



# Public Agenda Briefing Forum

Notes

13 May 2025



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**1. Official Opening**

The Presiding Member opened the meeting at 6:30pm and welcomed Councillors, Staff, Members of the Public Gallery and those watching via live stream. The Presiding Member welcomed a special guest to the meeting, Miss Allegra Modolo.

The Presiding Member also acknowledged the Traditional Owners of the land on which we meet the Whadjuk Noongar people.

**2. Attendance, Apologies and Leave of Absence****Mayor**

Margaret Thomas JP

**Councillors****South East Ward**

John Giardina

Geoff Stallard

**South West Ward**

Mary Cannon

Brooke O'Donnell

**North West Ward**

Lisa Cooper

Dylan O'Connor

**North Ward**

David Modolo (Presiding Member)

Kathy Ritchie

**Members of Staff****Chief Executive Officer**

Anthony Vuleta - Chief Executive Officer

**Executive Team**

Sinead McGuire - Director Asset Services

Luke Ellis - Director Community Services

Gary Ticehurst - Director Corporate Services

Nathan Ritchie - Director Development Services

**Management Team**

Rhonda Bowman - Manager Governance

Chris Lodge - Manager Strategic Planning

Freya Ayliffe - Manager Community Health & Safety

Shaphal Subedi - Coordinator Asset Management

**Administration Support**

Donna McPherson - Executive Assistant to the CEO

**Members of the Public 4**

**Members of the Press** Nil.

**Apologies****Leave of Absence Previously Approved** Nil.**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*.)

3.1.1 Nil.

**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.

3.2.1 Nil.

**4. Announcements by the Member Presiding Without Discussion**

4.1 Nil.

**5. Public Question Time**

Public questions will be allowed and received following the presentation of the report.

**6. Public Statement Time**

Public questions will be allowed and received following the presentation of the report.

**7. Public Submissions Received in Writing**

7.1 Nil.

**8. Petitions Received**

8.1 Nil.

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**9. Confidential Items Announced But Not Discussed**

- 9.1 Item 10.1.1 Forrestfield Light Industrial Area – Stage 1: Development Contribution Plan: 2024 Annual Review - Post Advertising – **Confidential Attachments** - 1. Submitter Details and 2. Submitter MAP

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

- 9.2 Item 10.1.3 Property Matter - Edney Road

Reason for Confidentiality: *Local Government Act 1995 (WA) Section 5.23 (2) (h) - "such other matters as may be prescribed."*

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## 10. Reports to Council

### 10.1. Development Services Reports

#### 10.1.1. **Forrestfield Light Industrial Area – Stage 1: Development Contribution Plan: 2024 Annual Review - Post Advertising**

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

A presentation was provided by the Manager Strategic Planning.

Councillors sought clarification in relation to various aspects of the report. The Manager Strategic Planning and the Director Development Services provided clarification and information.

Michael Ryan, High Wycombe, provided a statement to the meeting and requested response to questions on matters raised within the deputation.

- Q1. Is the City saying the WA Planning Commission agrees that DCA1 does not have to fund the appropriate buffer for the northern side of Sultana Road West (SRW)?
- Q2. If the City and the WAPC provide an Opinion before the OCM, that DCA1 does not have to fund the buffer along the northern side of Sultana Road West, which of the following options has the WAPC and City chosen to fund the buffer.

Is it either:

- a) The Amendment underway to the Local Structure Plan for High Wycombe South Structure Plan will define the buffer area as per the decision in WASAT 134 [2015]. The area will then be purchased by commercial developers, so we can sell and go and soon, or
- b) The Ratepayers of the City of Kalamunda will fund the purchase of the area of land for the buffer defined by the SAT decision, so Stage 1 can begin to operate lawfully and we can sell and go soon. I estimate the investment by the Ratepayers of the City of Kalamunda to be about \$115 million at the current market value of \$420/m<sup>2</sup>. The boundary of the buffer being 500 metres to the north of SRW, and 550 metres along the interface, or
- c) The prohibited industries are shut down and demolished starting in June 2025. [demolition entails negotiating with the community about a relocation plan for them to counter adverse amenity impact during demolition] or
- d) Something else.

Please advise what is “something else”

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Q3 On whose authority, did the Government or the City decide not to implement the WAST 134 [2015] references about adverse impact on amenity.

These questions are taken on notice, and responses will be provided through the Ordinary Council Meeting process.

Mr David Downing, High Wycombe provided a statement on various aspects of the report.

The Manager Strategic Planning provided clarification.

Previous Items	OCM 132/2023, OCM48/2024
Directorate	Development Services
Business Unit	Strategic Planning
File Reference	
Applicant	N/A
Owner	Various
Attachments	<ol style="list-style-type: none"> <li>1. Development Contribution Plan Report - May 2025 [10.1.1.1 - 61 pages]</li> <li>2. Forrestfield High Wycombe Industrial Area Stage 1 Local Structure Plan [10.1.1.2 - 1 page]</li> <li>3. Submission Table [10.1.1.3 - 8 pages]</li> </ol>

#### 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 (eg 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 2031***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 3.3** - To develop and enhance the City's economy.**Strategy 3.3.1** - Facilitate and support the success and growth of businesses.**Strategy 3.3.2** - Attract and enable new investment opportunities.**Strategy 3.3.3** - Plan for strong activity centres and employment areas to meet the future needs of the community, industry, and commerce.**Priority 4: Kalamunda Leads****Objective 4.1** - To provide leadership through transparent governance.**Strategy 4.1.1** - Provide good governance.**EXECUTIVE SUMMARY**

1. The purpose of this report is for Council to consider the final adoption of the 2024 Annual Review of the Development Contribution Plan Report (DCPR) (Attachment 1) for the Forrestfield Light Industrial Area – Stage 1.
2. The DCPR sets out detailed information to:
  - a) Facilitate the administration and delivery of the Development Contribution Plan (DCP);
  - b) To facilitate land use transition to industrial development;
  - c) Coordinate new and upgraded infrastructure; and,
  - d) Facilitate an equitable system to levy cost contributions.
3. The 2024 DCPR was advertised in January / February 2025. Two (2) submissions were received with responses provided in the Submissions Table (Attachment 3).
4. It is recommended that Council adopt the DCPR 2024 Annual Review subject to a modification, and the cost contribution rate be updated to \$23.36/m<sup>2</sup>.

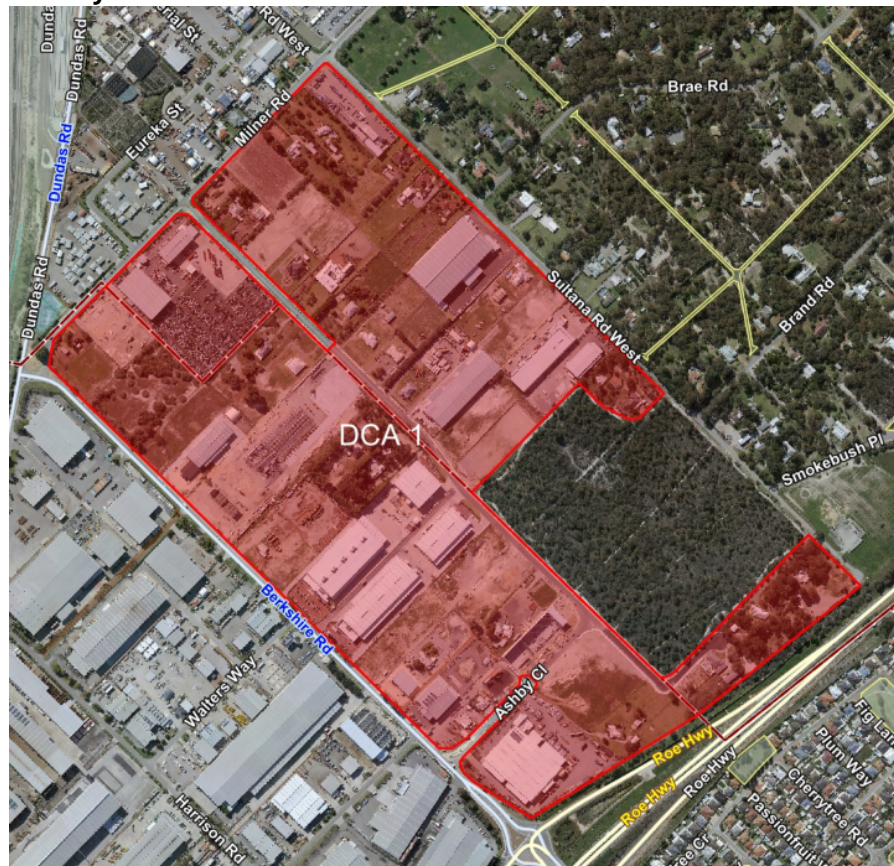


**BACKGROUND****Land Details:**

5.	Land Area:	690,481m <sup>2</sup> (Gross) 664,715.75m <sup>2</sup> (Net)
	Local Planning Scheme Zone:	Industrial Development
	Metropolitan Region Scheme Zone:	Urban
	Local Structure Plan Zone:	Industry Light

6. **Location:**

The Forrestfield / High Wycombe Industrial Area Stage 1 (FFHWIA) is generally bounded by Milner Road, Sultana Road West, Roe Highway, and Berkshire Road, in localities of Forrestfield and High Wycombe.

