



Public Agenda Briefing Forum

Notes

14 July 2026

INDEX

1. Official Opening.....	3
2. Attendance, Apologies and Leave of Absence	3
3. Declarations of Interest	4
4. Announcements by the Member Presiding Without Discussion	4
5. Public Question Time	4
6. Public Statement Time	4
7. Public Submissions Received in Writing	4
8. Petitions Received	4
9. Confidential Items Announced But Not Discussed	5
10. Reports to Council	6
10.1. Development Reports	6
10.1.1. Revocation of Local Planning Policy 3, Local Planning Policy 4 and Local Planning Policy 30 and Resolution not to proceed with Local Planning Policy 34	6
10.1.2. Pickering Brook Strategic Bushfire Management Plan	17
10.1.3. Amendment 119 to Local Planning Scheme No. 3 - Updates to Special Control Area 3 - Airport Noise Contours	27
10.2. Infrastructure Reports	42
10.2.1. RFT 2608 Provision of Gully Eduction Services - Award of Tender	42
10.2.2. RFT 2609 Fire Mitigation Services - Award of Tender	48
10.2.3. Building Asset Management Plan 2026-2030	54
10.3. Corporate Reports	61
10.4. Community Reports	61
10.5. Office of the CEO Reports	61
10.5.1. Proposed Rural and Urban Environment and Nuisance Local Law 2026	61
11. Closure	68

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 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

David Modolo

South West Ward

Mary Cannon

North West Ward

Sue Bilich

Lisa Cooper (*Presiding Member*)

North Ward

Kathy Ritchie

Josh Clark

Members of Staff

Chief Executive Officer

Anthony Vuleta – Chief Executive Officer

Executive Team

Amanda Widjaja – A/Director Infrastructure

Luke Ellis – Director Community

Nathan Ritchie – Director Development

Gary Ticehurst – Director Corporate

Management Team

Rhonda Bowman – Manager Governance

Chris Lodge – Manager Strategic Planning and Property

Pollyanne Fisher – Manager Asset Planning

Administration Team

Molly Rogers-Thomson - Executive Officer to the CEO

Members of the Public 4

Members of the Press Nil.

Apologies Cr John Giardina and Cr Brooke O'Donnell.

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 statements 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.

9. Confidential Items Announced But Not Discussed

- 9.1 Item 10.2.1. RFT 2608 Provision of Gully Education Services - Award of Tender – **Confidential Attachment** - RFT 2608 - Tender Evaluation Report and Price

Reason for Confidentiality: Information contained in a tender received by the local government for a contract to the extent that (i) the information is a tendered price; or (ii) a tendered methodology for calculating a price [Act s. 5.23(4)(c)]

- 9.2 Item 10.2.2. RFT 2609 Fire Mitigation Services - Award of Tender – **Confidential Attachment** - 1. RFT 2609 - Tender Evaluation Report and Price

Reason for Confidentiality: Information contained in a tender received by the local government for a contract to the extent that (i) the information is a tendered price; or (ii) tender methodology for calculating a price [Act s. 5.23(4)(c)]

10. Reports to Council**10.1. Development Reports****10.1.1. Revocation of Local Planning Policy 3, Local Planning Policy 4 and Local Planning Policy 30 and Resolution not to proceed with Local Planning Policy 34**

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

A presentation was provided by Chris Lodge, Manager Strategic Planning and Property.

Clarification was requested on the specific provisions within Local Planning Policies (LPP) 3 and 4 that are considered inconsistent with State Planning Policy 2.9 (SPP 2.9), seeking this information prior to the Ordinary Council Meeting (OCM) to confirm that the proposed changes remove duplication rather than reducing protections. Administration advised that more information identifying the relevant provisions could be provided before the 28 July OCM.

Concern was expressed that insufficient consideration had been given to the Middle Helena Catchment Strategy, noting that LPP 3 and LPP 4 were originally established to implement the strategy. The Councillor questioned whether replacing the local policies with the State Planning Policy would adequately address the strategy's objectives. Administration responded that SPP 2.9 carries greater statutory weight than the Local Planning Policies and has consolidated the relevant provisions into a contemporary framework. Administration also committed to providing further detail on the specific provisions prior to the 28 July OCM.

A Councillor sought confirmation that revoking LPP 30 would not weaken design standards for future development within the Kalamunda Town Centre. Administration confirmed that revoking LPP 30 would not reduce the applicable design standards, advising that the requirements contained within Appendix A are effectively a like-for-like replacement for those in the existing Local Planning Policy.

Questions were asked by Cr Josh Clark, Cr Kathy Ritchie, and Cr David Modolo.

Previous Items	OCM83/2016 OCM355/2021 OCM46/2022
Directorate	Development
Business Unit	Strategic Planning
File Reference	3.009297
Applicant	N/A
Owner	N/A
Attachments	1. ATTACHMENT 1. Local Planning Policy 3 [10.1.1.1 - 4 pages]

2. ATTACHMENT 2. Local Planning Policy 4 [10.1.1.2 - 5 pages]
3. ATTACHMENT 3. Local Planning Policy 30 [10.1.1.3 - 52 pages]
4. ATTACHMENT 4. Draft Local Planning Policy 34 [10.1.1.4 - 16 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
x 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 2: Kalamunda Clean and Green

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

Strategy 2.1.1 - Implementation of the Local Environment Strategy

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

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.

Strategy 4.1.2 - Build an effective and efficient service based organisation.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider the revocation of the following Local Planning Policies (LPPs) which have been superseded by current statutory planning frameworks and strategic planning documents. These Local Planning Policies are:
 - Local Planning Policy 3 (LPP3) – Effluent Disposal (Ancillary Accommodation in Middle Helena Catchment) (Attachment 1)
 - Local Planning Policy 4 (LPP4) – Effluent Disposal (Agri-tourist Development in Middle Helena Catchment) (Attachment 2)
 - Local Planning Policy 30 (LPP30) – Kalamunda Activity Centre Built Form Design Guidelines (Attachment 3)
 - Draft Local Planning Policy 34 (DRAFT LPP34) – Wetlands and Waterways (Attachment 4)
2. The revocation of LPP 3, LPP 4, LPP 30 and LPP 34 is recommended on the basis that their provisions have been superseded by the contemporary planning framework, including State Planning Policy 2.9 (for LPP3, LPP4 and DRAFT LPP34) and the Kalamunda Activity Centre Precinct Structure Plan (for LPP30).

BACKGROUND

3. This report considers the revocation of four Local Planning Policies (LPPs), being LPP3, LPP4, LPP30 and DRAFT LPP34. Where applicable, each policy is addressed under separate headings within the Details and Analysis section of this report to provide clarity and ease of reference.
4. This recommendation is consistent with the Approval Services Regulatory Improvement Program (ASRIP) and other planning improvements to the Local Planning Framework as it will contribute to improved legibility, streamlining policy to support development approval processes.

