



Public Agenda Briefing Forum

13 July 2021

Our Vision



Connected Communities, Valuing Nature and Creating our Future Together

Core Values

Service We deliver excellent service by actively engaging and listening to each other.

Respect We trust and respect each other by valuing our differences, communicating openly and showing integrity in all we do.

Diversity We challenge ourselves by keeping our minds open and looking for all possibilities and opportunities.

Ethics We provide honest, open, equitable and responsive leadership by demonstrating high standards of ethical behaviour.

Aspirational Values

Creativity We create and innovate to improve all we do.

Courage We make brave decisions and take calculated risks to lead us to a bold and bright future.

Prosperity We will ensure our District has a robust economy through a mixture of industrial, commercial, service and home based enterprises.

Harmony We will retain our natural assets in balance with our built environment.

Our simple guiding principle will be to ensure everything we do will make Kalamunda socially, environmentally and economically sustainable

kalamunda.wa.gov.au



INFORMATION FOR THE PUBLIC ATTENDING PUBLIC AGENDA BRIEFING

Agenda Briefing Forums will involve Elected Members, employees as determined by the Chief Executive Officer and external advisors (where appropriate) and will be open to the public. **The Briefing Session will be held in the Function Room of the City of Kalamunda commencing at 6.30pm.**

Agenda Briefing Forums will provide the opportunity for Elected Members to be equally informed and seek additional information on matters prior to the presentation of such matters to the next Ordinary Council Meeting for formal consideration and decision.

Acknowledgement of Traditional Owners

We wish to acknowledge the traditional custodians of the land we are meeting on, the Whadjuk Noongar people. We wish to acknowledge their Elders' past, present and future and respect their continuing culture and the contribution they make to the life of this City and this Region.

Emergency Procedures

Please view the position of the Exits, Fire Extinguishers and Outdoor Assembly Area as displayed on the wall of Council Chambers.

In case of an emergency follow the instructions given by City Personnel.

We ask that you do not move your vehicle as this could potentially block access for emergency services vehicles.

Please remain at the assembly point until advised it is safe to leave.

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1. Official Opening

2. Attendance, Apologies and Leave of Absence

3. Declarations of Interest

3.1. Disclosure of Financial and Proximity Interests

- a. Members must disclose the nature of their interest in matter to be discussed at the meeting. (Section 5.56 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Section 5.70 of the *Local Government Act 1995*.)

3.2. Disclosure of Interest Affecting Impartiality

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

4. Announcements by the Member Presiding Without Discussion

5. Public Question Time

Public question time will be allocated a maximum of 10 minutes and will be limited to two (2) minutes per member of the public, with a limit of two (2) verbal questions per member of the public.

Statements are not to precede the asking of a question during public question time. Statements should be made during public submissions.

For the purposes of Minuting, these questions and answers will be summarised.

6. Public Statement Time

A period of maximum 10 minutes is provided to allow public statements from the gallery on matters relating to a matter contained on the agenda or the functions of Council. Public Statement Time will be limited to two (2) minutes per member of the public.

Public Statement Time is declared closed following the 10 minute allocated time period, or earlier if there are no further statements.

For the purposes of Minuting, these statements will be summarised.

7. Public Submissions Received in Writing

8. Petitions Received

9. Confidential Items Announced But Not Discussed

- 9.1 10.1.1 Local Housing Strategy 2021 - Consideration of Submissions and Modifications for Final Adoption – **Confidential Attachments** – Local Housing Strategy - Submission Appendices and Local Housing Strategy - Foothills Submission Map

Reason for Confidentiality: *Local Government Act 1995 (WA) Section 5.23 (2) (b) - "the personal affairs of any person."*

- 9.2 Item 10.2.2 Walliston Transfer Station - Community Re-use Shop

Reason for Confidentiality: *Local Government Act 1995 (WA) Section 5.23 (2) (c) - "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting."*

- 9.3 Item 10.2.3 Ledger Road Drainage Investigations

Reason for Confidentiality: *Local Government Act 1995 (WA) Section 5.23 (2) (e) - "matter that if disclosed, would reveal - (i) a trade secret; (ii) information that has a commercial value to a person; or (iii) information about the business, professional, commercial or financial affairs of a person; - where the trade secret or information is held by, or is about a person other than the local government"*



10. Reports to Council**10.1. Development Services Reports****10.1.1. Local Housing Strategy 2021 - Consideration of Submissions and Modifications for Final Adoption**

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

| | |
|--------------------------|--|
| Previous Items | OCM31/2020 |
| Directorate | Development Services |
| Business Unit | Strategic Planning |
| File Reference | PG-STU-032 |
| Applicant | City of Kalamunda |
| Owner | N/A |
| Attachments | <ol style="list-style-type: none">1. Modification Table [10.1.1.1 - 9 pages]2. Submission Table [10.1.1.2 - 32 pages]3. Community Engagement Report [10.1.1.3 - 76 pages]4. Foothills Boundary Map [10.1.1.4 - 1 page]5. Local Housing Strategy - Final Report [10.1.1.5 - 142 pages] |
| Confidential Attachments | <ol style="list-style-type: none">1. Local Housing Strategy - Submission Appendices2. Local Housing Strategy - Foothills Submission Map |

Reason for Confidentiality: *Local Government Act 1995 (WA) Section 5.23 (2) (b) - "the personal affairs of any person."*

TYPE OF REPORT

| | | |
|---|-------------|--|
| | Advocacy | When Council is advocating on behalf of the community to another level of government/body/agency |
|  | Executive | When Council is undertaking its substantive role of direction setting and oversight (e.g. accepting tenders, adopting plans and budgets) |
| | Information | For Council to note |
|  | Legislative | Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal |

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2027

Priority 2: Kalamunda Clean and Green

Objective 2.1 - To protect and enhance the environmental values of the City.

Strategy 2.1.4 - Increasing and protecting local biodiversity and conservation, wherever possible, through integrating ecosystem and biodiversity protection into planning processes including schemes policies and strategies.

Priority 3: Kalamunda Develops

Objective 3.1 - To plan for sustainable population growth.

Strategy 3.1.1 - Plan for diverse and sustainable activity centres, housing, community facilities and industrial development to meet future growth, changing social, economic and environmental needs.

Priority 3: Kalamunda Develops

Objective 3.2 - To connect community to key centres of activity, employment and quality amenities.

Strategy 3.2.3 - Provide and advocate for improved transport solutions and better connectivity through integrated transport planning.

Priority 3: Kalamunda Develops

Objective 3.3 - To develop and enhance the City's economy.

Strategy 3.3.2 - Attract and enable new investment opportunities.

EXECUTIVE SUMMARY

1. The purpose of this report is for the Council to consider final adoption of the Local Housing Strategy 2021 (LHS), having regard to submissions received during advertising of the draft LHS and recommended modifications following advertising of the draft LHS.
2. The LHS will replace the existing adopted Local Housing Strategy 2014 and form a key component of the City of Kalamunda (City) Local Planning Strategy. The LHS has been prepared in accordance with the Local Planning Manual and identifies actions to be undertaken to improve the diversity, quality and accessibility of housing within the City over the next 15 years (refer Attachment 5).