7. **Locality Plan:**

**8. Relevant Planning History**

The FFHWIA has historically been used for rural living and orcharding, however since 2012 the area has transitioned with the development of a range of light industrial development land uses, particularly logistics and transport-based industries.

9. In February 2012 the FFHWIA was rezoned from 'Special Rural' to 'Industrial Development' through Amendment 34 to Local Planning Scheme No. 3 (LPS 3).
10. The DCP was prepared to facilitate land use transition to industrial development, coordinated new and upgraded infrastructure and an equitable system to levy cost contributions. The DCP became operational in May 2013, following the gazettal of Amendment 48, which introduced the FFHWIA DCP through Schedule 12 of LPS 3 and applied a Special Control Area – Development Contribution Area 1 – on the LPS 3 map.
11. The Forrestfield High Wycombe Industrial Area Local Structure Plan (LSP) (Attachment 3) was prepared to guide the redevelopment of the area and was endorsed by the Western Australian Planning Commission in November 2013.
12. The City of Kalamunda (City) is required to review the DCPR annually. The most recent annual review was adopted at the May 2024 Ordinary Council Meeting (OCM/48/2024). The next annual review is scheduled to commence at the conclusion of this financial year.

**DETAILS AND ANALYSIS**

13. This Report and the 2024 DCPR report utilise financial information from a snapshot in time, being 30 June 2024.
14. **Statutory Basis**  
Clause 6.5 and Schedule 12 of LPS 3 provide the statutory provisions that guide the administration of the DCP and set out the following details:
  - a) The area name;
  - b) Relationship to other planning instruments;
  - c) Infrastructure and administrative items to be funded through the DCP;
  - d) Method for calculating contributions;
  - e) Period of operation;
  - f) Timing and priority principles for infrastructure delivery; and
  - g) Review process and reporting obligations.

15. **Development Contribution Plan Report:**

A DCPR further refines Schedule 12 through providing a comprehensive outline and status report of the DCP. The DCPR and its appendices do not form part of the statutory framework as they are intended to be dynamic documents which maintain the status of completed and proposed infrastructure works and the currency of the costs informed by annual reviews.

16. **Common Infrastructure Items**

The DCP facilitates the coordinated provision of various common infrastructure items as outlined in Schedule 12 of LPS3 and further informed through Part 2 of the DCPR (Attachment 1). In summary, the DCP facilitates the coordination of the following:

- a) Land for roads and intersections;
- b) Road and intersection construction;
- c) Administration costs.

17. **Previous Reviews**

Annual reviews allow the City to review the administration of the DCP, status of infrastructure delivery, and have regard to infrastructure cost changes and rate of development. Historical reviews and associated contribution rates are summarised in the following table:

<b>Date of Adoption:</b>	<b>Contribution Rate:</b>
December 2012	\$23.03/m <sup>2</sup>
December 2013	\$28.49/m <sup>2</sup>
June 2015	\$31.23/m <sup>2</sup> Reduced to \$29.66/m <sup>2</sup> to account for only 50% of the cost of Sultana Road West.
December 2016	\$29.79/m <sup>2</sup>
December 2018	\$17.01/m <sup>2</sup> Comprehensive view of utility cost estimates resulting in a significant reduction in cost.
February 2020	Interim rate \$23.00/m <sup>2</sup>
July 2020	\$20.97/m <sup>2</sup>
December 2021	\$21.66/m <sup>2</sup>
June 2022	\$21.57/m <sup>2</sup>
September 2023	\$23.77/m <sup>2</sup> Adopted for public advertising & for immediate application.
May 2024	\$23.16/m <sup>2</sup>
November 2024	\$23.38/m <sup>2</sup>

May 2025	\$23.36/m <sup>2</sup>
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18. **2023 Annual Review**

The below table provides a summary of the key information informing the 2024 Annual Review (as at 30 June 2024).

DCA1 total area of:	690,481m <sup>2</sup>
DCA1 total Net Contribution Area:	664,715.75m <sup>2</sup>
2023 Contribution Rate	\$23.16/m <sup>2</sup>
Current Cost Contribution rate (2024 advertised)	\$23.38/m <sup>2</sup>
Forecast Cost Contribution rate:	\$23.36m <sup>2</sup>
Total number of lots with cost contribution obligations:	12
Number of lots that have satisfied their cost contribution obligations:	35
Percentage of landowners who have contributed:	Approx. 74%
Estimated cost of infrastructure:	\$14,188,803.38
Estimated cost of administration:	\$1,343,037
Cost contributions levied in 2023-24	\$441,150
Interest received in 2023-24	\$60,670
DCP expenditure 2023-24	\$287,244.01 <sup>1</sup>
Balance of funds available	\$1,475,138.51
<b>Notes</b> 1. Includes project management & consultancy fees, legal expenses, audit fees, land acquisition costs, infrastructure works, advertising or regulatory expense.	

19. **Remaining Developable Land**

The future developable area is expected to provide the Cost Contributions necessary to account for the remaining infrastructure and administrative costs. As of 30 June 2024, 35 of the 47 lots (74%) in DCA1 had been developed, or have commenced development, and 12 lots (26%) are yet to be developed.

20. **Review of Forecast Cost Estimates**

Local governments are required to review infrastructure cost estimates annually, through indexation or a full review of the cost.

21. The City commissioned a review of cost estimates following the conclusion of the 2023/2024 financial year through undertaking:
- a) An independent land valuation to inform the land costs based on the fair market value of land within DCA1 (Attachment 1, Appendix K); and
  - b) An independent review of the Bill of Quantities and Estimates for remaining infrastructure to inform the forecast infrastructure costs (Attachment 1, Appendix A-F).
22. In general terms, where the scope of works has not altered, the construction value of works has increased by approximately seven per cent in comparison to the 2023 forecasts (previous annual review); a consequence of ongoing volatility, resource and labour constraints in the construction sector.
23. **2024 Land Costs Review**  
In June 2024 an independent land valuer provided estimated rates for which land should be acquired for public purposes through the DCP. The land valuation is informed by zoning designation, site characteristics and market evidence. For a detailed outline of the land costs please refer to Appendix J of Attachment 1. In summary, the land valuation recommended the following rates:
- a) \$325-355/m<sup>2</sup> for the sites zoned Mixed Use; and
  - b) \$420/m<sup>2</sup> for the sites zoned Industrial Development.

24. **Land Requiring Acquisition**

Land Status	Area	Cost
<i>Acquired</i>	16,168m <sup>2</sup>	\$6,579,485
<i>Future Acquisition</i>	233m <sup>2</sup>	\$96,609

25. **Status of Remaining Infrastructure Items (as of 30 June 2024)**

Item	Forecast Cost		Status
	2023	2024	
<b>Berkshire Road Upgrade</b>	\$150,570	\$161,109	Designs completed to 85%.  Commencement of works subject to funding and priority through DCP.
<b>Milner Road Upgrade</b>	\$1,362,074	\$1,457,419	Designs completed to 85%.  Commencement of works subject to funding and priority through DCP.

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<b>Nardine Close Extension (New Road) - Stage 2</b>	\$232,105	\$212,251	Stage 1: Completed 2019.  Stage 2: Detailed Designs (100%) completed, pending delivery.
<b>Bonsor Road (New Road) - Stage 2</b>	\$90,214	\$96,529	Stage 1: Completed June 2020.  Stage 2: pending land acquisition. Forecast for 2024/25 delivery.
<b>Sultana Road West Upgrade (50% Contribution)</b>	\$1,263,137 (50% of the total costs)	\$1,351,557 * (50% of the total costs)	Designs completed to 85%.  Commencement of works subject to funding and priority through DCP.
<b>Berkshire Road / Ashby Close – Stage 2 (Seagull)</b>	\$33,713	\$39,804	Stage 1: Completed October 2019.  Stage 2: Commencement of works subject to funding and priority through DCP.

26. **2023-2024 Actions**

Since the 2023 Annual Review the following has occurred:

- a) Independent consultancy reviews to update the estimates informing the 2024 DCP (i.e. civils review, land valuations).
- b) The Agreement finalised with a landowner to acquire Bonsor Road truncations remaining in private tenure. The City will be able to deliver Bonsor Road (Stage 2) following the ceding of this land to the Crown (on or before June 2025).
- c) The Detailed designs for Road 2A (Stage 2) were finalised to 100 per cent.
- d) The City has established dedicated project management oversight for DCP infrastructure to ensure projects are progressed as planned.
- e) The forecast annual administration cost has been reduced marginally (- \$3,000) to reflect a more efficient annual advertising process. Please refer the Stakeholder Engagement section of this Report for further detail.

**27. Priority of Infrastructure Works**

Subject to availability of funding, the following items yet to be completed are considered current priority items (listed in sequential order of priority):

- a) Ongoing administrative costs, including legal, accounting, planning, engineering and other professional advice required to prepare and implement the DCP.
- b) Stage 2 of Road 2A which involves constructing the Nardine Close cul-de-sac to a permanent standard and the construction of an Emergency Access Way (EAW) between Nardine Close and Sultana Road West. This infrastructure item is scheduled for delivery 2024/2025.
- c) Stage 2 of Bonser Road which involves constructing the truncations of Bonser Road to a permanent standard. The timing of outstanding works for Bonser Road is contingent upon the vesting of land to the Crown, secured through a Deed of Agreement, requiring the transfer on or before June 2025.
- d) Milner Road.
- e) Sultana Road West.
- f) Berkshire Road footpath and associated adjustment to services.
- g) Berkshire Road / Ashby Close Intersection treatment (seagull island).