DETAILS AND ANALYSIS

Local Planning Policy 3 – Effluent Disposal (Ancillary Accommodation in Middle Helena Catchment) and Local Planning Policy 4 - Effluent Disposal (Agri-tourist Development in Middle Helena Catchment)

5. LPP3 and LPP4 were adopted by Council on 23 May 2016 (OCM83/2016) to provide guidance of effluent disposal systems within the Middle Helena Catchment Area, driven by an increasing interest in the development of ancillary accommodation and tourism activities in the rural localities of the hills orchard areas.
6. The policies implemented at the time (2016) were relevant in providing guidance for such developments within the Middle Helena Catchment area. While these policies were relevant at the time of their adoption and appropriately addressed water resource management issues as understood over a decade ago, there has since been much advancement and refinement in contemporary approaches to water management and the protection of water resources.
7. Justification for revocation of LPP3 and LPP4:
The provisions of LPP3 and LPP4 are now superseded by State Planning Policy 2.9 (SPP2.9), which was released in December 2025. The objectives and intent of SPP 2.9 are to:
 - Provide a statewide framework for integrating water resource management with land use planning and development decision-making.
 - Protect, conserve and manage surface water and groundwater resources, including those with environmental, social, cultural and economic values.
 - Ensure water considerations are addressed early and consistently across strategic planning, schemes, structure plans, subdivision and development assessment.
 - Apply a total water cycle approach, considering drinking water, wastewater, stormwater and groundwater as an integrated system.
 - Reduce water related risks to people, property, infrastructure and environments, including flooding, contamination and nutrient export.
 - Support water-sensitive, sustainable and climate-resilient development, recognising population growth and a drying climate.
 - Ensure development is aligned with local water availability, constraints and catchment conditions.
 - Provide clarity, consistency and efficiency by consolidating previous water related planning policies and guidelines into one streamlined framework.

8. While LPP3 and LPP4 state compliance with the requirements, their provisions do not exempt the applicant from meeting the requirements of other policy, legislation and/or regulation, nor guarantee approval of the proposal by the City of Kalamunda.
9. Any works within a watercourse/wetland area and/or public drinking water source area would be referred to relevant agencies for comment as part of an application, ensuring the requirements of SPP2.9 are appropriately addressed.
10. It is recommended these policies be revoked as the provisions are now addressed by SPP2.9. Revocation of these policies provides benefit to the City by ensuring all Local Planning documents reflect current planning measures and documentation.

Local Planning Policy 30 – Kalamunda Activity Centre Built Form Design Guidelines

11. LPP 30 was adopted by Council at on 24 May 2022 (OCM46/2022) as part of the draft Kalamunda Activity Centre Plan and supporting scheme amendment (AMD106). LPP 30 supported the local planning framework and provided due regard to design guidance and assessment framework for development within the town centre. At that time the Kalamunda Activity Centre Plan was being assessed by the Western Australian Planning Commission (WAPC) and was not approved.
12. On 9 May 2025 the WAPC approved the Kalamunda Activity Centre Precinct Structure Plan (KACPSP) - formerly Kalamunda Activity Centre Plan (KACP). The Built Form Design Guidelines (BFDG) formed part of the approved plan as Appendix A.
13. Justification for revocation of LPP30:
LPP30 duplicates Appendix A of the Kalamunda Activity Centre Precinct Structure Plan (KACPSP). LPP30 was adopted as an interim measure while the KACPSP was in draft and pending approval, to ensure development occurring in the interim within the KACPSP area aligned with the intended built form outcomes of the KACPSP.

Given the Built Form Design Guidelines are now part of the approved KACPSP, LPP 30 is redundant in its application and is no longer required for orderly and proper planning. The provisions contained in LPP 30 will be applied as part of the KACPSP.

As those provisions are now embedded within the adopted KACPSP, retention of a separate LPP results in duplication. It is therefore recommended LPP30 is revoked.

Draft Local Planning Policy 34 – Wetland and Waterways

14. DRAFT LPP34 was adopted by Council for the purposes of public advertising on 21 December 2021 (OCM355/2021) as a key strategic action identified in the City's Environmental Land Use Planning Strategy which was adopted on 23 July 2019.
15. DRAFT LPP34 was prepared to align with the (at the time) draft SPP2.9, and it was noted that any relevant policy criteria and guidance arising from the preparation of the new SPP 2.9 would inform the finalisation of DRAFT LPP34.
16. DRAFT LPP34 was not progressed to public advertising on the basis that advertising was intended to occur following the formal adoption of SPP 2.9, reflecting the intended alignment between these two policies.
17. Justification for not proceeding with DRAFT LPP34:
In December 2025, SPP2.9 and the associated guidelines were formally adopted. The formal adoption of SPP2.9 provides guidelines to ensure that planning and development considers water resource management and applies appropriate measures to protect water quality and quantity and deliver sustainable outcomes for both water resources and development. Section 6.1 of the Guidelines includes provisions for development within and around wetlands and waterways. As such, the draft provisions of LPP 34 have been made redundant by SPP 2.9 and the guidelines. On this basis, the report recommends DRAFT LPP34 is not be progressed.

APPLICABLE LAW

18. *Planning and Development (Local Planning Schemes) Regulations 2015* outlines the procedure for making a local planning policy including the timeframe for public advertising and adoption. These provisions are outlined below:
 - Schedule 2 Part 2 Clause 4(1)(b) - give notice of the proposed local planning policy to the Commission if, in the opinion of the local government, the policy is inconsistent with any State planning policy
 - Schedule 2, Part 2 Clause 4(3) - review submissions and resolve to proceed with/without modifications or not proceed with the local planning policy
 - Schedule 2, Part 3, Clause 6 – Revocation of a local planning policy

19. Council can revoke a Local Planning Policy by a notice of revocation prepared and published on the website of the local government. Pursuant to Schedule 2 Part 3 Clause 6(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
20. Pursuant to Schedule 2, Part 3, Division 2, Clause 3(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies. Given these LPP3, LPP4 and DRAFT LPP34 contain provisions inconsistent with SPP2.9, or otherwise duplicate information in SPP2.9, their retention or progression is not considered warranted on sound town planning principles, strategic and/or operational considerations in relation to the matters to which the policies apply.

APPLICABLE POLICY

State Planning Policy 2.9 – Water (SPP2.9)

21. SPP2.9 ensures that planning and development considers all water matters and delivers the outcomes addressed within the policy. The objectives of SPP2.9 and the guidelines will ensure that any planning and development within or in proximity to a water body will consider its environmental impacts, and covers all objectives specified in LPP3, LPP4 and DRAFT LPP34.
22. The provisions in these local planning policies which vary those in SPP2.9 arise from outdated advice and do not reflect current policy and advice. As a current State Planning Policy, SPP 2.9 carries greater weight as a planning instrument in decision making than older local planning policies, particularly where matters of consistency arise.

Kalamunda Activity Centre Precinct Structure Plan (KACPSP)

23. The built form design guidelines are now contained within the approved KACPSP and therefore continue to have effect through the endorsed framework. As such, the relevant policies and development requirements remain addressed, and revocation of LPP30 does not diminish the operative policy framework of the Structure Plan.