3. The draft LHS was advertised for public comment between 9 April and 29 May 2020. During advertising, the City received 37 survey responses and 20 written submissions including two petitions (refer Attachments 2, confidential attachment 1). The submissions and survey responses have helped inform modifications to the final document.
4. It is recommended that Council adopt the LHS subject to the modifications outlined in Attachment 1 - Modification Table and Attachment 5 – Local Housing Strategy 2021.

BACKGROUND

5. The LHS identifies the current status of housing in the City and the influencing factors such as population, demographic profile, age of existing housing stock and infrastructure, and makes recommendations for improvement through a number of strategies and actions. The LHS also analyses existing growth areas and identifies future investigation areas to ensure the City is on track to meet local housing needs and targets set out by the State Government, aligning with projected population growth and demographic characteristics.
6. Housing growth is expected to occur primarily on the Swan Coastal Plain in the suburbs of Wattle Grove, Maida Vale, High Wycombe and Forrestfield, and less housing development is expected in the Darling Scarp and Darling Plateau regions. 'Dual Density' areas (generally located within a walkable distance of the Kalamunda, High Wycombe and Forrestfield activity centres) offer existing housing development opportunities within walking distance of activity centres, uptake has been calculated at approximately 1.6% between 2017 and 2019.
7. The existing LHS 2014 identified 11 strategies broadly relating to:
 - a) Locating housing within walking distance of activity centres, public open space and public transport;
 - b) Development contributions for community infrastructure;
 - c) Removing the minimum number of dwellings for aged persons dwellings;
 - d) Identification of sites suitable for aged care;
 - e) Adoption of a streetscape enhancement strategy, and;
 - f) Identification of superfluous City owned land.

8. Since its inception, the City has completed or commenced work on all actions in the existing LHS 2014. Six of the previous strategies have been reassessed and will be carried forward and incorporated into actions recommended in the LHS 2021.
9. On 24 March 2020, the Council adopted the Draft LHS for public advertising. The draft LHS was advertised for public comment between 9 April and 29 May 2020.

DETAILS AND ANALYSIS

10. The actions of the LHS are based on the following objectives:
 - a) Simplify and update the local planning framework to streamline housing approvals and remove unnecessary red tape.
 - b) Facilitate diverse and sustainable housing options through the provision of a greater mix of housing types, densities and affordability.
 - c) Guide the design of new developments to respect and enhance existing neighbourhood character and encourage high quality, safe urban form.
 - d) Guide Council, Officers, and applicants when considering applications for the development of housing in existing and future development areas.
 - e) Ensure housing supply and diversity aligns with expected population growth.
11. Overall, 37 survey responses and 20 written submissions were received.
12. Two petitions were received attached to two written submissions, detailed as follows:
 - a) A 36-signature petition requesting the inclusion of the remaining 'Foothills Investigation Area' as identified in the LHS 2014 in addition to the investigation areas identified for Wattle Grove South (Crystal Brook) and Maida Vale South in the North-East Sub-Regional Planning Framework 2018 (NE Framework).
 - b) An eight signature petition requesting the 'Foothills Investigation Area' area be rezoned from Special Rural to Residential Bushland.
13. Other submissions primarily related to support for the Glades investigation area, Halleendale Road investigation area, and support for aged care investigation sites at Cambridge Reserve and Heidelberg Park. Further submissions requested inclusion of select areas such as Gooseberry Hill and Hartfield Road for rezoning, though this was inconsistent with survey mentions which indicated a preference for

retaining larger lot sizes and preserving the existing character of those areas.

14. Government authorities including the City of Swan, City of Gosnells, Department of Fire and Emergency Services, Main Roads WA, Department of Water and Environmental Regulation, Department of Planning, Lands and Heritage (DPLH) responded along with Perth Airport. Full comments and appendices can be viewed in Attachment 2 - Submission Table and Confidential Attachment 1 – Submission Appendices, and Attachment 3 – Community Engagement Report.
15. The LHS document was modified in response to submissions and having regard for the evolution of the planning framework for the City since its adoption. The majority of the modifications were to clarify or expand on certain sections, update projects and investigations to reflect recent Council resolutions or to delete actions that are no longer considered necessary.
16. After reviewing the submissions and survey responses, the following modifications were made to the draft LHS document, broadly including:
 - a) Grammatical and formatting corrections.
 - b) Additional detail in the local and state policy section.
 - c) Deleted the action to investigate 'The Glades' and instead incorporated that action into Action 14 (Investigation Areas).
 - d) Deleted action 4.2 to review ongoing housing trends as it was considered unnecessary as the Local Planning Strategy will undergo periodic review regardless.
 - e) Added new action to prepare a Streetscape Enhancement program around activity centres.
 - f) Re-formatted and re-phrased actions to re-number, simplify or provide clarity on desired outcome.
 - g) Updated dwelling estimates.
 - h) Updated the housing affordability section.
 - i) Updated aged care bed statistics due to the completion of Karingal Green and Parry House developments and the addition of Cambridge Reserve and Heidelberg Park as potential future sites.
 - j) Added a section in the report about sustainable housing design and incentive options.
 - k) Addition of the 39 Lawnbrook Road West, Walliston investigation area identifying the need for a Structure Plan given the residential zoned site is surrounded by City and State-owned land and requires a coordinated approach.
 - l) Updated investigation areas to reflect most recent Council resolutions and project outcomes.
 - m) Addition of updated mapping and to reflect most recent Council determination for Wattle Grove South (Crystal Brook).

17. **Foothills Area**

The Foothills area broadly refers to the region located between the areas of Wattle Grove, Forrestfield, Maida Vale and High Wycombe and the border of Mundy Region Park on the escarpment. Investigation areas in the LHS 2014 included the areas now identified as Urban Expansion and Urban Investigation for Maida Vale South and Wattle Grove South (Crystal Brook) respectively and the Foothills Investigation Area. As Maida Vale South and Wattle Grove South (Crystal Brook) investigation areas are identified in the NE Sub-Regional Planning Framework, the commentary in the LHS relates only to the balance area of the foothills region (refer Attachment 4 – Foothills Boundary Map).

18. The City received five submissions, including two petitions, requesting that the foothills area be rezoned from Special Rural to allow residential subdivision. In total, this amounted to 43 submissions in support of rezoning in the foothills area. Given there are approximately 460 properties in the foothills areas (including Maida Vale South but excluding Wattle Grove South because consultation has already occurred – refer Figure 1 below) it is estimated that these submissions represent only a sample of approximately 9.3% of the landowners in the area that are pro-subdivision (refer attachment 4 – Foothills Boundary Map and Confidential Attachment 2 – Foothills Submission Map).

19. During the advertising period, the DPLH were given an opportunity to clarify why the Foothills area was not included in the NE Framework. The response provided from the DPLH is summarised as follows:

20. *“The Foothills Investigation Area was included in the WAPC approved Local Planning Strategy (2013), however it was not included in either the May 2015 Draft North-East Sub-regional Planning Framework or the March 2018 Final North-East Sub-regional Planning Framework. The area was excluded from investigation for similar reasons to those outlined in the draft Local Housing Strategy, including the availability of utilities / servicing, protection of environmental attributes and bushfire risk. It would also represent a significant departure from the Foothills Structure Plan (1992) which generally sought to protect the rural landscape in the area.”*

21.