28. In respect to Milner Road, it is important to note the Water Corporation is planning major upgrades to sewer infrastructure on Milner Road. There is a need to sequence the delivery to ensure the DCP does not fund abortive road works. While the delivery timeframe for the sewer upgrade is being refined, the current expectation is that the earliest the construction on Milner Road can be commenced is early 2026.

29. Furthermore, while Milner Road is identified as the next major infrastructure item for delivery, there is a potential opportunity to consider a broader design and upgrade strategy in collaboration with DevelopmentWA to facilitate needed improvements for the broader Milner Road connection between Maida Vale Road and Milner Road, to support the High Wycombe South Transit Oriented Development Precinct and the High Wycombe Residential Precinct. These discussions have commenced with DevelopmentWA and will continue as part of the finalisation of design for Milner Road. In this regard, the DCP contributions towards Milner Road could elevate the priority and timing of infrastructure in the broader precinct.

**30. Forecast 2024/2025 Priorities / Actions**

The following priorities / actions are forecast for 2024/2025:

- a) Needs Analysis, and subsequent consultation with Main Roads WA, for the Berkshire / Ashby Intersection (Seagull to restrict movements).
- b) Detailed Designs for the delivery of Milner Road.
- c) Delivery of Road2A (Stage 2).

- d) Transfer of land for public purposes (road reserve) from Lot 16 and 17 Berkshire Road. The transfer of land is secured through a Deed of Agreement, with the transfer required to occur on or before June 2025.

31. ***Delivery of Road2A (Stage 2)***

The City had previously entered into a Works in Kind Agreement with a DCA1 landowner, anticipating a 2024/2025 landowner delivery of Road2A (Stage 2). The landowner has since notified the City the delivery timeframe cannot be achieved until 2025/2026. The City is therefore reviewing the possibility of delivering the Road2A (Stage 2) works in 2024/25.

32. **Sultana Road West**

Sultana Road West is an existing two-way, one-lane undivided carriage way, which borders the Forrestfield High Wycombe Industrial Area on its southern verge, and the High Wycombe South Residential Precinct on its northern verge.

33. Upgrades to Sultana Road West are required to service both redevelopment areas. Currently both DCPs are informed by independent conceptual designs.

34. The funding of required road upgrades is equally apportioned; with 50 per cent of upgrade financed through the Forrestfield High Wycombe Industrial Area DCP; and 50 per cent of upgrade proposed to be financed through the draft High Wycombe South DCP.

35. Given there are no funds currently available for Sultana Road West it is not currently identified as a high priority infrastructure item for delivery through the DCP. However, noting the high level of interest in the management of the Sultana Road West interface, the Council could resolve to pre-fund a priority delivery of Sultana Road West. This would involve:

- a) The priority of infrastructure delivery outlined in the DCPR to be updated to reflect the amended priority.
- b) The Council could fund, through borrowed or municipal sources, the detailed designs and road upgrades, in the short term, with a future reimbursement through the FFHW DCP and High Wycombe South DCP.

This funding strategy could facilitate design to be completed in 2025/2026 and full delivery in 2026/2027. Further consideration of this opportunity will be investigated as part of the following annual review and as part of the preparation of a future budget.



**APPLICABLE LAW**

- 36. *City of Kalamunda Local Planning Scheme No. 3 - Clause 6.5*
- 37. *Schedule 12 (Development Contribution Areas)* requires an annual review of the infrastructure costs informing the DCP. The most recent annual review was endorsed by Council in April 2024 (OCM48/2024), with the next annual review scheduled at the closure of the 2024/2025 financial year.

**APPLICABLE POLICY**

- 38. State Planning Policy 3.6 - Infrastructure Contributions
- 39. Local Planning Policy 24 - Development Contribution Arrangements

**STAKEHOLDER ENGAGEMENT**

- 40. There is no statutory requirement for the City of Kalamunda to undertake public consultation for a DCPs annual review. Nonetheless, the City routinely advertises the annual reviews to effected landowners.
- 41. ***Advertising of 2024 DCPR***  
Following the November 2024 OCM, the draft 2024 DCPR and associated development contribution rate was advertised in January / February 2025.
- 42. The advertising process involved:
  - a) Writing to all landowners within DCA1;
  - b) Writing to all adjacent landowners on the eastern side of Sultana Road West;
  - c) Copies being made available for viewing at the City's Administration Building;
  - d) A notice on the City's website.
- 43. Two (2) submissions were received which raised comments and objections to the 2024 DCPR. Refer to Attachment 2 for a copy of the submission received and the City's response to all matters raised.
- 44. The following summarises the key matters raised in the submissions received, and the officer response.
- 45.
  - a) Administrative costs are too high**
  - b) City response:**
  - c) The administrative cost forecast in the 2024 DCPR is informed by recent costs incurred, rather than an average of previous charges to the scheme.**

46. While the administration costs throughout the lifetime of the DCP have averaged at \$87,160 per year, the charged administration costs have seen a range of \$15,736, in the 2015/2016 financial year, to \$147,522.39 in the 2020/2021 financial year. Variations to the charged administration costs are a consequence of under reported officer time and increased legal costs due to State Administrative Tribunal (SAT) Appeals, etc. The average cost is therefore not a reliable source to forecast the future administrative costs for the DCP. Forecasting costs based on the most recent costs incurred is considered more appropriate.
47. The 2024 DCPR forecasts a future administrative cost of \$428,000 or \$107,000 annually for the remaining lifetime of the DCP (4 years) and this is attributed by estimated costs of:
- a) \$47,000 in planning / project management costs;
  - b) \$30,000 in legal fees;
  - c) \$25,000 for infrastructure reviews. This includes annual Bill of Quantity (BOQ) reviews and the Detailed Designs for remaining infrastructure items; and
  - d) \$5,000 for the annual land valuation required to inform the forecast land costs.
48. Notably the forecast annual estimate has been reduced by \$3,000 to reflect the recommended pre-advertising process suggested for subsequent annual reviews. Should the recommendation not be passed by Council, the annual administration cost will need to be recalibrated accordingly.
49. a) **Berkshire Road should only have a footpath on one side the road, not both**  
 b) City response:  
 c) Berkshire Road is a 'Distributor B' classification of road, carrying 8,300 vehicles per day (measured 2020/21), with a high volume of heavy vehicles. The road has a 70 km/hr speed limit and carries Restricted Access Vehicles (RAVs).
50. When considering the need for pedestrian paths and facilities along any road, the City considers the characteristics of the road, future pedestrian demand and safety. In this case the information supports paths being provided on both sides of Berkshire Road.
51. a) **Undergrounding of Powerlines should not be a DCP cost**  
 b) City response:  
 c) The upgrades to Berkshire Road provide for a RAV7 vehicle network throughout the precinct. Forecast costs include the undergrounding of remaining overhead powerlines, as the existing overhead powerlines

obstruct the through movement of RAV7 vehicles. Undergrounding of powerlines occur when sites are redeveloped or as part of Western Power's Targeted Underground Power Program (TUPP), whichever occurs first. Neither Western Power nor the City can require landowners to underground their power connections in the absence of the aforementioned triggers. At this stage neither of these connections have been converted to underground power, the status of the two (2) remaining connections will be monitored with each annual review, with the DCPR updated accordingly. SPP3.6 considers the relocation of power lines a reasonable DCP infrastructure cost.

52.
  - a) **Road 2A (Stage 2) is over designed**
  - b) City response:
  - c) The Emergency Access Way (EAW) has been designed and will be constructed in accordance with State Planning Policy 3.7 (Planning in Bushfire Areas) (SPP 3.7). The standards, such as a minimum width of six (6) metres, are enforced to ensure through movement of firefighting emergency vehicles in the case of bushfire.
  
53.
  - a) **The DCP should be amended to incorporate costs associated with the buffer to HWS LSP**
  - b) City response:
  - c) In respect to an interface buffer, this is not a reasonable infrastructure cost to incorporate into the DCP. As the Forrestfield Light Industrial Area – Stage 1 preceded the residential zoning associated with the High Wycombe South (HWS) Residential Precinct Local Structure Plan (LSP), it would not be fair nor reasonable to retrospectively require the landowners in DCA1 to provide a buffer. The HWS Residential Precinct LSP requires developments to include interface treatments (Refer part 1 of the LSP) at the time of subdivision.
  
54. ***Advertising of future annual reviews***  
 Historically, the City has sought Council endorsement of the annual review and updated DCPR, prior to advertising to effected landowners for review and comment. While this process has resulted in some engagement, the process has experienced duplication of inputs and resulted in a protracted review process. It is considered that an alternative approach will fulfill the transparency and reporting objectives, while ensuring the efficient and effective utilisation of operational resources.
  
55. It is recommended that future annual reviews involve a pre-Council advertising process; reducing the Council's consideration to once a year, thereby expediting the annual review process and reducing annual administration costs by a forecast \$3,000.

## FINANCIAL CONSIDERATIONS

56. The operation of a DCP presents a major administrative responsibility for the City. While the DCP is self-funded, the City has an implicit obligation to effectively manage the revenue and works.