STAKEHOLDER ENGAGEMENT

24. Pursuant to Schedule 2 Part 2 Clause 6(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a local planning policy may be

revoked by a notice of revocation prepared by the local government; and published by the local government.

25. Should Council resolve to revoke LPP3, LPP4 and LPP30 and not proceed with DRAFT LPP34, the City will publish a notification on the website, to provide an update on the status of the policies.

FINANCIAL CONSIDERATIONS

26. There are limited financial implications anticipated with the revocation of the policies, any costs incurred will be met within existing budgets.
- The revocation of LPP3 and LPP4 removes duplication through SPP2.9 and may reduce ongoing administrative burden by avoiding the need to maintain and review overlapping policy provisions.
 - Revocation of LPP30 removes a duplicative framework (KACPSP) and may reduce ongoing administrative burden by avoiding the need to maintain and review overlapping provisions, particularly if future amendments are made to the KACPSP, including Appendix A.

SUSTAINABILITY

27. Social
Removing overlapping (LPP30) or potentially inconsistent policy controls (LPP3, LPP4 and DRAFT LPP34) can improve clarity and certainty for landowners and investors while reducing potential confusion arising from overlapping or inconsistent policy provisions. It also supports development decision-making.
28. Economic
A consistent suite of planning policies which are not contrary to state planning frameworks or a Precinct Structure Plan ensures that the City avoids duplication in advice regarding approval pathways and may reduce compliance costs, timeframes and uncertainty for proponents. Removing overlapping or potentially inconsistent policy controls by choosing not to progress with DRAFT LPP34 and revoking the other policies can improve clarity and certainty for landowners and investors, supporting development decision-making.
29. Environmental
Applying the provisions of SPP2.9 will allow water quality, groundwater, surface water and water-dependent ecosystems to be protected more effectively by the City, without overlapping, inconsistent or outdated policy controls. This approach leads to stronger and more consistent

environmental outcomes because planning decisions are guided by the latest State policies and standards for sustainable water management.

RISK MANAGEMENT

- 30.
- | | | |
|--|-------------------|---------------|
| Risk: Perception that revoking LPP3 and LPP4 and not progressing with DRAFT LPP34 reduces environmental protection. | | |
| Consequence | Likelihood | Rating |
| Moderate | Low | Medium |
| Action/Strategy | | |
| Clearly communicate that revocation removes duplication and inconsistencies with SPP 2.9, not safeguards. Resolution to revoke LPP3 and LPP4 and to not proceed with DRAFT LPP34 removes duplication and inconsistencies, ensuring environmental protection outcomes are maintained and applied consistently across the City in accordance with appropriate legislation (SPP 2.9). | | |
- 31.
- | | | |
|--|-------------------|---------------|
| Risk: If LPP3 and LPP4 were retained and DRAFT LPP34 was to progress, duplication and misalignment of information between these policies and SPP2.9 and KACPSP may create inconsistent interpretation and development expectations. | | |
| Consequence | Likelihood | Rating |
| Moderate | Possible | Medium |
| Action/Strategy | | |
| Resolve not to proceed with DRAFT LPP34 and revoke LPP3, LPP 4 and LPP30 to rely on a single policy framework, being SPP2.9 or KACPSP. | | |
- 32.
- | | | |
|---|-------------------|---------------|
| Risk: If LPP3 and LPP4 were retained, governance risks may arise as conflicting policy provisions could be relied upon or scrutinised in State Administrative Tribunal proceedings | | |
| Consequence | Likelihood | Rating |
| Significant | Likely | High |
| Action/Strategy | | |
| Resolve to revoke LPP3 and LPP 4. | | |
- 33.
- | | | |
|--|-------------------|---------------|
| Risk: Revocation of LPP30 may give rise to a perception among stakeholders that the Built Form Design Guidelines no longer apply within the KACPSP. | | |
| Consequence | Likelihood | Rating |
| Moderate | Possible | Low |
| Action/Strategy | | |

Clearly communicate that revocation of LPP30 removed duplication and that the Built Form Design Guidelines continue to apply through Appendix A of the KACPSP.

CONCLUSION

34. The removal of the outdated policies will streamline the City's policy suite, reduce confusion for residents/applicants, and ensure clear alignment with current State and local planning instruments. It will also provide greater certainty and consistency in decision making under the latest planning legislation.

Local Planning Policy 3 and Local Planning Policy 4

35. The recommended resolution to revoke these policies will still ensure essential protection measures and wastewater management principles are applied to developments within a Water Catchment Area by application of SPP2.9 controls.
36. Retention of LPP3 and LPP4 may create governance and procedural risk for the City, as conflicting policy provisions could be relied upon or scrutinised in State Administrative Tribunal proceedings, potentially complicating or undermining the City's planning position.

Local Planning Policy 30

37. Revocation of LPP30 is not expected to result in any adverse impacts, as the relevant built form provisions are now incorporated Appendix A of the KACPSP.
38. As those provisions are now embedded within the adopted KACPSP, retention of a separate LPP would result in unnecessary duplication.

Draft Local Planning Policy 34

39. The recommended resolution to not progress will ensure essential protection measures are applied to developments within a water body by application of SPP2.9 controls.
40. Progressing with DRAFT LPP34 may result in the unnecessary duplication of information between DRAFT LPP34 and SPP2.9.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

1. REVOKE Local Planning Policy 3 – Effluent Disposal (Ancillary Accommodation in Middle Helena Catchment) as outlined in Attachment 1, Pursuant to Schedule 2, Part 3, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. REVOKE Local Planning Policy 4 – Effluent Disposal (Agri-tourist Development in Middle Helena Catchment) as outlined in Attachment 2, Pursuant to Schedule 2, Part 3, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. REVOKE Local Planning Policy 30 – Kalamunda Activity Centre Built Form Design Guidelines as outlined in Attachment 3, Pursuant to Schedule 2, Part 3, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
4. RESOLVE NOT TO PROCEED with Local Planning Policy 34 - Wetlands and Waterways as outlined in Attachment 4, Pursuant to Schedule 2 Part 2 Clause 4(3)(b)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
5. REQUEST the Chief Executive Officer to publish notification of the revocation of LPP3, LPP4 and LPP30, and not to proceed with DRAFT LPP34, with the notification to be published on the City of Kalamunda's website.

10.1.2. Pickering Brook Strategic Bushfire Management Plan

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

A presentation was provided by Chris Lodge, Manager Strategic Planning and Property.

Acknowledgement of the need to balance bushfire risk with the long-term sustainability of the affected rural community. Update sought on the likely positions of the Department of Fire and Emergency Services (DFES) and the Department of Planning, Lands and Heritage (DPLH) regarding the Strategic Bushfire Management Plan.