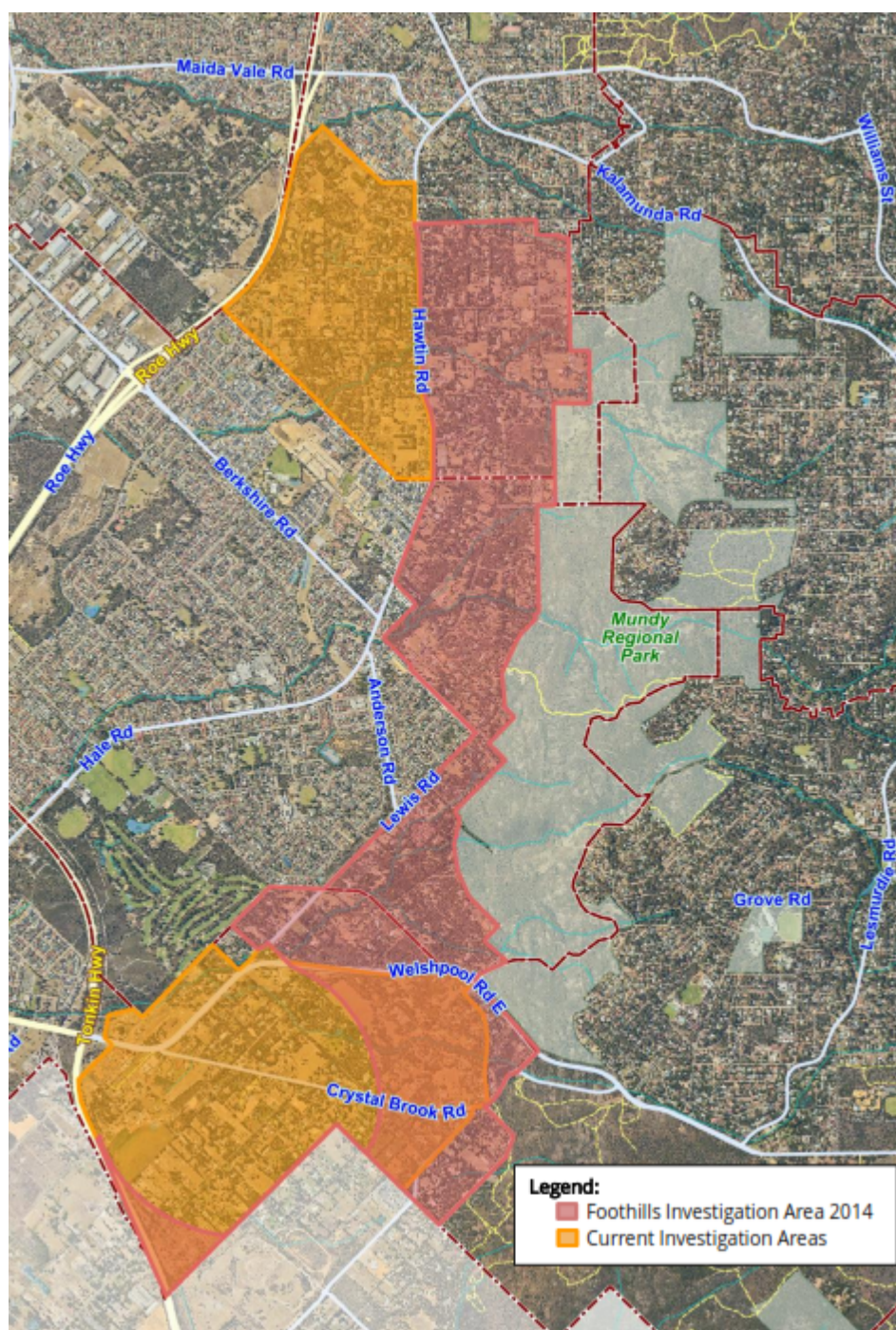


Figure 1. Map showing historic boundary of Foothills Area in red and extent of Maida Vale South and Wattle Grove South investigation areas in orange.

22.

The City has considered the request to advocate for this area to be included and re-assessed the merits of this proposal as part of LHS submissions. However, on balance, the justification for rezoning to facilitate low density rural-residential subdivision of the rural area is not consistent with the following principles of Perth and Peel @ 3.5 million to:

- a) Develop a consolidated urban form that limits the identification of new greenfield areas;

- b) Avoid areas that are at high risk of bushfire, and;
 - c) Limited support for new rural residential development, with the emphasis on areas currently zoned for that purpose.
- 23. Strategic planning for infill areas aims to facilitate development within walking distance of activity centres and high frequency public transport routes.
- 24. From the City's perspective, it is considered that low density rural-residential subdivision in this area is inappropriate for the following reasons:
 - a) The WAPC did not include the area in the NE Framework subsequent to the City's submission on the NE Framework to include the area and its inclusion in the Local Planning Strategy 2013.
 - b) The area has limited access to servicing infrastructure.
 - c) Bushfire constraints and considerations.
 - d) Management of landscape impacts which refers to the effect when rooftops encroach into the view of the hills as seen from the Swan Coastal Plain.
 - e) Topographical constraints and considerations.
 - f) Housing targets for the City are currently met with the areas already identified for future development investigations.
- 25. Overall urban or rural-residential development of the foothills area is not considered to be consistent with the principles of Perth and Peel @ 3.5 million and is not consistent with the NE Framework.
- 26. Whilst the City understands that expectations may have arisen with the Local Planning Strategy 2013, it is important to note changing priorities in the last decade including considerations related to bushfire and those outlined above.
- 27. The officer recommendation is to discontinue investigations into the Foothills Area where these areas are not identified by the NE Framework.
- 28. **Review of the North-East Sub-Regional Planning Framework**

The DPLH have indicated to the City and advised on their website that a review of the Perth and Peel @ 3.5 Million reports and supporting strategic planning frameworks is anticipated to be underway in the second half of 2021.

29. Based on communications with DPLH in June 2021, the City was advised that the scope of the review currently being defined (in its early phases), and that information regarding the timing, process and level of opportunity for engagement will be released in due course.
30. From the City's perspective, it is not necessary to defer consideration of the LHS 2021 pending the review of the NE Framework for the following key reasons:
- a) The planning framework for the City and the broader metropolitan region is forever evolving and the review of NE Framework and LHS 2021 has regard for that evolving framework at those various points in time.
 - b) The LHS 2021 will set the strategic planning framework for the City as it pertains to housing and future development, it will also assist the City with informing its submissions and input into the review of the NE Frameworks.
 - c) Should matters change or progress from the time Council adopted the LHS 2021, those matters can be considered as part of the Council's consideration of its submission on the review of the NE Framework.