## SUSTAINABILITY

57. **Social Implications**  
The provision of infrastructure in a timely, coordinated and responsible manner can have a significant impact on the quality of life for both existing and future residents/occupiers. Impacts on the quality of life need to be considered along with individuals' expectations. This review enables the proposed infrastructure to be delivered in an efficient and financially responsible manner.
58. **Economic Implications**  
The implementation of DCPs, as a basic principle, are not intended to deliver infrastructure, services, or similar that would not ordinarily be provided through subdivision and development processes. The implementation of the DCP assists in the timely, efficient and equitable provision of infrastructure, that may in turn facilitate economic growth and employment creation.
59. **Environmental Implications**  
The proposed DCP infrastructure is identified in areas where vegetation is predominately cleared. A portion of Nardine Close and Sultana Road West road reservations both abut a Bush Forever Reserve, and during the construction phase due consideration will be given to ensure impacts to this area are minimised.

## RISK MANAGEMENT

60. **Risk:** Not consistently undertaking an annual review and updating the contribution rate to align with current infrastructure and administrative costs.
- | Consequence   | Likelihood  | Rating |
|---|-------------|--------|
| Rare  | Significant | Medium |
| <b>Action/Strategy</b>  |             |        |
| Ensure the Council is aware that the DCP review and proposed revised rate is reflective of projected costs to deliver infrastructure works and land purchases. Additionally, Clause 6.5.11.2 of LPS3 requires the DCP Report be reviewed at least annually. |             |        |

- 61.
- |  |                   |               |
|--|-------------------|---------------|
| <b>Risk:</b> There is insufficient money collected in the DCP to fund infrastructure upgrades.   |                   |               |
| <b>Consequence</b>   | <b>Likelihood</b> | <b>Rating</b> |
| Possible   | Major             | High          |
| <b>Action/Strategy</b>   |                   |               |
| Undertake annual reviews to ensure the scope of infrastructure remains relevant and to maintain the currency of the cost of infrastructure with adequate provision for contingencies, land, and other DCP items. |                   |               |
- 62.
- |  |                   |               |
|--|-------------------|---------------|
| <b>Risk:</b> Errors are contained within the DCP estimates and calculation.  |                   |               |
| <b>Consequence</b>   | <b>Likelihood</b> | <b>Rating</b> |
| Possible   | Moderate          | Medium        |
| <b>Action/Strategy</b>   |                   |               |
| Ensure figures are audited and sourced from financial statements. Ensure cost estimates are reviewed annually and provided by an independent consultant. |                   |               |
- 63.
- |  |                   |               |
|--|-------------------|---------------|
| <b>Risk:</b> Council does not resolve to adopt a modified pre-advertising process.   |                   |               |
| <b>Consequence</b>   | <b>Likelihood</b> | <b>Rating</b> |
| Possible   | Moderate          | Medium        |
| <b>Action/Strategy</b>   |                   |               |
| Ensure Council understands how protracted the current process is, and the cost implications of the recommended modification. |                   |               |

## CONCLUSION

64. The DCP has been reviewed using audited and known land and infrastructure costs and estimates based on independent consultant advice. The 2024 DCPR has been prepared and documented with the required information to ensure accountability and equity. The recommended contribution rate is a product of this information.
65. As it is not a requirement under LPS3 or SPP 3.6 to undertake public advertising of a DCPR, in the interest of good governance and transparency, it is recommended that all subsequent annual reviews undergo a pre-council advertising process.

66. It is recommended that Council adopt the revised 2024 DCPR, subject to a minor reduction in the advertising cost forecasts in response to a modified pre-council advertising process. This modification is expected to reduce the forecast annual administration cost by \$3,000. The development contribution rate of \$23.38/m<sup>2</sup> will be adjusted accordingly (reduced by \$0.02/m<sup>2</sup>) to \$23.36/m<sup>2</sup> and applied immediately for the purposes of administering LPS 3.

<b>Voting Requirements: Simple Majority</b>
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**RECOMMENDATION**

That Council:

1. Council pursuant to section 5.42 of the *Local Government Act 1995*, DELEGATE to the CEO powers to undertake public advertising of the Forrestfield / High Wycombe Industrial Area Development Contribution Plan Report, as amended through each annual review process, prior to the Council finalising its consideration and adoption of each annual review.
2. ADOPT the 2024 Forrestfield / High Wycombe Industrial Area Development Contribution Plan Report (Attachment 1), subject to the following modification:
  - a. Forecast administration cost being reduced by \$12,000 to reflect a modified pre-council advertising process.
3. NOTIFY relevant authorities (Department of Planning, Lands and Heritage and Department of Local Government, Sport and Cultural Industries) of the 2024 Annual Review Process.
4. AUTHORISE the Chief Executive Officer to publish a copy of the modified 2024 Forrestfield / High Wycombe Industrial Area Development Contribution Plan Annual Review Report on the City's website.

**10.1.2. High Wycombe South Advocacy*****Declaration of financial / conflict of interests to be recorded prior to dealing with each item.****A presentation was provided by the Manager Strategic Planning.*

Councillor O'Connor sought clarification in relation to various opportunities mentioned within the Advocacy documentation and strategies. The Manager Strategic Planning provided clarification on the intent of the document.

Previous Items	OCM 14/2015, SCM 05/2015, OCM 15/2017, SCM 67/2018, SCM 231/2018, OCM 280/2019, OCM 243/2019, OCM 304/2021, OCM 37/2022, OCM 45/2022, OCM 46/2023, OCM 103/2023, OCM 179/2023, OCM 135/2024
Directorate	Development Services
Business Unit	City Transformation
File Reference	
Applicant	N/A
Owner	N/A
Attachments	<ol style="list-style-type: none"> <li>1. High Wycombe Development Precinct Advocacy and Engagement Plan [<b>10.1.2.1</b> - 10 pages]</li> <li>2. Unlocking Metronets Potential [<b>10.1.2.2</b> - 13 pages]</li> <li>3. Unlocking Metronets Potential Prospectus [<b>10.1.2.3</b> - 12 pages]</li> </ol>

**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 (eg 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 2031***Priority 1: Kalamunda Cares and Interacts**

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

**Strategy 1.1.1** -- Ensure the entire community has access to information, facilities and services.

**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** - 1.2.3 Provide high quality and accessible recreational and social spaces and facilities.

**Priority 4: Kalamunda Leads**

**Objective 4.2** - To proactively engage and partner for the benefit of community.

**Strategy 4.2.1** - Actively engage with the community in innovative ways.

**Strategy 4.2.2** - Increase advocacy activities and develop partnerships to support growth and reputation.

**EXECUTIVE SUMMARY**

1. The City of Kalamunda (City) following the Ordinary Council Meeting 22 October 2024 (OCM135/2024) has prepared a comprehensive Advocacy Prospectus to support engagement with the State and Federal Government regarding the High Wycombe South Residential Precinct.
2. The recommendation is to seek Council's endorsement of an advocacy proposal (Attachment 1) requesting \$42.2 million in funding from State and/or Federal Government to support infrastructure delivery and unlock development in the High Wycombe South Residential Precinct.
3. It is recommended that Council endorse the High Wycombe South Precinct Prospectus, note the Chief Executive Officer (CEO) has commenced advocacy and engagement with relevant State Government Ministers and supports the City of Kalamunda's continued progression of this advocacy.

**BACKGROUND**

4. At the City's Ordinary Council Meeting on 22 October 2024, under item 10.6.4 (resolution OCM 135/2024), Council resolved unanimously as follows:



*“10. REQUEST the City of Kalamunda Chief Executive Officer continue to undertake an advocacy campaign focussed on minimising infrastructure costs to the DCP, encouraging government pre-funding for enabling infrastructure, and supporting the transitions of landowners and activation of development in the High Wycombe South Residential Precinct. ”*

5. In response to this resolution, the City has now conducted an Advocacy Marketing strategy that includes an:
  - a) Advocacy Strategy tiered communication ranging from workshops conducted by the to direct Call to Action to State, Federal Ministers and Agencies.
  - b) Presentation collateral.
  - c) Comprehensive “leave behind” prospectus on why State / Federal Government should invest in High Wycombe South Residential Precinct.

#### **DETAILS AND ANALYSIS**

6. The prospectus presents a clear case for funding support of the \$42.2 million, which would enable the delivery of key infrastructure within the precinct. This funding is critical to reduce the cost burden on landowners and make development viable under the current Development Contribution Plan (DCP) framework.
7. Officers have commenced engaging with relevant State stakeholders including the Department of Planning, Lands and Heritage. The prospectus positions the City’s request in the context of broader planning priorities, including transit-oriented development, housing supply, and economic uplift within a designated METRONET precinct.
8. Council endorsement of the advocacy proposal will enable the CEO to formally table the prospectus with relevant Ministers and Departments, consistent with Council’s previous advocacy resolution (OCM 135/2024).
9. This approach supports the City’s ongoing efforts to unlock development in the precinct, encouraging private sector participation, and provide timely infrastructure in a coordinated and financially responsible manner.

#### **APPLICABLE LAW**

10. Nil.

**APPLICABLE POLICY**

11. Nil.

**STAKEHOLDER ENGAGEMENT**

12. Community has previously been engaged through various planning processes (notability Amendment 113 Development Contribution Plan), although not specially on this prospectus.

**FINANCIAL CONSIDERATIONS**

13. There is no immediate financial impact to the City as a result of this report. Associated costs of the preparation of the Advocacy Prospectus and supporting analysis are funded within existing approval budgets.

14. Should the advocacy proposal be successful, the external funding would reduce the City's exposure to infrastructure shortfall and lower the development contribution burden on landowners. If funding is not secured, the City may need to reconsider infrastructure staging or explore alternative funding approaches.