Administration advised that no indication of the State agencies' position could be provided, as this may prejudice future decisions of the Western Australian Planning Commission (WAPC) or the Minister. It was noted that the six-month timeframe established in January is not a fixed deadline, and while no decision is expected by the end of that period, Administration advised that constructive collaboration with State agencies has been stronger than previously experienced. The focus remains on developing a practical and policy-compliant outcome that appropriately addresses the identified bushfire risks.

In response to a question regarding whether the WAPC could grant additional time, Administration advised that any extension would be at the Commission's discretion and could involve a further report and additional representations from the City.

Question was asked as to whether comments from DFES and DPLH on the draft Strategic BMP would be provided to Council before the 28 July OCM. Administration committed to providing those comments. Clarification was sought on whether the scenario-based bushfire modelling referenced in the report had been completed. Administration took the specific question on notice but confirmed that road access and emergency evacuation modelling had commenced.

A query was made on the proposed delegation of authority to the CEO to amend the Strategic BMP, seeking clarification on whether the delegation would be limited to minor or technical amendments or could include material changes. Administration advised that the draft policy does not currently specify this distinction and would rely on the CEO's judgement but undertook to consider providing further guidance on when matters should be referred to Council.

Clarification sought regarding the funding for preparation of a Bushfire Risk Management Plan, noting that the recommended \$60,000 allocation was not included in the adopted budget. Administration confirmed that any expenditure of that scale would require a future budget amendment to be considered by Council. It was further explained that the work would be programmed as part of the broader implementation of the relevant bushfire strategy in consultation with the State Government working group before being brought back to Council through the budget process.

Questions were asked by Cr David Modolo and Cr Josh Clark.

Previous Items	OCM 37/2021; OCM 2025/155
Directorate	Development
Business Unit	Strategic Planning and Property
File Reference	PG-STU-034
Applicant	N/A
Owner	Various
Attachments	1. Draft Council Policy - Pickering Brook Strategic BMP (PAB) [10.1.2.1 - 3 pages] 2. Pickering Brook Strategic BMP (30 June 2026) [10.1.2.2 - 103 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
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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.

Priority 3: Kalamunda Develops

Objective 3.4 - To be recognised as a preferred tourism destination.

Strategy 3.4.1 - Facilitate, support and promote, activities and places to visit.

Strategy 3.4.2 - Advocate and facilitate Agri Tourism opportunities for rural properties to flourish.

Priority 4: Kalamunda Leads

Objective 4.1 - To provide leadership through transparent governance.

Strategy 4.1.1 - Provide good governance.

EXECUTIVE SUMMARY

1. The City has prepared a Strategic Bushfire Management Plan (Strategic BMP) for Pickering Brook (Attachment 2) to support consideration of the proposed Metropolitan Region Scheme (MRS) amendment and associated rezoning from Rural to Urban. The Strategic BMP identifies the locality-scale bushfire risk profile, cumulative risk considerations, and priority mitigation measures required to support safe and coordinated future development of the area.
2. To support implementation of the Strategic BMP, a Draft Council Policy (Attachment 1) has been prepared to provide a framework for ensuring the recommendations of the Strategic BMP are consistently applied through future planning, subdivision, development assessment, and City-led planning and investment decisions. The policy also provides a mechanism to integrate bushfire risk considerations into long-term City planning and budgeting processes.
3. In addition, it is recommended that the City progress a locality-based Bushfire Risk Management Plan (BRMP) for Pickering Brook. This would provide a coordinated, multi-stakeholder framework for implementing landscape-scale mitigation measures identified in the Strategic BMP, including the development of an asset risk register, treatment priorities, and implementation scheduling.
4. Together, the Strategic BMP, draft policy, and proposed BRMP establish a staged and coordinated approach to managing bushfire risk in Pickering Brook, while strengthening the strategic basis for the proposed MRS amendment.
5. It is recommended that Council:
 - **Adopt** Draft Council Policy – Strategic Bushfire Management Plan for Pickering Brook (Attachment 1);

- **Note** the Strategic Bushfire Management Plan (BMP) for Pickering Brook (Attachment 2); and
- **Request** the progression of a Bushfire Risk Management Plan for the Pickering Brook locality, including allocation of funding to undertake the work.

BACKGROUND

6. Upon the Western Australian Planning Commission (WAPC) endorsement of the City's current Local Planning Strategy in 2013, the City prepared a Metropolitan Region Scheme (MRS) amendment to rezone approximately 90 ha of Rural zoned land adjoining the existing Pickering Brook townsite, to Urban. The proposed rezoning would facilitate expansion of the existing townsite, providing the basis for a more viable and sustainable community through improved serviceability, more efficient provision of infrastructure and services, and enhanced social outcomes including strengthened community cohesion and access to local services and amenities. The WAPC refused to initiate the proposed amendment at its meeting of 25 October 2017.
7. In 2018, a State Government Taskforce was established to plan for the future of the orcharding region from Paulls Valley in the north, to Roleystone in the south. A multi-agency working group, led by the Department of Planning, Lands and Heritage (DPLH), undertook community consultation and technical research to identify key opportunities for ensuring the region's long-term prosperity and protecting its environmental, landscape and agricultural values. The working group's recommendations are presented in a two-part report – Pickering Brook and Surrounds Sustainability and Tourism Strategy (Sustainability Report). Part 1, published in November 2020, focuses on the Pickering Brook townsite, with the key recommendation being a 14 ha expansion of the existing townsite.
8. In 2021, the City submitted an amendment to the Metropolitan Region Scheme (MRS) (Amendment), progressing the Taskforce's 14 ha townsite expansion recommendation. Supporting documentation to the Amendment included a thorough Bushfire Management Plan (BMP) dated April 2020.
9. As a secondary recommendation of Part 1 of the Sustainability Report, DPLH undertook a peer review of the 2020 BMP (2021 Peer Review).
10. At its 28 January 2026 meeting, the WAPC deferred consideration of the proposed amendment for 6 months, pending additional information being submitted by the City that responds to bushfire and onsite effluent disposal concerns raised by State agencies and the 2021 Peer Review.

DETAILS AND ANALYSIS

Strategic Bushfire Management Plan (BMP) for Pickering Brook

11. In response to the concerns raised by the WAPC at their 28 January 2026 meeting, the City commissioned a comprehensive update to the 2020 BMP (Attachment 2 – Strategic BMP for Pickering Brook).
12. The Strategic BMP has been prepared in accordance with the updated State Planning Policy 3.7 Bushfire (SPP 3.7) (2024) and Planning for Bushfire Guidelines, incorporating the Outcomes-Based Approach (OBA) now required for proposals within a Broader Landscape Type B. The Strategic BMP:
 - Acknowledges the extreme bushfire risk presented by the broader landscape;
 - Provides a more detailed strategic assessment of bushfire hazards;
 - Includes dedicated bushfire evacuation scenarios, supported by traffic modelling;
 - Removes reliance on a public bushfire shelter recommended under the 2020 BMP;
 - Demonstrates compliance with the bushfire protection criteria for siting, access and water supply; and
 - Identifies a comprehensive package of mitigation measures including road upgrades, strategic water supply, hazard separation, community education and future bushfire management planning.