APPLICABLE LAW

31. *Planning and Development Act 2005 (WA)*
32. *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)*

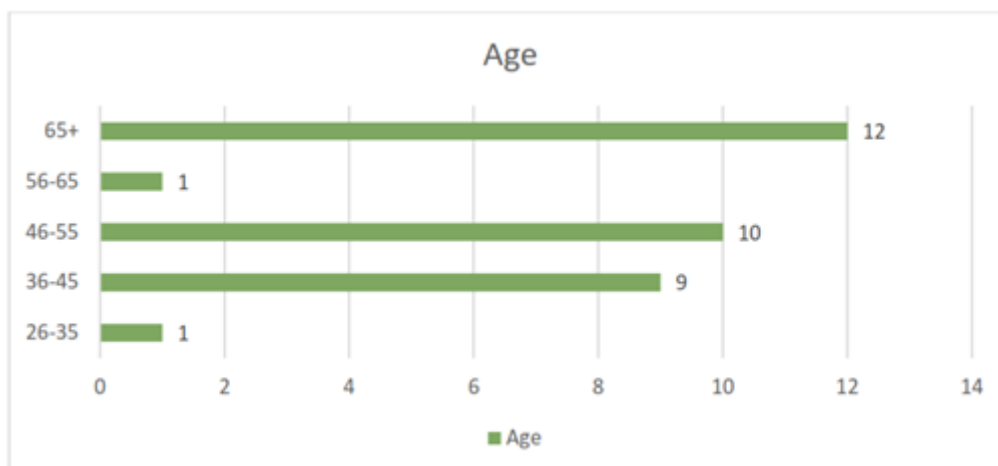
APPLICABLE POLICY

33. Local Planning Policy 11 - Public Notification of Planning Proposals.

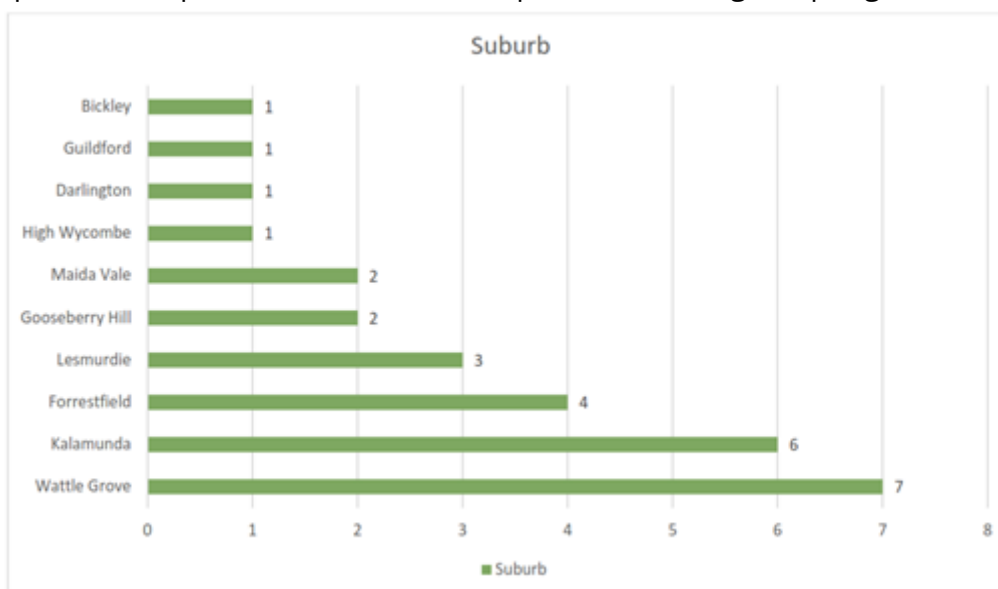
STAKEHOLDER ENGAGEMENT

34. The draft LHS was advertised for public comment between 9 April and 29 May 2020. Public advertising included an online survey, a live online information session held 1 May 2020, notifications in the local newspaper, website and social media.
35. The City received 37 survey submissions (refer attachment 3 – Community Engagement Report, and 20 written submissions including two petitions.

36. Most survey respondents were aged 65+ followed by ages 36-55. Some declined to answer.



37. Most survey respondents were located in Wattle Grove, closely followed by Kalamunda, Forrestfield and Lesmurdie which indicates a relatively even spread of responses from the coastal plain and darling scarp regions.



38. Online workshop participants were asked to rate the strategy areas and the results were as follows:



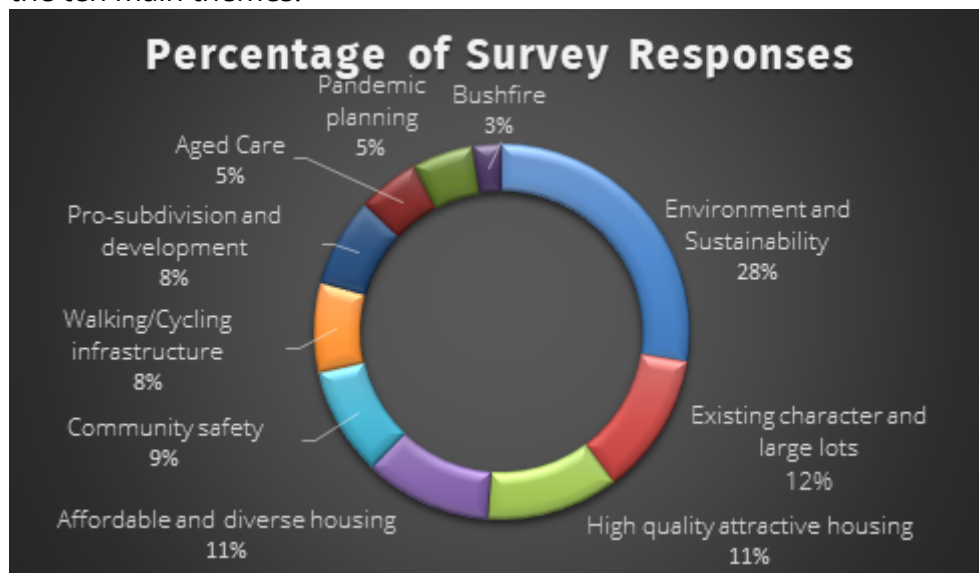
The highest rated strategy was “Retain character and urban environments” which was consistent with the key themes analysis of survey responses.

39. Analysis of the survey responses found the topics were grouped into 10 key themes as follows:



40. The key themes were based on number of mentions in survey submissions. Only one theme was recorded per mention per submission, however multiple themes could be recorded in one submission. E.g.; in a submission if safety was mentioned twice and bushfire once, it would have been recorded as one safety and one bushfire mention.

41. The below graph shows the proportion of survey responses which relate to the ten main themes:



42. Overall, 28% of survey mentions expressed the need to consider the environment and sustainable design during development, with the second largest proportion of comments, 12%, expressing a desire to retain the existing character of their area and retain larger lot sizes.

43. The importance of high quality, attractive housing and streetscapes, and affordable and diverse housing were on par with 11% of mentions, followed by community safety at 9%, and the importance of walking/cycling infrastructure at 8%.

44. Support for subdivision and development had 8% of mentions, and aged care represented 5% of comments. Concern about COVID-19 and pandemic planning featured in 5% of comments. A likely response as the Strategy was advertised in April-May which was the peak lockdown period in Western Australia. The need to plan for bushfire emergencies featured in 3% of the survey comments.

45. **Lessons Learnt**

The community consultation indicated that environment and sustainability was the number one concern for residents, and that opposition to development was often linked with the impact of the environment or poor-quality built form outcomes. Poor quality development and lack of investment in public realm improvements is also linked to anti-social

behaviour, overall feeling of safety in the community, and affected the way residents traversed the neighbourhood e.g.; avoiding walking at night due to poor lighting, or during the day due to lack of shade trees.

