoning, land use, whether the land is vacant or not, or a combination of each characteristic (S6.33);
- No DGR in each category (UV or GRV) is to be more than twice the lowest DGR, unless approved by the Minister (S6.33);
- The amount shown in the Annual Budget as being the amount estimated to be yielded by the general rate is not to vary by +/- 10% of the budget deficiency, i.e. should essentially be a balanced budget (S6.34);
- The local government can impose differential minimum rates, however it is not to be applied to more than 50% of the properties with a district or within each category (S6.35);
- A minimum rate is to be applied separately for each of the following categories (S6.35):
 - a) to land rated on Gross Rental Value (GRV);
 - b) to land rated on Unimproved Value (UV); and



- c) to each differential rating category where a differential rate is imposed.
- If a separate DGR is imposed on the basis of vacant land status, a separate minimum rate can be imposed with the approval of the Minister not in accordance with the 50% requirement (S6.35); and
- A lesser minimum charge can be applied to not more than 50% of the properties on minimum rates (within the district or within each category).

The minimum rate categories have been adjusted to comply with the 50% ratio in accordance with section 6.35 of the Act.

In accordance with section 6.36 of the Act, Council is required to give local public notice of its intention to levy differential general rates.

“S6.36. Local government to give notice of certain rates.

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) A notice referred to in subsection (1) —*
 - (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government’s estimate of the budget deficiency;*
 - (b) is to contain—*
 - (i) details of each rate or minimum payment the local government intends to impose;*
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) Where a local government—*
 - (a) in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4), it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.”*



Risk Considerations

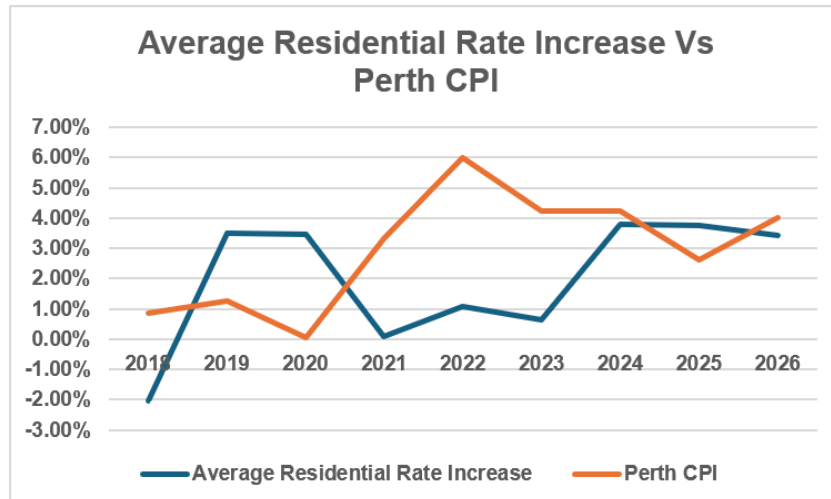
Risk Category	Risk Rating	Comment on Risk
Financial	Moderate	Prudent and sustainable rate setting is required to manage short- and long-term financial sustainability.
Compliance	Moderate	The statutory budget should comply with the <i>Local Government Act 1995</i> and <i>Local Government (Financial Management) Regulations 1996</i> .

Analysis and Conclusion

The financial position of the City of Nedlands is critical. This is due to many years of inadequate rate increases, in the absence of a strategic rating strategy, the City finds itself in a position of not being able to produce a balanced budget and meet its service and infrastructure needs. The current situation is due to the compounding effect of inadequate rate increases.

While we acknowledge this 2026-2027 rate rise will be challenging for many of our ratepayers, it is important to understand that our City is supporting this position, as a necessary but also responsible direction to place the City of Nedlands on a more sustainable financial pathway.

The table below compares historical average residential rate increases with movements in the Perth Consumer Price Index (CPI):



Council 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 submissions.



City of Nedlands Objects and Reasons for Imposing Differential Rates for 2026/27

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 2026/27 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 2026/27 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

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 29 July 2026. 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.

**Arthur Kyron
Chief Executive Officer**



8 CONFIDENTIAL ITEMS

REASON FOR CONFIDENTIALITY

This Report is **CONFIDENTIAL** in accordance with Section 5.23(2), of the Local Government Act 1995 (LG Act) which provides that the Committee may close to members of the public a meeting, or part of a meeting, if the meeting (or part meeting) deals with a matter identified in sub sections (a) – (h) of section 5.23(2). The reports listed below have been identified as confidential for the following reasons:

Item 8.1: Chief Executive Officer Recruitment and Selection Recommendation

- Falls within section 5.23(2)(b) – being a matter relating to the recruitment or employment of the CEO or a senior employee.

Councillors are reminded that, should Council resolve to close to members of the public that part of its meeting at which this Report and related documents is to be considered, then they are to ensure that the information remains **CONFIDENTIAL** and should not disclose the content of this Report or any related document to any other person. To do so may be an improper use of the information under section 5.93 of the LG Act.

Officer Recommendation

That, in accordance with with Section 5.23(2)(b) of the Local Government Act 1995; Council declares the meeting closed to the public.



8.1 Chief Executive Officer Recruitment and Selection Recommendation

Report Number	CEO16.07.26
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Authority/Discretion	Legislative
Contributing Officer	Jonathan Allen - Manager Governance and Risk Management
Attachments	<ol style="list-style-type: none">1. CONFIDENTIAL REDACTED - Summary Selection Report - CEO - City of Nedlands [9.1.1]2. CONFIDENTIAL REDACTED - CEO Contract - Tracked Change against WALGA Template [9.1.2]3. CONFIDENTIAL REDACTED - CEO Contract - Clean [9.1.3]



9 DECLARATION OF CLOSURE

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