Council Policy

13. At this early stage of the planning process, technical information such as the Strategic BMP is prepared to inform the WAPC's consideration of the proposed amendment. The Strategic BMP helps demonstrate whether the proposed change in zoning from Rural to Urban can achieve an appropriate and safe land use outcome.
14. Without an implementation framework, there are limited mechanisms to carry the BMP's locality-scale recommendations through to structure planning, subdivision and development. This includes measures that manage cumulative bushfire risk across the future urban area.
15. There is also no existing mechanism to link the City's future service/infrastructure planning and budgeting to the BMP's recommendations.
16. To address this gap, the Council policy has been drafted to support implementation of the Strategic BMP (Attachment 1: Draft Council Policy). The draft policy provides a clear framework for applying the BMP's recommendations through both private development and City-led planning and investment. It ensures the locality-scale bushfire measures identified through the MRS amendment continue to inform future decisions. This

provides a clear pathway for implementing the BMP over time, strengthens the management of cumulative bushfire risk, and reinforces the strategic case for the proposed MRS amendment.

17. The draft policy requires future planning proposals within the Pickering Brook Strategic BMP area to demonstrate consistency with the Plan's recommendations, development assumptions and cumulative bushfire risk settings. It also provides for alternative solutions where proponents can demonstrate that the strategic intent of the Plan will continue to be achieved and cumulative bushfire risk will not be adversely affected. Where appropriate, the Plan may be updated to reflect approved variations, ensuring it remains an accurate and coordinated strategic framework.
18. Respectively, the draft policy also provides for integration of the Strategic BMP with the City's future service/infrastructure planning and budgeting processes. This will help coordinate the delivery of public works and risk mitigation measures alongside private development. Importantly, while the policy helps integrate the Strategic BMP with City investment, it does not commit the City to funding or delivering individual recommendations.
19. In addition, the draft policy establishes a governance framework for reviewing, updating and approving the Strategic BMP over time. It provides for the Plan to be reviewed where circumstances materially change, requires any amendments to be prepared by appropriately qualified practitioners, and sets out the City's review and approval process before amendments become part of the publicly available Plan.

Future Bushfire Risk Management Plan (BRMP) for Pickering Brook

20. The Strategic BMP identifies a range of landscape-scale bushfire risk mitigation measures that extend beyond the planning and development process. Many of these measures would benefit by complementary risk management by existing landowners, land managers and public authorities over an extended period. Accordingly, it is recommended that the City prepare a Bushfire Risk Management Plan (BRMP) for the Pickering Brook locality to build on the existing Bushfire Risk Management Planning framework established by the State Government, for comprehensive implementation these measures.
21. Prepared to support the proposed MRS amendment, the Strategic BMP provides a strong technical foundation for a locality-based BRMP. It has already identified the strategic bushfire risk profile, assessed cumulative risk across the future urban area, and recommended priority mitigation measures and infrastructure improvements. A BRMP would build on this work by engaging relevant stakeholders, coordinating actions across land tenures,

establishing implementation priorities, and monitoring delivery of agreed treatments over time.

22. Preparation of a BRMP would support a coordinated, multi-Stakeholder approach to managing bushfire risk across the locality, recognising that effective risk reduction extends beyond the planning system. It would facilitate collaboration between the City, public authorities, emergency services, private landowners and other stakeholders to deliver landscape-scale risk mitigation measures. The BRMP will strengthen the City's ability to prioritise future investment, coordinate external funding opportunities and demonstrate a strategic, evidence-based approach to bushfire risk management within Pickering Brook.
23. The City has an existing Bushfire Risk Management Plan (BRMP) that provides a strategic framework for managing bushfire risk across the entire local government area. A locality-specific BRMP for Pickering Brook would complement, rather than replace, the City's BRMP by providing a more detailed assessment of bushfire risk within the locality. Informed by the Strategic BMP, it would include a comprehensive asset risk register, identify and prioritise treatment strategies, establish an implementation schedule, allocate responsibilities across relevant stakeholders, and support the coordinated delivery and ongoing review of landscape-scale bushfire risk mitigation measures.

APPLICABLE LAW

24. *Local Government Act 1995*
25. *Planning and Development Act 2005*

APPLICABLE POLICY

26. State Planning Policy 3.7 – Bushfire (SPP 3.7)
SPP 3.7 is the key guiding document informing the requirements for the Strategic BMP. SPP 3.7 seeks to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level.

STAKEHOLDER ENGAGEMENT

27. The Pickering Brook and Surrounds Sustainability and Tourism Strategy (Sustainability Strategy) was prepared by a multi-agency working group and informed by community consultation undertaken in 2019. The outcomes of that consultation showed strong community support for carefully managed

growth in the area, which is reflected in the Sustainability Strategy's recommendation for a modest expansion of the townsite.

28. The Strategic BMP and Draft Policy presented in this report are tools to support implementation of that recommendation.
29. The City has been liaising with the Department of Fire and Emergency Services (DFES) and the Department of Planning, Lands and Heritage (DPLH) to inform the scope, approach and content of the Strategic BMP. Both departments were provided a copy of the draft Strategic BMP on 19 June 2026 and requested to provide comments by no later than 14 July 2026.
30. The City has also established a dedicated project page for the Sustainability Strategy on its Engage Kalamunda online engagement platform. The page provides accessible and comprehensive information to the public about the purpose, development and implementation of the Sustainability Strategy. The City will continue to update the page as progress is made towards implementation of the Sustainability Strategy.
31. Upon publication of this report, notification of the report and details of how to make a deputation to Council will be provided:
 - On the City's website and dedicated project page
 - To landowners directly impacted by the proposed MRS amendment
32. Following Council's 14 July 2026 Public Agenda Briefing, and the receipt of any comments on the draft Strategic BMP from the referred State agencies, the draft Strategic BMP and Council Policy will be updated as necessary and included in the agenda for the 28 July 2026 Ordinary Council Meeting.

FINANCIAL CONSIDERATIONS

33. To date, the City's records indicate an investment towards progressing expansion of the Pickering Brook townsite of approximately \$200,000 (excluding GST). This includes approximately \$54,000 costs associated with the preparation of the Strategic BMP. This figure does not include staff costs or work to progress planning and design of the proposed Pickering Brook Fire Station.
34. The preparation of a Bushfire Risk Management Plan (BRMP) for the Pickering Brook locality is estimated to cost in the order of \$60,000 (excluding GST), subject to final scope confirmation and a competitive quotation process. This cost is not currently included in the City's adopted budget and would therefore require consideration for funding as part of budget reviews or reallocation within existing budget allocations.

SUSTAINABILITY

35. The draft Strategic BMP, draft Council policy and propose BRMP support sustainable environmental, social, economic and governance outcomes by promoting a coordinated, landscape-scale approach to bushfire risk management. They help protect environmental values, improve community safety and resilience, support the efficient prioritisation of mitigation investment and external funding opportunities, and strengthen governance through a consistent, evidence-based framework for planning, development and coordinated implementation across multiple land managers and stakeholders.