46. There was a preference for retaining the existing character of rural or peri-urban areas, and an aversion to small lot sizes (usually linked with impacts to the environment), though it was noted this was not an opinion shared by residents in support of subdivision in the foothills investigation area. Affordable and diverse housing featured quite highly with most responses expressing support for diversifying housing, though not where it resulted in small lots. Aged care also continued to feature as an area of concern for the community.
47. At the time, COVID-19 was a prominent concern, which directly affected which investigation areas were given priority (usually ones with most direct community benefit) and was reflected in adjustments to key LHS actions, introduction of new actions and modified timeframes. Overall, in WA COVID-19 did not significantly impact the rate of housing growth, except where it accelerated in response to the Federal and State government housing grants and increased economic activity linked to the State's resources sector.
48. The WA Housing Strategy 2020-2030 indicated that while rentals were scarce prior to COVID-19, mid-2020 indicated an abundance of vacancies and a rise in rental tenancies is expected as a result of financial stress caused by the pandemic. In early 2021 there a reported shortage of rental vacancies was reported, indicating a volatile market. The financial stress experienced by the community as a result of COVID-19 further emphasised the need to focus on affordable and diverse housing options.
49. **Investigation Areas**
In the context of the LHS, an investigation area identifies a specific site or area of the City which requires further analysis to determine the future use. The result of investigations could be a change in development, or there could be a recommendation for no change at all. Identifying an area for investigation in the LHS is not to be taken as a guarantee for urban development. It is simply highlighting the fact that further technical studies and community consultation needs to undertaken to determine the best future use of the area (refer to attachment 1 – Modification Table).
50. As part of the modifications, one new investigation area was added; that being Lot 126 (39) Lawnbrook Road West, Walliston, an urban area previously utilised for a telecommunication tower. The investigation area was included to highlight that the area will likely require a structure plan to be prepared, if developed for housing, which should consider the adjoining school and public purpose uses.

FINANCIAL CONSIDERATIONS

- 51. Costs associated with the public advertising of the LHS were met through the Development Services annual 2019/20 and 2020/21 budget.
- 52. Some actions from the LHS may have future financial implications; the details of which will be developed as part of a business case and annual budget when preparing to complete the actions.

SUSTAINABILITY

Social Implications

- 53. Adopting the LHS will assist with delivering a diversity of housing choices to suit modern lifestyles and careers.
- 54. Promoting a diversity of housing options will assist with housing affordability thus reducing financial stress on residents.

Economic Implications

- 55. The LHS provides the strategic framework to support housing for an increasing population.
- 56. The LHS encourages the development of housing to suit all ages and income levels.
- 57. Housing development will provide jobs for local trades and a resident workforce which may contribute to local employment.

Environmental Implications

- 58. Any request for rezoning to be considered by the Council is to include a comprehensive environmental analysis as part of documentation presented at any stage of the planning process (including MRS Amendment, Scheme Amendment, Structure Plan, Local Development Plan, subdivision and Development Application stage). All development proposals are considered against the City's broader strategic environmental framework such as the Local Biodiversity Strategy and Draft Urban Forest Strategy at both a broad-scale and site-specific level.
- 59. It is also important to note that any planning proposal is required to be considered against and to comply with the requirements of relevant local, state and federal environmental legislation and assessment requirements.

RISK MANAGEMENT

| | | | |
|-----|---|-------------------|---------------|
| 60. | Risk: The Local Housing Strategy is not adopted resulting in an outdated strategic framework and local planning scheme to guide future housing growth. | | |
| | Consequence | Likelihood | Rating |
| | Moderate | Likely | Medium |
| | Action/Strategy | | |
| | Recommend Council adopt the Local Housing Strategy and actions are implemented. | | |

| | | | |
|-----|---|-------------------|---------------|
| 61. | Risk: The Local Housing Strategy is adopted as per recommended modifications and residents disagree with the recommendations. | | |
| | Consequence | Likelihood | Rating |
| | Moderate | Possible | Medium |
| | Action/Strategy | | |
| | The City has provided a response to all submission and clarified the City's position on any requested modifications. Actions are based on technical planning merit and are consistent with the State Government strategic planning framework and policy position. | | |

CONCLUSION

62. The LHS will provide the strategic framework to guide future development and land use decision making for the next ten years as it relates to housing requirements. The LHS is a key document which will inform the Local Planning Strategy.
63. The LHS 2021 considers a multitude of factors including population growth, demographics, trends in the housing market and makes recommendations for where to best locate future housing stock.
64. Investigation areas specify locations which may be entertained for development purposes (following comprehensive technical studies and community engagement) to increase housing stock close to existing retail, amenities and services. These investigation areas predominantly align with those recommended by the State Government through the NE Framework (2018), although there are a few site-specific exceptions recommended by the City such as Halleendale Road and The Glades Investigation Area.

65. Having regard for the advertising process, submissions received, broader State Government strategic planning direction set through Frameworks and the need for the City to strategically plan for future housing and population growth, it is recommended that Council adopt the LHS subject to modifications.

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| Voting Requirements: Simple Majority |
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RECOMMENDATION

That Council:


1. ACKNOWLEDGE the submissions received during public advertising of the draft Local Housing Strategy.
2. ADOPT the Local Housing Strategy 2021 as outlined in Attachment 5 – Local Housing Strategy 2021, and implement the actions therein.
3. ACKNOWLEDGE the Local Housing Strategy will undergo graphical and illustrative changes prior to uploading to the website for public viewing.

10.1.2. Community Health and Wellbeing Plan - Review of 2020 Actions

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

| | |
|----------------|--|
| Previous Items | OCM93/2020 |
| Directorate | Development Services |
| Business Unit | Environmental Health |
| File Reference | |
| Applicant | N/A |
| Owner | N/A |
| Attachments | <ol style="list-style-type: none">1. Community Health Wellbeing Plan 2018-2022 - Review of 2020 Actions [10.1.2.1 - 48 pages]2. Community Health Wellbeing Plan 2018-2022 [10.1.2.2 - 24 pages] |

TYPE OF REPORT

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STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2027

Priority 1: Kalamunda Cares and Interacts

Objective 1.1 - To be a community that advocates, facilities and provides quality lifestyles choices.

Strategy 1.1.2 - Empower, support and engage all of the community.

Priority 1: Kalamunda Cares and Interacts

Objective 1.2 - To provide a safe and healthy environment for community to enjoy.

Strategy 1.2.2 - Advocate and promote healthy lifestyle choices by encouraging the community to become more active citizens.

Priority 1: Kalamunda Cares and Interacts

Objective 1.3 - To support the active participation of local communities.

Strategy 1.3.1 - Support local communities to connect, grow and shape the future of Kalamunda.

Strategy 1.3.2 - Encourage and promote the active participation in social and cultural events in the City of Kalamunda.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to note the Community Health and Wellbeing Plan Review of the 2020 Actions.
2. The Community Health and Wellbeing Plan 2018-2022 (Plan) is the City of Kalamunda's (City) plan for improving the health and wellbeing of its community (Attachment 2).
3. This review (Attachment 1) showcases the achievements to date and reports on the progress against each action within the Plan.

BACKGROUND

4. The Plan is the City's public health plan for improving the health and wellbeing of its residents.
5. Public Health Planning will become a legislated statutory requirement once the *Public Health Act 2016* is fully implemented.
6. Council adopted the Plan in December 2018 to support the approach of getting ahead of the legislative requirement and to proactively advocate for community health and wellbeing.
7. The Plan requires an annual review to be reported to Council every 12 months, this will become a legislative requirement once the *Public Health Act 2016* is fully implemented.
8. Health statistics show that the City's residents compare favourably with state averages, however, there is always scope for improvement.