**SUSTAINABILITY**

15. The advocacy proposal will promote the establishment and activation of an important human settlement in the City in the High Wycombe District Structure Plan area. The advocacy proposal seeks to facilitate this development with the objectives to align with the long-term vision to create an attractive, vibrant and sustainable urban setting within a landscaped context, focussed on medium and high-density housing with local employment opportunities.

**RISK MANAGEMENT**

16.	<b>Risk:</b> Advocacy not supported by Council		
	<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
	Major	Possible	Low
	<b>Action/Strategy</b>		
	Continue to work closely with all community groups and landowners.		
17.	<b>Risk:</b> Failure to secure external funding results in continued development delays and financial burden on landowners.		
	<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
	Major	Possible	High
	<b>Action/Strategy</b>		
	Proceed with formal advocacy to State Government, including presentation of the endorsed Advocacy Prospectus.		

18.

<b>Risk:</b> Lack of coordinated infrastructure delivery leads to fragmented development and increased costs		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Moderate	Possible	Medium
<b>Action/Strategy</b>		
Align advocacy efforts with State infrastructure planning and collaborate with relevant agencies to ensure coordinated delivery.		

19.

<b>Risk:</b> Community perception of inequitable development contributions affects stakeholder trust.		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Moderate	Unlikely	Medium
<b>Action/Strategy</b>		
Communicate the benefits of the external funding in reducing individual contributions and enhancing overall precinct development.		

## CONCLUSION

20. The High Wycombe South Residential Precinct represents a strategically important area for urban infill and transit-oriented development. However, significant infrastructure costs and associated feasibility constraints have created a barrier to development.
21. It is recommended that Council endorse the High Wycombe South Precinct Prospectus, acknowledges the CEO has commenced advocacy and engagement with relevant State Government Ministers and supports the City of Kalamunda's continued progression of this advocacy.

### Voting Requirements: Simple Majority

## RECOMMENDATION

That Council:

1. ENDORSE the High Wycombe South Residential Precinct Prospectus seeking \$42.2 million in State and/or Federal Government funding to support the delivery of enabling infrastructure and reduce the development cost burden.

Public Agenda Briefing Forum - 13 May 2025

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2. ACKNOWLEDGE the Chief Executive Officer has commenced advocacy and engagement with relevant State Government Ministers and Agencies in line with the OCM 135/2024.
3. SUPPORT the City of Kalamunda's continued progression of advocacy to support planned outcomes for the High Wycombe South Residential Precinct.

Public Agenda Briefing Forum - 13 May 2025

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### **10.1.3. Property Matter - Edney Road**

Reason for Confidentiality: Local Government Act 1995 (WA) Section 5.23 (2) (h) - "such other matters as may be prescribed."

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

As this is a confidential report to council no public presentation is provided.

Previous Items	OCM138/2011; OCM138/2011; OCM29/2012; OCM199/2011
Directorate	Development Services
Business Unit	Strategic Planning
File Reference	ED-03/015, ED-03/021
Applicant	N/A
Owner	City of Kalamunda
Attachments	Nil

**Provided under separate cover.**

**10.2. Asset Services Reports****10.2.1. Pathways Asset Management Plan 2025***Declaration of financial / conflict of interests to be recorded prior to dealing with each item.*

A presentation on this item was provided by the Coordinator Asset Maintenance.

Councillors sought clarification on forecasts within the Plan.

The Coordinator Asset Maintenance and the Director Asset Services provided clarification on matters raised.

Previous Items	OCM 130/2012; 157/2016; 79/2017; 125/2017; 140/2017; 129/2018; 184/2018
Directorate	Asset Services
Business Unit	Asset Planning and Delivery
File Reference	HU-PAA-013
Applicant	N/A
Owner	N/A

Attachments	1. Pathways Asset Management Plan 2025 V6 [ <b>10.2.1.1</b> - 62 pages]
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**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 2031*

**Priority 3: Kalamunda Develops**

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

**Strategy 3.2.1** - Ensure existing assets are maintained to meet community expectations.

**Strategy 3.2.2** - Develop improvement plans for City assets such as parks, community facilities, playgrounds to meet the changing needs of the community.

**EXECUTIVE SUMMARY**

1.

The purpose of this report is for Council to endorse the updated City of Kalamunda (City) Pathways Asset Management Plan 2025 (PAMP).
2.

An Asset Management Plan is a strategic planning document designed to demonstrate the financial position of an asset portfolio based on current management practices.
3.

This PAMP is an update of the previous plan endorsed in 2020, following a five-year review process. The PAMP assets are valued at a total Gross Replacement Cost (GRC) of \$63.1 million.
4.

The predicted average annual funding required for future years are:

Operation	\$136,883
Maintenance	\$785,569
Renewal	\$1,335,320
Acquisition	\$750,000

5.

It is proposed that Council endorse the Pathways Asset Management Plan 2025 and that proposed funding levels are to be considered for inclusion in the City's Long Term Financial Plan.

**BACKGROUND**

6.

The City is required to undertake Integrated Planning and Reporting requirements as it plans for the future in line with the requirements of the *Local Government Act 1995*. Key actions include the Strategic Community

Plan, the Corporate Business Plan, and informing strategies such as Asset Management Plans.

7. The City produced its first Asset Management Plan for footpaths in 2013 and this was reviewed in 2017 and 2020.

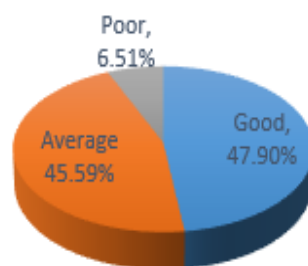
#### **DETAILS AND ANALYSIS**

8. This PAMP covers the following subjects:

- a) Introduction (Background)
- b) Level of Service
- c) Future Demand
- d) Background Data
- e) Risk Management Planning
- f) Financial Summary
- g) Plan Improvement and Monitoring

9. The City manages a 432-kilometre-long network of pathways for pedestrians and cyclists and 41 pedestrian bridges of various lengths, ranging from wooden jetties/boardwalks to small stream crossings in parks and reserves.

10. The average condition rating of footpath assets is:



11. The condition rating of the assets was undertaken using the visual condition rating method of the entire road network, resulting in a high level of confidence in the data set.
12. "Level of Service" is a phrase used in asset management to reflect the service the assets provide to the community. The City conducted a community consultation in 2024 to understand the expectation of asset levels of service, 67% of the respondents gave a positive performance rating (excellent, good, or okay) for the City's Footpath, Trails, and Cycle assets. The City's performance index score is below the average of other participating local government authorities in WA. This indicates that the



community has a greater expectation than what is currently being provided by the City.

13. Comments received in community consultation indicated that connectivity, condition and maintenance of the cycle and footpath networks are key issues. Customer requests relating to footpath provision and maintenance have also increased substantially.

14. The PAMP includes financial modelling to determine the City's future funding requirements for the pathways portfolio. The model considers acquisition, renewal, operational, maintenance and disposal costs. Based on the portfolio's current state, the predicted average annual funding required for future years are:

Operation	\$136,883
Maintenance	\$785,569
Renewal	\$1,335,320

15. The PAMP will be reviewed again in five years. During this period the following tasks will inform a revised plan:
- a) Develop a Maintenance Management Plan.
  - b) Implement an Enterprise Resource Planning (ERP) system with a Maintenance Management System including a mobile device for field data collection.
  - c) Review Bike Plan and continue to pursue appropriate grant opportunities
  - d) Continue organisational education in asset management systems, asset management plans, and long-term financial plans.

**APPLICABLE LAW**

16. *Local Government Act 1995.*

**APPLICABLE POLICY**

17. The PAMP has been prepared in line with Council Policy Service 4: Asset Management.

**STAKEHOLDER ENGAGEMENT**

18. Asset Management Plans are informed by a “levels of service” process which is the result of a community consultation process. The consultation undertaken to provide direction to the PAMP was through the 2024 Community Satisfaction Surveys and Asset Levels Service consultation via online questionnaires.

**FINANCIAL CONSIDERATIONS**

19. The City's current Long-Term Financial Plan forecast integrates with the predicted annual average funding required for future years.

20. The predicted average annual funding required for future years are:

Operation	\$136,883
Maintenance	\$785,569
Renewal	\$1,335,320
Acquisition	\$750,000

21. Gap Analysis

	Current Annual Funding	Predicted Annual Funding	Annual Gap Analysis
Operation	\$120,983	\$136,883	\$15,900
Maintenance	\$722,969	\$785,569	\$62,600
Renewal	\$488,000	\$1,335,320	\$847,320

22. **Key Performance Indicators:**

The Asset Renewal Funding Ratio (ARFR) measures the ability of the City to fund its asset renewal/replacement program within the Long-Term Financial Plan. The ARFR should ideally be between 75% and 95% to indicate healthy portfolio performance. The ARFR for the pathways portfolio is 36.55% which is outside of the desired range and indicates further funding should be prioritised.

23. The Lifecycle Funding Ratio (LFR) measures the ability of a local government to fund its projected asset renewal/replacements in the future at the current level of service. This ratio compares the forecasted renewal requirement to the actual proposed budget over a 10-year planning period.

24. The forecasted operations, maintenance, and renewal costs over the 10-year planning period are \$2,257,773 on average per year. The proposed budget is \$1,332,000 on average per year giving a 10-year funding shortfall of \$925,772 per year. This indicates that the budget accommodates only 59% of the forecasted costs needed to maintain service levels.