RISK MANAGEMENT

- 36.
- | | | |
|---|-------------------|---------------|
| Risk: Proposed MRS amendment to re-zone land from Rural to Urban in Pickering Brook is not initiated | | |
| The WAPC may determine that the proposed MRS amendment does not provide sufficient confidence that bushfire risk can be appropriately managed over the long term. | | |
| Consequence | Likelihood | Rating |
| Moderate | Possible | Medium |
| Action/Strategy | | |
| Strengthen the basis for the proposed amendment and support its consideration by the WAPC by adopting the draft Council policy and approving preparation of a Bushfire Risk Management Plan for the locality of Pickering Brook. | | |
| The updated Strategic BMP, supported by the draft Council policy and the proposed preparation of a locality-based Bushfire Risk Management Plan, demonstrates a clear and coordinated pathway for implementing landscape-scale bushfire risk mitigation beyond the amendment stage. | | |

CONCLUSION

37. The Strategic Bushfire Management Plan for Pickering Brook provides a robust technical basis for understanding and managing bushfire risk at a locality scale in support of the proposed Metropolitan Region Scheme amendment. It identifies key risk considerations, cumulative impacts and priority mitigation measures required to support safe and sustainable future development.
38. To ensure these outcomes are effectively carried through subsequent planning stages, the draft Council policy has been prepared to provide an implementation framework across planning, development and City decision-making processes. In addition, it is recommended that the City progress a locality-based Bushfire Risk Management Plan to support

coordinated, multi-stakeholder delivery of landscape-scale mitigation measures over time.

39. Together, these initiatives establish a clear and structured approach to managing bushfire risk in Pickering Brook, strengthening the strategic basis for the proposed MRS amendment and supporting long-term resilience across the locality.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

1. **ADOPT** Draft Council Policy – Strategic Bushfire Management Plan for Pickering Brook (Attachment 1)
2. **NOTE** the Strategic Bushfire Management Plan (BMP) for Pickering Brook (Attachment 2)
3. **REQUEST** the Chief Executive Officer to program the preparation of a Bushfire Risk Management Plan for the Pickering Brook locality as part of the City's implementation of the Pickering Brook and Surrounds Sustainability and Tourism Strategy.

10.1.3. Amendment 119 to Local Planning Scheme No. 3 - Updates to Special Control Area 3 - Airport Noise Contours

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

A presentation was provided by Chris Lodge, Manager Strategic Planning and Property.

Concerns were raised that the report focused on the impacts of increased aircraft noise within the Hatch Court precinct without acknowledging the potential effects on nearby residential areas, including Stirling Crescent and future development within Jacaranda Springs. It was suggested the report should reference these areas where future planning may also be affected by aircraft noise. Administration acknowledged the concern and undertook to include additional commentary regarding the potential impacts on Stirling Crescent in the report prior to the 28 July OCM.

Additional analysis was undertaken since the matter was previously considered, including comparative mapping, property counts and locality analysis. Query on whether the findings, which identified an increased impact on approximately 275 additional properties and Wattle Grove Primary School, were inconsistent with the recommendation that the amendment would not result in significant environmental, social, economic or governance impacts. Administration clarified that the amendment remained administrative in nature, with the recommendation relating to the function of the planning scheme amendment rather than the impacts of aircraft noise itself. It was explained that the aircraft noise impacts arise from the Perth Airport development process under Commonwealth legislation and would occur regardless of whether the amendment proceeds. Administration advised that the amendment is therefore still appropriately classified as a standard amendment and noted that community representations regarding flight paths are more appropriately directed to Perth Airport and Airservices Australia.

It was asked whether the City could formally write to Airservices Australia and Perth Airport to request aircraft noise monitoring data and provide Council with the response. Administration confirmed that the City is preparing a submission to Airservices Australia and that a request for the monitoring information would be included.

Questions were asked by Cr Kathy Ritchie and Cr Josh Clark.

Previous Items	OCM2026/47
Directorate	Development
Business Unit	Strategic Planning and Property
File Reference	PG-LPS-003/119
Applicant	N/A
Owner	N/A
Attachments	Scheme Amendment Report

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 4: Kalamunda Leads

Objective 4.1 *To provide leadership through transparent governance.*

Strategy 4.1.1 *to provide good governance.*

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to re-consider whether to proceed with Amendment 119 (A119) to Local Planning Scheme 3 (LPS3) for the purpose of public advertising.
2. A119 proposes to amend LPS3 to modify the Scheme Maps to reflect updated Aircraft Noise Exposure Forecast (ANEF) contours as per Perth Airport Draft Masterplan 2026.
3. It is recommended that Council resolve to proceed with A119 to LPS3 for the purposes of public advertising.

BACKGROUND

4. At the Ordinary Council Meeting of May 2026, through an alternate motion, Council resolved to:
 1. **DEFER** consideration of Amendment 119 to Local Planning Scheme No. 3 until a further report is presented to Council addressing the matters set out in Item 2 below.

2. **REQUEST** the Chief Executive Officer to prepare a further report addressing:
- the proposed consultation process for affected residents and landowners in High Wycombe, Wattle Grove and Forrestfield;
 - the preparation of plain-English explanatory material showing the practical difference between the 2020 and 2026 ANEF contours;
 - whether supplementary aircraft noise information can be provided to residents, including N-contours, flight frequency information, expected time-of-day impacts, flight path information and available noise monitoring data;
 - whether the City should formally advocate to Airservices Australia and Perth Airport for permanent or short-term aircraft noise monitoring in High Wycombe, including in the vicinity of Ollie Worrell Reserve;
 - whether it is premature for the City to rely on reduced ANEF impacts in parts of High Wycombe as a basis for considering increased residential density before further community consultation and supplementary aircraft noise information is available; and
 - any implications of the updated ANEF contours for future planning, subdivision, development assessment, residential density and title notifications within affected areas.