DETAILS AND ANALYSIS

9. The Plan comprises of 61 individual actions with 50 being a continuation of existing measures and 11 being new initiatives. Out of the 11 new initiatives, 9 were delivered in 2020.

10. All ongoing actions and new initiatives for 2020 were successfully implemented.
11. Highlights for 2020 included:
- a) Establishing the Kalamunda Alliance Against Depression - Following a proven approach of connecting local health practitioners with interested community members for the purpose of improving mental health outcomes within the area.
 - b) 6 week Kalamunda active social media project - a six week series of social media posts to assist residents with staying active during the COVID-19 lockdown.
 - c) Mental health first aid training - Neami National provided a grant for City to provide Mental Health First Aid Training for staff and community volunteers.
 - d) Remove hazards grant – grant received from Injury Matters to distribute a written resource to seniors, investigate potential environmental hazards and implement modifications to some of the hazards identified.
 - e) Adoption of Community Safety and Crime Prevention Plan - This plan aims of to provide guidance to the City in its development of initiatives to enhance safety and reduce crime within the City.
 - f) Adoption of the Scott Reserve Master Plan - Identifies key projects within the Master Plan and informs the City's ongoing advocacy strategy to attract external funding.
 - g) Plants for Residents event - Annual addition to the plants for residents event where food plants are handed out to encourage gardening and healthy eating. Over 3000 plants handed out to residents this year.
 - h) Accessibility training for staff – 16 Staff were trained on online accessibility to improve awareness among City staff.
 - i) Anthology project - An intergenerational short story, poetry and digital art anthology centred around the theme 'rejuvenation', celebrating the joys through times of hardship.

APPLICABLE LAW

12. *Public Health Act 2016*

APPLICABLE POLICY

13. Nil

STAKEHOLDER ENGAGEMENT

14. All internal departments with actions within the Plan were consulted on their progress.

FINANCIAL CONSIDERATIONS

15. Implementation of the Plan is undertaken using existing resources, no extra resources have been allocated to undertake actions from the Plan.

SUSTAINABILITY

16. The review identifies that the Plan is having an impact on the health and wellbeing of the community, which is considered a positive social impact.

RISK MANAGEMENT

| | | | |
|-----|---|-------------------|---------------|
| 17. | Risk: Health and well-being indicators negatively fall or increase within the City of Kalamunda. | | |
| | Consequence | Likelihood | Rating |
| | Significant | Possible | High |
| | Action/Strategy | | |
| | Continue to implement the health and wellbeing plan. | | |

CONCLUSION

18. The Plan's implementation is on track with all the scheduled 2020 actions being delivered.

| |
|---|
| Voting Requirements: Simple Majority |
|---|

RECOMMENDATION

That Council NOTE the Community Health and Wellbeing Plan Review of 2020 Actions.

10.2. Asset Services Reports


10.2.1. Non Potable Water Action Plan - Final Adoption

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

| | |
|----------------|-------------------|
| Previous Items | OCM 98/2020 |
| Directorate | Asset Services |
| Business Unit | Asset Delivery |
| File Reference | EV-STU-001 |
| Applicant | N/A |
| Owner | City of Kalamunda |

| | |
|-------------|--|
| Attachments | 1. Community Engagement Report - Non Potable Water Action Plan [10.2.1.1 - 12 pages] |
| | 2. NPWAP - Draft for Community Engagement [10.2.1.2 - 40 pages] |
| | 3. Draft Non Potable Water Action Plan Track Changes [EO5E] [10.2.1.3 - 41 pages] |
| | 4. Non- Potable Water Action Plan - Final for Adoption [10.2.1.4 - 40 pages] |

TYPE OF REPORT

| | |
|---|--|
| Advocacy | When Council is advocating on behalf of the community to another level of government/body/agency |
|  Executive | When Council is undertaking its substantive role of direction setting and oversight (e.g. accepting tenders, adopting plans and budgets) |
| Information | For Council to note |
| Legislative | Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal |

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2027

Priority 2: Kalamunda Clean and Green

Objective 2.2 - To achieve environmental sustainability through effective natural resource management.

Strategy 2.2.1 - Facilitate the appropriate use of water and energy supplies for the City.

Strategy 2.2.2 - Use technology to produce innovative solutions to reduce power and water usage.

EXECUTIVE SUMMARY

1. The purpose of this report is to consider adoption of the City of Kalamunda's Non-Potable Water Action Plan (Plan).
2. Between mid-February and mid-April 2021, the City of Kalamunda (City) undertook community engagement on the draft Non-Potable Water Action Plan. Significant support was given to the draft Plan from this feedback.
3. It is recommended that Council adopt the Non-Potable Water Action Plan noting that subsequent actions within this plan will be undertaken as budget funding is approved.

BACKGROUND

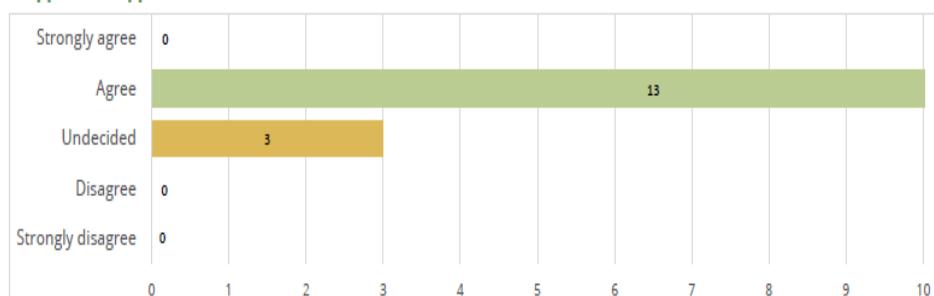
4. At the 23 June 2020 Ordinary Council Meeting, a report was presented regarding the draft Plan. It was resolved (OCM 98/2020) that Council:
 1. *NOTE the Draft Non-Potable Water Action Plan (Plan).*
 2. *REFER the Draft Non-Potable Water Action Plan to the Kalamunda Environmental Advisory Committee (KEAC) for comment.*
 3. *REFER any material recommendations to the Plan made by KEAC to Council before proceeding further.*
 4. *UNDERTAKE community consultation on the Plan, subject to no material changes recommended by KEAC to the Plan.*
5. KEAC considered the draft Plan at their meeting of 15 October 2020 and resolved to support the submission of the Plan to Council for advertising. Care is needed to avoid effect on water dependent ecosystems. Monitoring of effect is required, to ensure downstream vegetation is not affected.

6. As KEAC did not recommend changes to the Plan, it was taken to Community Consultation. This was undertaken between 17 February 2021 and 13 April 2021. The Community Engagement Report is provided as Attachment 1 to this report.

DETAILS AND ANALYSIS

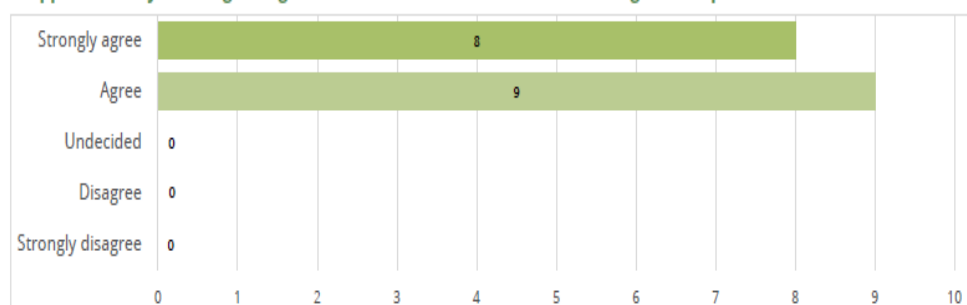
7. Disappointingly only 17 responses to the community engagement survey and one submission were made. It is noted that social media (Facebook and Instagram) received a further 51 Likes in support of the Plan.
8. Notwithstanding this low turnout, the sentiment was clearly in favour of the Plan:

I support the approach described in the Draft Non-Potable Water Action Plan.