SUSTAINABILITY

25.
- Maintaining the standard of paths using recycled materials like crumb rubber in path resurfacing will continue to support promoting eco-friendly materials, and the reduction of greenhouse gas emissions and waste in landfill sites.

RISK MANAGEMENT

26.
- |   |                   |               |
|---|-------------------|---------------|
| <b>Risk:</b> The lack of effective planning for the future renewal of assets leads to inefficient annual budgeting and less than optimal application of rate-payer funds. |                   |               |
| <b>Consequence</b>  | <b>Likelihood</b> | <b>Rating</b> |
| Moderate  | Almost Certain    | High          |
| <b>Action/Strategy</b>  |                   |               |
| Prioritise funding for renewals and maintenance in the Long-Term Financial Plan and continue to improve asset management practices.                                       |                   |               |

CONCLUSION

27.
- The PAMP indicates that increasing the funding for the renewal, maintenance, and operation cost of pathways assets is required
28.
- The City will continue to optimise grant funding opportunities with appropriate planning and analysis work.

<b>Voting Requirements: Simple Majority</b>
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RECOMMENDATION

That Council:

1.
- ENDORSE the Pathways Asset Management Plan 2025.
2.
- NOTE that future levels of funding be considered within the Long-Term Financial Plan.

**10.2.2. Parks Asset Management Plan 2025***Declaration of financial / conflict of interests to be recorded prior to dealing with each item.*

A presentation on this report was provided by the Coordinator Asset Maintenance.

Councillor Ritchie queried the title of the plan being consistent with other Plans. The Director Asset Services provided clarity and advised this could be a consideration.

Councillor O'Connor questioned aspects of the funding model forecast within the Plan. Clarification was provided by the Coordinator Asset Maintenance and the Chief Executive Officer.

Previous Items	OCM 130/2012; 157/2016; 79/2017; 125/2017; 140/2017; 129/2018; 184/2018
Directorate	Asset Services
Business Unit	Asset Planning and Delivery
File Reference	HU-PAA-013
Applicant	N/A
Owner	N/A

Attachments	1. Parks Asset Management Plan 2025 v4 [ <b>10.2.2.1</b> - 66 pages]
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**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 2031*

**Priority 3: Kalamunda Develops**

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

**Strategy 3.2.1** - Ensure existing assets are maintained to meet community expectations.

**Strategy 3.2.2** - Develop improvement plans for City assets such as parks, community facilities, playgrounds to meet the changing needs of the community.

**EXECUTIVE SUMMARY**

- 1. The purpose of this report is for Council to endorse the updated City of Kalamunda (City) Parks Asset Management Plan 2025 (Parks AMP).
- 2. An Asset Management Plan is a strategic planning document designed to demonstrate the financial position of an asset portfolio based on current management practices.
- 3. This Parks AMP is an update of the previous plan endorsed in 2020, following a five-yearly review process. The Parks AMP assets are valued at a total Gross Replacement Cost (GRC) of \$66.7 million.
- 4. The predicted average annual funding required for future years are:

Renewal	\$1,776,558
Operation and Maintenance	\$2,064,118
Acquisition	\$790,262

- 5. It is proposed that Council note the Park Asset Management Plan 2025 and that proposed funding levels are to be considered for inclusion in the City's Long Term Financial Plan.

**BACKGROUND**

- 6. The City is required to undertake Integrated Planning and Reporting requirements as its plans for the future in line with the requirements of the *Local Government Act 1995*. Key actions include the Strategic Community Plan, the Corporate Business Plan, and informing strategies such as Asset Management Plans.

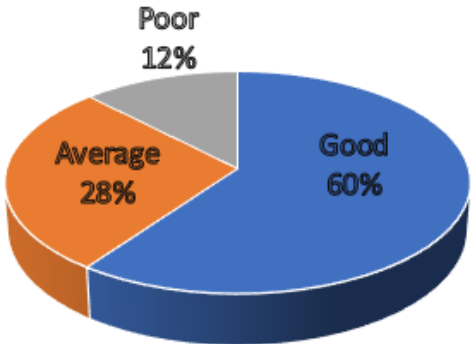
7. The City produced its first Asset Management Plan for Parks in 2017 and this was reviewed in 2020.

#### **DETAILS AND ANALYSIS**

8. This Parks AMP covers the following subjects:
- Current Status of Assets;
  - Level of Service;
  - Life Cycle Management;
  - Risk Management;
  - Future Demand;
  - Financial Summary; and
  - Improvements, Monitoring, and Review.
9. The City manages several park assets as mentioned below.

<b>SN</b>	<b>Asset Category</b>	
1	Fences	605 Assets
2	Irrigation	500 Assets
3	Lighting	595 Assets
4	Open Space Furniture	402 Assets
5	Playground Equipment	615 Assets
6	Park Infrastructure	324 Assets
7	Parks and gardens	328 Assets
8	Retaining Wall	294 Assets
	Total	3663 Assets

10. The average condition rating of Park assets:



11. The condition rating of the assets was undertaken using the visual condition rating method of the entire park portfolio, resulting in a high level of confidence in the data set.
12. “Level of Service” is a phrase used in asset management to reflect the service the assets provide to the community. The City conducted a community consultation in 2024 to understand the expectation of asset levels of service, 78% of the respondents indicated a positive performance (excellent, good or okay) with playgrounds, parks, and reserves, and 82% of the respondents indicate a positive performance (excellent, good, or okay) with sports and recreation facilities.

The City's performance index score is below the average of other participating local government authorities in WA. This indicates that the community has a greater expectation than what is currently being provided by the City of Kalamunda.

13. The Parks AMP includes financial modelling to determine the City's future funding requirements for the parks portfolio. The model considers acquisition, renewal, operational, maintenance and disposal costs. Based on the portfolio's current state, the predicted average annual funding required for future years are:

Renewal	\$1,776,558
Operation and Maintenance	\$2,064,118
Acquisition	\$790,262

14. The Parks AMP will be reviewed again in five years. During this period the following tasks will inform a revised plan:
- a) Develop a Maintenance Management Plan.
  - b) Implement an Enterprise Resource Planning (ERP) system with a Maintenance Management System including a mobile device for field data collection.
  - c) Carry out community consultation to determine community levels of service and agreed technical levels of service.
  - d) Continue organisational education about the importance of asset management systems, asset management plans, and long-term financial plans.
  - e) Ensure future needs are reflected in this Asset Management Plan and considered in the development of the Long-Term Financial Plan
  - f) Continue to monitor and improve the accuracy and validity of park asset data to improve confidence levels.

**APPLICABLE LAW**

15. *Local Government Act 1995.*

**APPLICABLE POLICY**

16. The Parks AMP has been prepared in line with Council Policy Service 4: Asset Management.

**STAKEHOLDER ENGAGEMENT**

17. Asset Management Plans are informed by a “levels of service” process which is the result of a community consultation process. The consultation undertaken to provide direction to the Parks AMP was through the 2024 Community Satisfaction Surveys and Asset Levels Service consultation via online questionnaire.

**FINANCIAL CONSIDERATIONS**

18. The City's current Long-Term Financial Plan forecast integrates with the predicted annual average funding required for future years.



19. The predicted average annual funding required for future years are:

Renewal	\$1,776,558
Operation and Maintenance	\$2,064,118
Acquisition	\$790,262

20. Gap Analysis

	Current Annual Funding	Predicted Annual Funding	Annual GAP Analysis
Renewal	\$740,000	\$1,776,558	\$1,03,7000
Operation and Maintenance	\$1,822,368	\$2,064,118	\$242,000

21. **Key Performance Indicators:**

The Asset Renewal Funding Ratio (ARFR) measures the ability of the City to fund its asset renewal/ replacement program within the Long-Term Financial Plan. The ARFR should ideally be between 75% and 95% to indicate healthy portfolio performance. The ARFR for the parks portfolio is 55.33% which is outside of the desired range and indicates further funding should be prioritised.

22. The Lifecycle Funding Ratio (LFR) measures the ability of a local government to fund its projected asset renewal/replacements in the future at the current level of service. This ratio compares the forecasted renewal requirement to the actual proposed budget over a 10-year planning period.
23. The forecast operations, maintenance, and renewal costs over the 10-year planning period is \$3,840,677 on average per year. The current budget is \$2,562,369 on average per year giving a 10-year funding shortfall of \$1,278,308 per year.

## **SUSTAINABILITY**

24. Maintaining the standard of Parks using recycled materials like crumb rubber in Park resurfacing will continue to support promoting eco-friendly materials, and the reduction of greenhouse gas emissions and waste in landfill sites.

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**RISK MANAGEMENT**

25.	<b>Risk:</b> The lack of effective planning for the future renewal of assets leads to inefficient annual budgeting and less than optimal application of rate-payer funds.		
	<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
	Moderate	Almost Certain	High
	<b>Action/Strategy</b>		
	Prioritise funding for renewals and maintenance in the Long-Term Financial Plan and continue to improve asset management practices.		

**CONCLUSION**

26. The Parks AMP indicates that increasing the funding for the renewal, maintenance, and operation cost of park assets is required.
27. The City will continue to optimise grant funding opportunities with appropriate planning and analysis work.

<b>Voting Requirements: Simple Majority</b>
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**RECOMMENDATION**

That Council:

1. ENDORSE the Parks Asset Management Plan 2025.
2. NOTE that future levels of funding be considered within the Long-Term Financial Plan.