ADDRESSING THE RESOLUTION FROM MAY 2026 OCM

5. As requested at the May 2026 OCM, the City's Administration can provide the following responses to the resolution:

Request for further information at 26 May OCM	Additional information
a. the proposed consultation process for affected residents and landowners in High Wycombe, Wattle Grove and Forrestfield;	A draft advertising letter has been included as attachment 4 to this report. Consultation will include direct notification to affected landowners and occupiers, publication of information on the City's website (Engage), and availability of supporting documentation explaining the purpose of the amendment, the changes between

	the 2020 and 2026 ANEF contours, and the implications of the amendment. The draft wording for the Engage page is also include as attachment x to this report.
b. the preparation of plain-English explanatory material showing the practical difference between the 2020 and 2026 ANEF contours;	The draft advertising material which will be uploaded to the City's Engage website contains simplified details about the changes between the 2020 and 2026 ANEF contours and how these impact properties. The website will contain plain phrasing with details about the changes between the 2020 and 2026 ANEF contours and how these impact properties, including additional resources.
c. whether supplementary aircraft noise information can be provided to residents, including N-contours, flight frequency information, expected time-of-day impacts, flight path information and available noise monitoring data;	Perth Airport models a supplementary metric called the n-contours, or 'noise above.' The output of this metric is a specific number of aircraft noise events over a certain decibel level. The two metrics modelled are the N65 daytime (i.e. number of noise events above 65 decibels between 6am and 11pm) and the N60 night-time (number of noise events above 60 decibels between 11pm and 6am). These contours are available on Perth Airport's website. The Perth Airport Aircraft Noise Portal is publicly available for the community to learn about aircraft noise impacts for their property now, and into the future. Perth Airport traditionally experiences 3 peak traffic periods for flights: early to mid-morning,

	mid-afternoon to early evening, and late night to midnight. The community can view live flightpath information through flightradar24. Airservices collects noise data from 6 monitoring locations surrounding Perth Airport. More information is viewable from their 'Aircraft in your Neighbourhood' website. All of this information and resources will be available on the City's Engage page during the advertising period.
d. whether the City should formally advocate to Airservices Australia and Perth Airport for permanent or short-term aircraft noise monitoring in High Wycombe, including in the vicinity of Ollie Worrell Reserve;	The City will advocate for additional aircraft noise monitoring via Perth Airport Coordination Forum Meetings.
e. whether it is premature for the City to rely on reduced ANEF impacts in parts of High Wycombe as a basis for considering increased residential density before further community consultation and supplementary aircraft noise information is available; and	The ANEF is adopted under State Planning Policy 5.1 – Land use Planning in the Vicinity of Perth Airport (SPP 5.1) and is in force at the time of Airservices Australia endorsement (in this case, 22 September 2025). The current ANEF must be considered by decisions-makers when determining proposals (development and subdivision) located in the vicinity of Perth Airport. To protect and inform future occupants from the impacts of aircraft noise, as outlined in SPP
f. any implications of the updated ANEF contours for future planning, subdivision, development assessment, residential density and title notifications within affected areas.	

	5.1, measures can include limiting residential densities, controlling noise-sensitive land uses, notices on Titles and building insulation. As such, it is considered reasonable to rely on reduced ANEF impacts in parts of High Wycombe as a basis for considering increased residential density. It should be noted that this amendment does not represent a decision to proceed with any changes regarding residential density. This would be considered through the City's Local Planning Strategy and Scheme. Further, this information will be public available on Engage (the City's website) during the advertising period.
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DETAILS AND ANALYSIS

6. A119 is contained as Attachment 1, proposing to update the Scheme Maps to reflect the updated noise contours in the City of Kalamunda.
7. The ANEF system is the nationally recognised framework used to measure and forecast aircraft noise exposure around airports and aerodromes. ANEF contours are maps that show the expected level of aircraft noise around an airport over time. They are used by planning authorities to help guide land use and development in areas affected by aircraft noise.
8. ANEF refers to Australian Noise Exposure Forecast – as endorsed by Airservices Australia and as amended from time to time. The ANEF is a cumulative measure of aircraft noise exposure that takes into account the following features of aircraft noise:
 - the intensity, duration, tonal content and spectrum of audible frequencies of the noise from aircraft take offs, approaches to landing, and reverse thrust after landing;

- the forecast frequency of aircraft types and movements on the various flight paths; and
 - the average daily distribution of aircraft arrivals and departures in both daytime and night time. (Daytime is defined as being between the hours of 7.00am and 7.00pm)
9. ANEF level refers to the level of noise exposure forecast under the ANEF. Noise exposure contours are illustrated at intervals of five ANEF units, beginning at 20 ANEF and ranging up to 40 ANEF, with 40 being closest to the airport.
10. The ANEF contours associated with the Draft Master Plan 2026 have now been endorsed by Airservices Australia. The updated ANEF contours 2026 differ from the existing ANEF contours 2020.
11. The City has prepared A119 maps to amend the LPS3 Maps 01, 02 and 04 to align with the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* and to reflect the updated noise contours, which are now in effect. This will ensure the City's Scheme Maps reflect the most recent and up to date ANEF contours.
12. The Department of Planning, Lands and Heritage (DPLH) have recommended that the City advises affected landowners of the changes through the public consultation process. A draft advertising letter has been included as Attachment X.
13. A119 ensures alignment between the Scheme and current State policy settings, providing accurate and up-to-date information for the community. It also allows the City to appropriately implement state planning policy provisions.
14. ANEF mapping provides contour lines that depict aircraft noise levels expected over an average year based on projected runway use, flight paths, aircraft types and the anticipated frequency of aircraft movements.
15. Perth Airport prepares a Master Plan every five years to outline a 20-year strategic vision for the airport site, including how the ultimate development potential of the airport could be realised. A copy of the current ANEF can be found on the Perth Airport website and is a requirement of the [Airports Act 1996](#).
16. A119 proposes to amend the following Scheme Maps:
- In Scheme Map 01 – Kalamunda High Wycombe Locality amend SC3 – SCA 20 ANEF contour to reflect updated contours as per Perth Airport Draft Master Plan 2026.

- In Scheme Map 02 – Maida Vale Locality amend SC3 – SCA 20 ANEF contour to reflect updated contours as per Perth Airport Draft Master Plan 2026.
- In Scheme Map 04 – Forrestfield Locality West amend SC3 – SCA 20 ANEF contour to reflect updated contours as per Perth Airport Draft Master Plan 2026.

17. The 2026 contours are based on updated forecasts of aircraft operations and flight patterns. As a result, some areas may now fall within a different noise contour than they did under the 2020 forecasts.

For some properties, there may be no change. For others, a property may:

- experience a change in ANEF contours;
- be included within a contour area when it was not previously affected; or
- no longer be located within a contour area.

18. The amendment updates the City's planning scheme maps to reflect the latest forecast information. The purpose of the amendment is to reflect these changes in scheme mapping.

If a property is affected by a contour change, it may influence planning and building requirements for future development, such as requirements for noise-sensitive land uses or aircraft noise attenuation measures in new buildings. Existing approved development and current use of land are not affected by the amendment.