9. Moreover, there was overwhelming support for the City securing a long-term alternative water source which is a key plank of the Plan:

I support the City securing a long-term alternative water source for its irrigation requirements.



10. The Kalamunda Clean and Green Local Environment Strategy 2019-2039 (LES) contains two key actions which are contained in this Plan, being a water resources strategy for public parkland and investigations into a second Managed Aquifer Recharge site. During the community engagement phase of the LES a significant level of community feedback was provided in support of the LES hence the relative smaller number of responses to the Plan is not of concern.

11. Attachment 2 to this report details the Draft Plan which was endorsed by Council for purposes of community engagement. Attachment 3 is a mark-up copy of the proposed changes to the Plan as a result of community engagement, and Attachment 4 is a clean copy of the final Plan for adoption.
12. It is considered that the draft Plan can now be adopted by Council with subsequent actions included in upcoming Corporate Business Plans and Annual budgets. Priority actions over the next four years should include:
- a) Audits (and any subsequent actions) of City irrigation systems for water loss or inefficiencies.
 - b) Investigations into a second Managed Aquifer Recharge (MAR) Site
 - c) Provision of non-potable water from the existing MAR site to Ray Owen Reserve.
 - d) Water sensitive design principles incorporated into Streetscape Design Guidelines being prepared by the City.

APPLICABLE LAW

13. *Local Government Act 1995.*

APPLICABLE POLICY

14. Nil.

STAKEHOLDER ENGAGEMENT

15. Community Engagement was conducted as set out in Attachment 1.
16. Water Corporation have provided feedback to the City in that this project is exemplar in Local Government's addressing the issue of water management.

FINANCIAL CONSIDERATIONS

17. Specific initiatives from the Plan will be included in upcoming budgets as they are considered by Council. The provision of the MAR water to Ray Owen Reserve is a \$1.4m project which is funded from an approved State Government Grant.

SUSTAINABILITY

18. This Plan helps address some key sustainability issues facing the City – the impact of climate change upon water supply availability for irrigation with the competing need to ensure our community have access to suitable playing fields.

RISK MANAGEMENT

- 19.
- | | | |
|--|-------------------|---------------|
| Risk: That regulatory changes reduce bore water availability beyond the forecasts in this plan with inadequate alternate measures developed leading to loss of community amenity. | | |
| Consequence | Likelihood | Rating |
| Major | Unlikely | Medium |
| Action/Strategy | | |
| This Plan has been developed in consultation with the Regulator and the proposed second MAR should have sufficient capacity to meet shortfalls in allowable bore water license for the City. | | |
- 20.
- | | | |
|---|-------------------|---------------|
| Risk: That the City is unable to fund actions detailed in the Plan leading to loss of community amenity. | | |
| Consequence | Likelihood | Rating |
| Major | Unlikely | Medium |
| Action/Strategy | | |
| The City has a strong advocacy program to identify and seek support for key projects. | | |

CONCLUSION

21. The City has developed a robust plan to address the challenge of the need to provide community amenity for playing fields in context of an environment where traditional water sources (bore water) are either restricted in availability or technically not available at the sites.
22. The Community feedback has shown strong support for this Plan.

| |
|---|
| Voting Requirements: Simple Majority |
|---|

RECOMMENDATION

That Council ADOPT the Non-Potable Water Action Plan as provided in Attachment 4 to this report.


10.2.2. Walliston Transfer Station - Community Re-use Shop

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

Reason for Confidentiality: Local Government Act 1995 (WA) Section 5.23 (2) (c) - "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting."

| | |
|----------------|--------------------------|
| Previous Items | OCM 277/2020 |
| Directorate | Asset Services |
| Business Unit | Asset Waste & Operations |
| File Reference | EG-RLW-002; LW-03/155 |
| Applicant | N/A |
| Owner | N/A |
| Attachments | Nil |

TYPE OF REPORT

| | |
|---|--|
| Advocacy | When Council is advocating on behalf of the community to another level of government/body/agency |
|  Executive | When Council is undertaking its substantive role of direction setting and oversight (e.g. accepting tenders, adopting plans and budgets) |
| Information | For Council to note |
| Legislative | Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal |

PROVIDED UNDER SEPARATE COVER.


10.2.3. Ledger Road Drainage Investigations

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

Reason for Confidentiality: *Local Government Act 1995 (WA) Section 5.23 (2) (e) - "matter that if disclosed, would reveal - (i) a trade secret; (ii) information that has a commercial value to a person; or (iii) information about the business, professional, commercial or financial affairs of a person; - where the trade secret or information is held by, or is about a person other than the local government"*

| | |
|----------------|----------------------|
| Previous Items | OCM 2015/2019 |
| Directorate | Asset Services |
| Business Unit | Asset Planning |
| File Reference | LD-01/061, LD-01/GEN |
| Applicant | N/A |
| Owner | Mr & Mrs Blair |
| Attachments | Nil |

TYPE OF REPORT

| | |
|---|--|
| Advocacy | When Council is advocating on behalf of the community to another level of government/body/agency |
|  Executive | When Council is undertaking its substantive role of direction setting and oversight (e.g. accepting tenders, adopting plans and budgets) |
| Information | For Council to note |
| Legislative | Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal |

PROVIDED UNDER SEPARATE COVER.

11. Closure

12. Public Information

PROCEDURES FOR PUBLIC AGENDA BRIEFING FORUMS

The following procedures will apply to all Public Agenda Briefing Forums conducted by the City of Kalamunda:

- a) Public Agenda Briefing Forums will be open to the public matters of a confidential nature will not be presented. The guide in determining those matters of a confidential nature shall be in accordance with the *Local Government Act 1995* (WA).
- b) Dates and times for Public Agenda Briefing Forums will be set more than one (1) week in advance where practicable, and appropriate notice given to the public.
- c) The Chief Executive Officer will ensure timely written notice and an agenda for each Public Agenda Briefing Forum will be provided to all Elected Members, members of the public and external advisors (where appropriate).
- d) Ordinarily, the Mayor is to be the Presiding Member at Public Agenda Briefing Forums. However, should Elected Members wish to rotate the role of Presiding Member for a particular meeting, those Elected Members present may select, by consensus, a Presiding Member for the relevant Public Agenda Briefing Forum from amongst themselves to preside at that Public Agenda Briefing Forum.
- e) Relevant employees of the City of Kalamunda will be available to make presentation or respond to questions on matters listed on the agenda for the Public Agenda Briefing Forum.
- f) All Elected Members will be given a fair and equal opportunity to participate in the Public Agenda Briefing Forum.
- g) The Presiding Member will ensure time is made available to allow for all matters of relevance to be covered.
- h) Elected Members, employees and relevant consultants shall disclose their interests on any matters listed for the Public Agenda Briefing Forum. When disclosing an interest, the following is required:
 - i. Interests are to be disclosed in accordance with the provisions of the *Local Government Act 1995*, the *Local Government (Rules of Conduct) Regulations 2007* and the City's *Code of Conduct*.
 - ii. Elected Members disclosing a financial interest will not participate in that part of the forum relating to the matter to which their interest applies and shall depart the room.
 - iii. Employees with a financial interest in a matter may also consider it appropriate to depart the room when the matter is being considered, however there is no legislative requirement to do so.
- i) Minutes shall be kept of all Public Agenda Briefing Forums. As no decisions are made at a Public Agenda Briefing Forum, the minutes

need only be a general record of the items covered but shall record any disclosure of interests as declared by individuals. A copy of the minutes is to be attached to the following Ordinary Council Meeting for Council of the preceding forum.