**10.3. Corporate Services Reports**

No reports presented.

**10.4. Community Services Reports**

**10.4.1. City of Kalamunda Draft Bushfire Local Law**

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

A presentation on this report was provided by the Manager Community Health & Safety.

Cr Ritchie suggested a wording clarification within the document. The Manager Community Health & Safety advised this could be undertaken.

Previous Items	
Directorate	Community Services
Business Unit	Community Health & Safety
File Reference	
Applicant	
Owner	City of Kalamunda
Attachments	1. Local Law 2024 KAL (1) [10.4.1.1 - 8 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 (eg 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 2031***Priority 1: Kalamunda Cares and Interacts****Objective 1.2** - To provide a safe and healthy environment for community to enjoy.**Strategy - 1.2.1** Facilitate a safe community environment.**Priority 4: Kalamunda Leads****Objective 4.1** - To provide leadership through transparent governance.**Strategy 4.1.1** - Provide good governance.**EXECUTIVE SUMMARY**

1. The purpose of this report is for Council to review and endorse a new City of Kalamunda Bush Fire Brigade Local Law 2025 as shown at Attachment 1 for the purpose of public advertising.
2. The provisions of the *Local Government Act 1995* (LG Act) and the *Bush Fires Act 1954* (BF Act) permit Council to create local laws for a range of matters which include establishing and maintaining bush fire brigades.
3. This report recommends proceeding with the establishment of the local law by initiating local public advertising.

**BACKGROUND**

4. The City is required to undertake a review of local laws every eight years in accordance with the LG Act.
5. The existing by-law relating to the *Establishment, Maintenance and Bush Fire Brigades 1991* requires updating, and replacement of the local law is recommended.
6. Several amendments to legislation relating to bush fire brigades, as well as guidelines from the Joint Standing Committee on Delegated Legislation (JSCDL) advising local laws should not duplicate provisions available in overarching legislation, warrant the replacement of the local law.
7. The objective of this approach is to not duplicate provisions that already exist in legislation and only address matters that must be dealt with as prescribed in section 43 of the BF Act.

**DETAILS AND ANALYSIS**

8. Section 43 of the BF Act states  
*"A local government which establishes a bush fire brigade shall by its local laws provide for the appointment or election of a captain, a first lieutenant, a second lieutenant, and such additional lieutenants as may be necessary as officers of the bush fire brigade and prescribe their respective duties."*
9. All other matters are dealt with under the BF Act.
10. Key changes to the existing by-law are:
  - a) Definitions included and consolidated into clause 1.4.
  - b) Duties of the Chief Bush Fire Control Officer described in clause 4.2.
  - c) Duties of the Captain and bush fire brigade officers described in clause 4.3.
11. The agenda and the minutes of the Ordinary Council meeting where the local law is considered are to include the purpose and effect of the proposed local law, as set out below:
 

**Purpose**  
 The purpose of this local law is to provide for the establishment, organisation and maintenance, administration, and funding of bush fire brigades in the City of Kalamunda.

**Effect**  
 The effect of this local law is that bush fire brigades will be organised and managed to comply with changes in the law and operational practice.
12. The draft local law reflects a more modern and contemporary approach, similar to that taken by a number of other local governments.
13. Once a local law is gazetted, it is referred to the Joint Standing Committee on Delegated Legislation (JSCDL) for consideration. Where the JSCDL finds that a local law is not consistent with its terms of reference, an amendment or repeal may be required. The draft proposed local law is also based on comparable local laws that have passed the scrutiny of the JSCDL.

**APPLICABLE LAW**

14. *Bush Fires Act 1954*  
*Local Government Act 1995 (section 3.12)*

**APPLICABLE POLICY**

15. Nil

**STAKEHOLDER ENGAGEMENT**

16. The City's Chief Bush Fire Control Officer and the Bush Fire Advisory Committee have been consulted and endorse the draft local law.
17. The local law-making process provides members of the public and government departments the opportunity to have their say on the proposed local law. The City is required to give local public notice stating that the City proposes to make a local law, the purpose and effect of which is summarised in the notice. Submissions about the proposed local law may be made and will be presented to Council for consideration following the prescribed public notice period.

**FINANCIAL CONSIDERATIONS**

18. The cost for advertising will be met from the current operating budget.

**SUSTAINABILITY**

19. This local law will enable bush fire brigades to manage and comply with changes in the law and operational practice. It supports resilient, compliant and well-coordinated emergency response efforts.

**RISK MANAGEMENT**

20.	<b>Risk:</b> The existing bylaw is outdated and no longer remains fit for purpose to the contemporary operation of Bush Fire Brigades		
	<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
	Moderate	Unlikely	Low
	<b>Action/Strategy</b>		
	Council endorses a new City of Kalamunda Bush Fire Brigade Local Law		

**CONCLUSION**

21. The draft local law offers a more modern and contemporary approach to establishing and maintaining bush fire brigades. The purpose of this local law is to provide for the establishment, organisation and maintenance, administration, and funding of bush fire brigades; and
22. The effect of this local law is that bush fire brigades will be organised and managed to comply with this local law.

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<b>Voting Requirements: Simple Majority</b>
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**RECOMMENDATION**

That Council:

1. In accordance with Section 3.12(3)(a) of the *Local Government Act 1995* GIVE local public notice stating that the City of Kalamunda proposes to make a Bush Fire Brigades Local Law 2025 as set out in Attachment 1.
2. NOTE the purpose and effect of the proposed local law:  
**Purpose**  
The purpose of this local law is to provide for the establishment, organisation and maintenance, administration, and funding of bush fire brigades in the City of Kalamunda.  
**Effect**  
The effect of this local law is that bush fire brigades in the City of Kalamunda will be organised and managed to comply with changes in the law and operational practice.

**10.4.2. Dog Park in Wattle Grove - Response to Petition**

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

A presentation on this report was provided by the Manager Community Health & Safety.

Council sought clarification in relation to matters raised within the report.

Council sought information in relation to the petition, which is a confidential attachment to this report.

Previous Items	
Directorate	Community Services
Business Unit	Community Health & Safety
File Reference	
Applicant	
Owner	
Attachments	1. CER - DEAMP 2023 - updated [10.4.2.1 - 85 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 (eg 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 2031***Priority 1: Kalamunda Cares and Interacts****Objective 1.2** - To provide a safe and healthy environment for community to enjoy.**Strategy - 1.2.1** Facilitate a safe community environment.**Strategy - 1.2.3** Provide high quality and accessible recreational and social spaces and facilities.**EXECUTIVE SUMMARY**

1. The purpose of this report is to provide a preliminary assessment on the need for an enclosed dog park in Wattle Grove, following a petition presented to Council in March 2025.
2. Wattle Grove currently has 588 registered dogs with one designated off-leash area located at The Promenade (Lot 888 Lenihan Corner), which is currently not fenced.
3. Community surveys conducted in 2021 and 2023 reflect growing demand for improved dog exercise areas across the City.
4. With 9,312 registered dogs City-wide, early findings support a need for investigation into additional secure and accessible dog parks throughout the City, with a clear prioritisation based on factors such as population, number of registered dogs, cost and community need.

**BACKGROUND**

5. The City of Kalamunda has 24 designated off-leash dog exercise areas, there are seven dog prohibited areas and two fenced dog parks.
6. In 2021, the City of Kalamunda conducted a community survey focusing on the management of dog exercise areas. The results indicated a growing demand for improved facilities throughout the City.

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7. A subsequent Community Engagement Summary Report conducted in 2023 revealed a notable increase in public support for fenced dog exercise areas, with 84% of respondents indicating a need for additional spaces – an increase from 51% in 2021.
8. At the Ordinary Council meeting held on 25 March 2025 a petition was presented requesting Council investigate the suitability of an enclosed dog park in Wattle Grove. The basis for the request is that Wattle Grove does not currently have an enclosed dog park, with dog owners have to drive to surrounding areas within the City.
9. Currently, Wattle Grove has one designated off-leash dog exercise area, which is not fenced, known as the Promenade, located at Lot 888 Lenihan Corner, bordered by St John Road and The Promenade.  
  
Enclosed dog parks provide a safe space for dogs to exercise and provide an opportunity for passive recreation and community interaction.
10. According to current records, there are 9,312 dogs registered within the City of Kalamunda, of these, the suburb of Wattle Grove accounts for approximately 6% or 588 registered dogs.

**DETAILS AND ANALYSIS**

11. The City of Kalamunda has 24 designated off-leash dog exercise areas one of which is in Wattle Grove.  
  
There are seven dog prohibited areas throughout the City and only two fenced dog parks detailed below:
  - **The Hales Dog Park**, located off Crimson Boulevard in Forrestfield (approximately 5.7 km from Wattle Grove) and
  - **Elmore Dog Park**, located off Elmore Way in High Wycombe (approximately 10 km from Wattle Grove)

12. An assessment of registered dogs per suburb within the City shows that two enclosed dog parks have been delivered within the suburbs with the highest number of registered dogs, those being Forrestfield and High Wycombe.

	Suburb	Registered Dogs
1	Forrestfield	1,887
2	High Wycombe	1,747
3	Lesmurdie	1,546
4	Kalamunda	1,313
5	Maida Vale	833
6	Gooseberry Hill	654
7	Wattle Grove	588
8	Walliston	185
9	Bickley	162
10	Carmel	134
11	Pickering Brook	107
12	Piesse Brook	40
13	Pauls Valley	32
14	Hacketts Gully	13
15	Reservoir	0
16	Other	71
	<b>Total</b>	<b>9,312</b>

13. While there is a potential case and demand for an enclosed dog park in Wattle Grove, the City has not undertaken a needs assessment to understand if those suburbs with higher numbers of registered dogs are in greater need of an enclosed dog park(s).
14. To ensure that the area's in greatest need are identified and a plan developed to address that need in an orderly and transparent manner, it is proposed to present to Council a report that considers and prioritises the delivery of enclosed dog parks to a consistent standard within the City.
15. In the meantime, the administration will work together with the Wattle Grove residents to identify and implement feasible interim solutions.

#### APPLICABLE LAW

17. *Local Government Act 1995*  
*The Dog Act 1976*

**APPLICABLE POLICY**

18. Nil

**STAKEHOLDER ENGAGEMENT**

19. The City of Kalamunda Dog Exercise Management Areas Plan Community Engagement 2021, 2023.
20. Confidential Attachment - The Petition of Electors of the City of Kalamunda

**FINANCIAL CONSIDERATIONS**

21. The most recent dog park project undertaken by the City was the Elmore Dog Park, which began in 2018 and was completed in 2021, with a total cost of around \$400,000.

**SUSTAINABILITY**

22. Facilities such as fenced dog exercise areas encourage responsible pet ownership, promotes healthy pets and pet owners and creates safer communities.

**RISK MANAGEMENT**

- 23.
- |  |                   |               |
|--|-------------------|---------------|
| <b>Risk:</b> The City fails to meet petitioner's expectations on response time   |                   |               |
| <b>Consequence</b>   | <b>Likelihood</b> | <b>Rating</b> |
| Moderate   | Possible          | Medium        |
| <b>Action/Strategy</b>   |                   |               |
| Clearly communicate the investigative and planning process, anticipated timeframes, and budgetary constraints by providing regular updates to Council and Community. |                   |               |
- 24.
- |   |                   |               |
|---|-------------------|---------------|
| <b>Risk:</b> The City fails to meet broader community need for enclosed dog parks based on areas of highest need. |                   |               |
| <b>Consequence</b>  | <b>Likelihood</b> | <b>Rating</b> |
| Moderate  | Almost Certain    | High          |
| <b>Action/Strategy</b>  |                   |               |
| Undertake a need analysis across the City and present a priority ranking with rationale to Council.               |                   |               |

**CONCLUSION**

25. A preliminary internal assessment highlights a current and growing demand across the City and the Wattle Grove community for improved and secure dog exercise facilities.
26. Currently, there is limited availability of enclosed dog parks within the City generally. To address this, a more strategic and evidence-based approach is required to guide future planning and investment.
27. It is proposed that the City undertakes an evaluation process to identify areas of greatest need, informed by factors such as the number of registered dogs per suburb, current access to off-leash and enclosed facilities, population growth projections and community feedback.
28. It is anticipated that a further report will be prepared and presented to Council that details
  - a. a priority assessment for the provision of enclosed dog parks within the City of Kalamunda.
  - b. standard of provision and probable cost for enclosed dog parks.
  - c. a recommended approach to program the install of additional enclosed dog parks within the City.

<b>Voting Requirements: Simple Majority</b>
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**RECOMMENDATION**

That Council REQUEST the Chief Executive Officer provide a report to Council by October 2025 on;

- a. A suburb-based priority ranking on the need for enclosed dog parks within the City.
- b. A standard of provision for enclosed dog parks within the City with an indicative costing.
- c. A recommended approach to program the install of enclosed dog parks within the City.

**10.5. Office of the CEO Reports****10.5.1. Elected Members Superannuation***Declaration of financial / conflict of interests to be recorded prior to dealing with each item.*

No presentation was provided on this report.

Previous Items	Nil
Directorate	Chief Executive Officer
Business Unit	Governance
File Reference	3.003073
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 (eg 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 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 2031***Priority 4: Kalamunda Leads****Objective 4.1** - To provide leadership through transparent governance.**Strategy 4.1.1** - Provide good governance.

**EXECUTIVE SUMMARY**

1. The purpose of this report is to consider payment of the Superannuation Contribution Guarantee to Elected Members following changes to the *Local Government Act 1995* (the Act). These changes introduced new provisions allowing local governments to resolve by absolute majority to make superannuation contributions to Elected Members from 1 February 2025.
2. This report recommends that Council approve payment of a superannuation contribution to all Elected Members commencing from 1 July 2025.

**BACKGROUND**

3. Until 1 February 2025, local governments had the ability to pay Elected Members a superannuation contribution if it was unanimously resolved by the Council to become an Eligible Governing Body under the Commonwealth *Taxation Administration Act 1953*. If that was resolved, it resulted in all Elected Members of that Council receiving the superannuation contribution with no ability to opt in or opt out.
4. Through reforms introduced by the Department of Local Government, Sport and Cultural Industries (the Department) a number of significant changes to the Act have been made. One of the changes has been the introduction of superannuation contribution payments for Elected Members.
5. The intent of this reform is to attract and retain Elected Members and encourage greater diversity across local governments. It acknowledges the significant dedication and investment of time that Elected Members commit to their role and helps to achieve greater alignment with the wider workforce.

**DETAILS AND ANALYSIS**

6. From 1 February 2025, local governments have the option to resolve by absolute majority to make Superannuation Guarantee Contributions (SGC) to Elected Members. The legislation provides that as of the 19 October 2025, it will be compulsory for all Band 1 and Band 2 local governments to pay their Elected Members the SGC.

7. SGC payments for Elected Members will be made in addition to the annual meeting attendance allowance and any other fees and allowances received in accordance with the Act and the relevant determination of the Salaries and Allowances Tribunal.
8. The rate of the SGC is currently 11.5% and will rise to 12% on 1 July 2025.
9. SGC payments are to be made at the same time as Elected Members receive their allowance. Superannuation is paid on 'remuneration' as defined in the Superannuation Guarantee Act. For the purposes of Elected Members, remuneration means the allowance for meeting attendance, the annual allowance for the Mayor and the annual allowance for the Deputy Mayor.
10. Individual Elected Members may 'opt out' of receiving SGC even when the Council has resolved to receive it.
11. Advice received indicates the SGC payment is not required to be made for the ICT Allowance or Travel Allowance as these payments are made in lieu of reimbursement of expenses.
12. In amending the Act, section 5.63 now includes that an interest does not need to be disclosed by Elected Members when the decision on payment of the SGC is being considered.
13. Elected Members may resolve to receive the SGC from an alternative commencement date to the one provided in the recommendation to this report.
14. Should Council approve the payment of the SGC, revisions will be made to the applicable policy (Governance 3 - Elected Members Entitlements, Travel and Professional Development) as the biennial review following the 2025 ordinary local government election.

**APPLICABLE LAW**

15. Sections 5.99B to 5.99E and Section 5.63

*Local Government Act 1995*

*Superannuation Guarantee (Administration) Act 1992 (Cth)*

**APPLICABLE POLICY**

16. Governance 3: Elected Members – Entitlements, Travel and Professional Development.



**STAKEHOLDER ENGAGEMENT**

17. Consultation with the sector has been conducted by the Department as part of the reforms to the Act. This change has been well received and some local governments have resolved to receive the SGC.
18. The City's Elected Members were informed of this amendment to the Act at a Strategy Session held on 15 April 2025.

**FINANCIAL CONSIDERATIONS**

19. There is no budget allocation for SGC Payments for the remainder of the 2024/2025 financial year.
20. The Salaries and Allowances Tribunal has made its 2025 Local Government Chief Executive Officers and Elected Members Determination for the 2025 / 2026 financial year.
21. Based on the current remuneration to Elected Members (including the Mayor and Deputy Mayor Allowances and Meeting Allowance in lieu of meeting fees, the total superannuation contribution payment for the 2025/2026 financial year would be \$39,807. This contribution will be included in the operating budget.

**SUSTAINABILITY**

22. N/A

**RISK MANAGEMENT**

23.
 

<b>Risk:</b> The City fails to budget for the Superannuation Guarantee Contribution		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Moderate	Unlikely	Low
<b>Action/Strategy</b>		
Administration will ensure there is sufficient budget for the Elected Members Superannuation Guarantee for the financial year with an ongoing budget allocation.		

24.	<b>Risk:</b> Community consider payment of the Superannuation Guarantee Contribution as a poor user of ratepayer funds.		
	<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
	Moderate	Possible	Medium
	<b>Action/Strategy</b>		
	Administration will manage any community response quickly with reference to the legislative requirement of the Act.		

**CONCLUSION**

25. Making SGC payments to Elected Members acknowledges their significant dedication and investment of time. It aims to attract and retain Elected Members, encouraging greater diversity on the Council.
26. The changes in local government legislation have resulted in SGC payments being mandatory from 19 October 2025 for Band 1 and Band 2 local government. Individual local governments can resolve to receive SGC payments prior to the 19 October 2025 and the recommendation indicates that these payments commence from 1 July 2025.

<b>Voting Requirements: Absolute Majority</b>
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**RECOMMENDATION**

That Council APPROVE, the payment of Superannuation Guarantee Contributions to Elected Members in accordance with section 5.99B(2) of the *Local Government Act 1995*, effective from the 1 July 2025.

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**11. Closure**

There being no further business, the Presiding Member declared the Meeting closed at 7:48pm.