- j) At any Public Agenda Briefing Forum, Elected Members may foreshadow a request to the Chief Executive Officer for the Chief Executive Officer to prepare a report on a matter they feel is appropriate to be raised and which is to be presented at a future Public Agenda Briefing Forum.
- k) Requests of this nature may not be accepted by the Chief Executive Officer at forums, but instead, Elected Members wishing to formalise such a foreshadowed request, shall submit a Notice of Motion to that effect to the Chief Executive Officer in accordance with the City's Standing Orders Local Law 2015 (City's Standing Orders).

PROCEDURES FOR PUBLIC QUESTION TIME

Questions Asked Verbally

Members of the public are invited to ask questions at Public Agenda Briefing Forums.

- a) Questions asked at a Public Agenda Briefing Forum must relate to a matter contained on the agenda.
- b) A register will be provided for those persons wanting to ask questions to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- c) Public question time will be limited to two (2) minutes per member of the public, with a limit of two (2) verbal questions per member of the public.
- d) Statements are not to precede the asking of a question during public question time. Statements should be made during public submissions.
- e) Members of the public are encouraged to keep their questions brief to enable others who desire to ask a question to have the opportunity.
- f) Public question time will be allocated a minimum of 30 minutes. Public question time is declared closed following the expiration of the allocated 30 minute time period, or earlier if there are no further questions.
- g) The Presiding Member may extend public question time in intervals of 10 minutes, but the total time allocated for public question time is not to exceed 50 minutes in total.
- h) Questions are to be directed to the Presiding Member and shall be asked politely, in good faith, and are not to be framed in such a way as to reflect adversely or to be defamatory to any particular Elected Member or City of Kalamunda employee.
- i) The Presiding Member shall decide whether to:
 - i. accept or reject any question and his/her decision shall be final;

- ii. nominate a City of Kalamunda employee to respond to the question (who make take such question on notice in which case, provision of a response shall be in accordance with the City's Standing Orders); or
 - iii. take a question on notice (in which case, a written response will be provided as soon as possible and included in the agenda of the next Ordinary Council Meeting).
- j) Where an Elected Member is of the opinion that a member of the public is:
 - k) asking a question at a Public Agenda Briefing Forum that is not relevant to a matter listed on the agenda; or
 - l) making a statement during public question time,
 - m) they may bring it to the attention of the Presiding Member who will make a ruling.
 - n) Questions and any responses will be summarised and included in the minutes of the meeting.
 - o) It is not intended that question time should be used as a means to obtain information that would not otherwise be made available if the information was sought from the City's records under Section 5.94 of the Local Government Act 1995 (WA) (LG Act) or the Freedom of Information Act 1992 (FOI Act).
 - p) Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer will determine that it is an unreasonable impost upon the City of Kalamunda and may refuse to provide it. The Chief Executive Officer will advise the member of the public that the information may be sought in accordance with the FOI Act.

PROCEDURES FOR PUBLIC STATEMENT TIME

- a) Members of the public are invited to make statements at Briefing Forums.
- b) Statements made at a Briefing Forum must relate to a matter contained in the agenda.
- c) A register will be provided for those persons wanting to make a statement to enter their name. Persons will be requested to come forward in the order in which they are registered, and to give their name and full address.
- d) Public Statement Time will be limited to two (2) minutes per member of the public.
- e) Members of the public are encouraged to keep their statements brief to enable everyone who desires to make a statement to have the opportunity to do so.
- f) Public Statement Time will be allocated a maximum time of ten (10) minutes. Public Statement Time is declared closed following the ten (10) minute allocated time period, or earlier if there are no further statements.

- g) Statements are to be directed to the Presiding member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City of Kalamunda employee.
- h) Where an Elected Member is of the opinion that a member of the public is make a statement at a Briefing Forum that is not relevant to a matter listed on the agenda, they may bring it to the attention of the Presiding Member who will make a ruling.
- i) A member of the public attending a Briefing Forum may present a written statement rather than make the statement verbally if he or she so wishes.
- j) Statements will be summarising and included in the notes of the Briefing Forum.

Questions in Writing

- a) Questions must relate to a matter contained in the Agenda Briefing Forum agenda.
- b) The City will accept a maximum of five written questions per member of the public. To ensure equality and consistency, each part of a multi-part question will be treated as a question in its own right.
- c) Questions lodged by the close of business on the working day immediately prior to the scheduled Agenda Briefing Forum will be responded to, where possible, at the Agenda Briefing Forum. These questions, and their responses, will be distributed to Elected Members and made available to the public in written form at the meeting.
- d) The Presiding Member shall decide to accept or reject any written question and his/her decision shall be final. Where there is any concern about a question being offensive, defamatory or the like, the Presiding Member will make a determination in relation to the question. Questions determined as offensive, defamatory or the like will not be published. Where the Presiding Member rules questions to be out of order, an announcement to this effect will be made at the meeting, including the reason(s) for the decision.
- e) The Presiding Member may rule questions out of order where they are substantially the same as questions previously submitted and responded to.
- f) Written questions unable to be responded to at the Public Agenda Briefing Forum will be taken on notice. In this case, a written response will be provided as soon as possible and included on the agenda of the next Ordinary Council Meeting.
- g) A person who submits written questions may also ask questions at a Public Agenda Briefing Forum and questions asked verbally may be different to those submitted in writing.
- h) Questions and any response will be summarised and included in the minutes of the meeting.

- i) It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of LG Act or the FOI Act.
- j) Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer will determine that it is an unreasonable impost upon the City and may refuse to provide it. The Chief Executive Officer will advise the member of the public that the information may be sought in accordance with the FOI Act.

Questions of Clarification

Members of the public may ask questions of clarification at Public Agenda Briefing Forums.

- a) Questions of clarification asked at a Public Agenda Briefing Forum must relate to a matter contained on the agenda.
- b) Questions of clarification will be limited to two (2) minutes per member of the public, with a limit of two (2) verbal questions per member of the public.
- c) The period at which members of the public may ask questions of clarification must follow the presentation of reports.
- d) Statements are not to precede the asking of a question of clarification. Statements should be made during public submissions.
- e) The period for questions of clarification will be allocated a minimum of 15 minutes. This time is declared closed following the expiration of the allocated 15 minute time period, or earlier if there are no further questions. The Presiding Member may extend public question time in intervals of 5 minutes, but the total time allocated for public question time is not to exceed 30 minutes in total.
- f) Questions of clarification will otherwise be governed by the same requirements and procedures as set out above from 5.1(i) to 5.1(n).