19. The changes to the ANEF contours are represented in the table below:

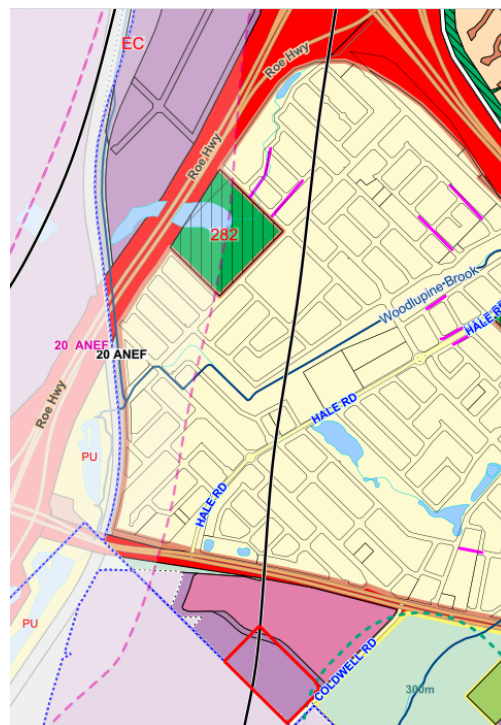
Description of changes	Supporting Image (Intramaps) Pink dashed line – 2020 ANEF contour Black solid line – 2026 ANEF contour
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South Residential – Wattle Grove

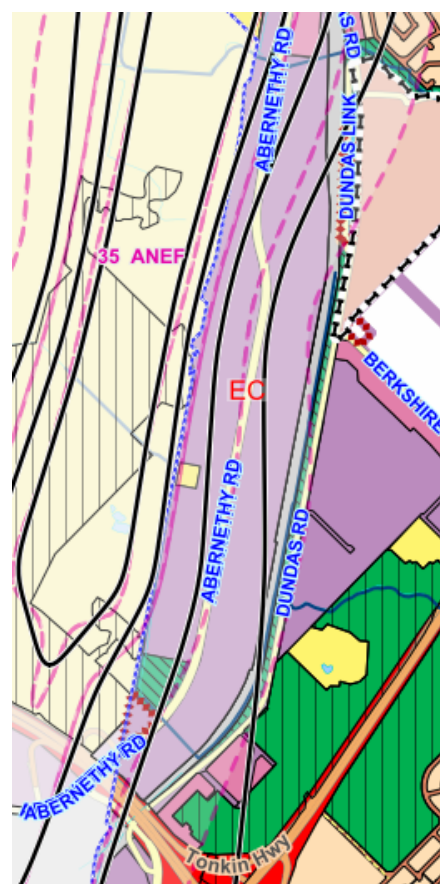
The 2026 20 ANEF contour has been extended further into the residential area of Wattle Grove, impacting a greater amount of Wattle Grove residents as compared to the 2020 contour.

South Industrial – Wattle Grove

The 2026 20 ANEF contour has also extended further into the southern General and Light industry zones.

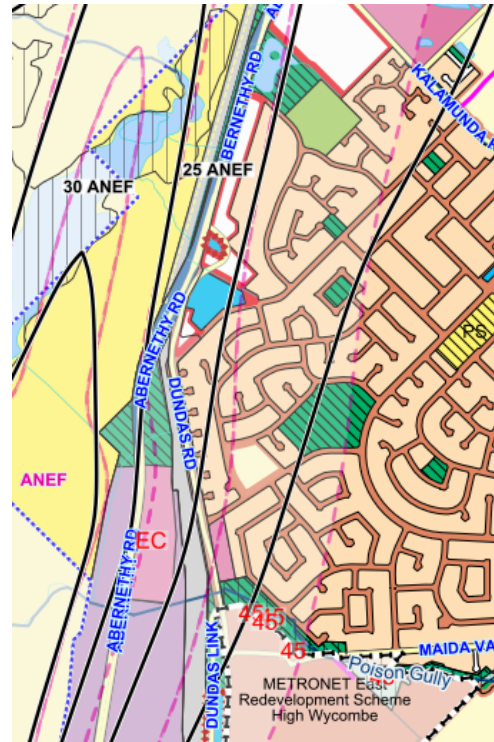
**Central Industrial – Forrestfield and High Wycombe**

Whilst there are some minor changes between the 2020 and 2026 contours, the major land use in this area is light to heavy industry which is less sensitive to aircraft noise levels. Overall, there is a lesser impact on this area, with the main increased impact being towards the south over a light industrial and Bush Forever site (NO. 319).

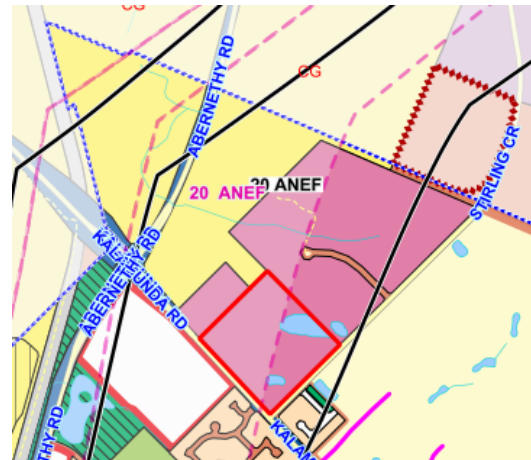


North Residential - High Wycombe

Overall, there is a slightly lesser impact in High Wycombe, with fewer residences affected by the 25 ANEF zone indicated by the solid pink line. An increased number of residences are affected by the 2026 20 ANEF in the northern portion of High Wycombe, whilst less are affected in the south residential area. Overall there is a lesser impact in High Wycombe.

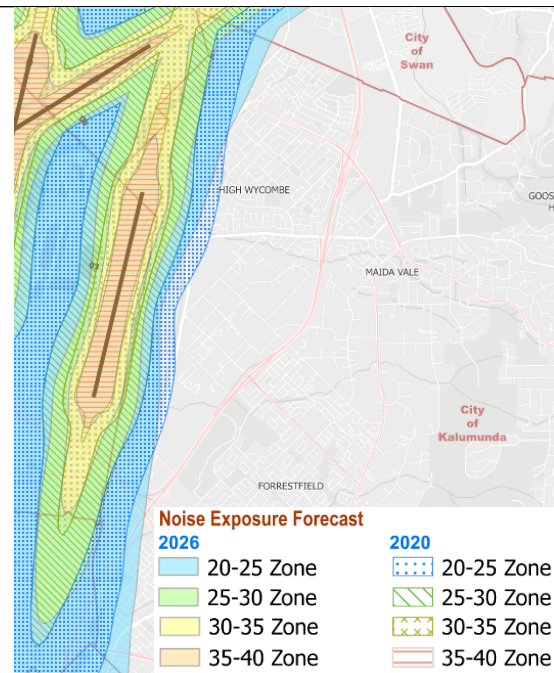
**North Industrial - Hatch Court Light Industrial Area (HCLIA)**

Impacts to HCLIA are notable, with the 2026 20 ANEF contour incorporating the majority of this area, as opposed to the 2020 20 ANEF contour which only covers closer to half of the area.



In summary, the new 2026 ANEF contours have broadly changed from the 2020 ANEF as explained below:

- Contraction in High Wycombe, approximately 125 residential properties removed from the 20-25 ANEF contour,
- Expansion in Wattle Grove, approximately 275 more residential properties included in the 20-25 contour. Wattle Grove Primary School also included, and
- Expansion and contraction for various non-residential properties within High Wycombe, Forrestfield and Wattle Grove.



20. Overall, the 2026 ANEF contours indicate a shift in aircraft noise impacts across the City of Kalamunda, with notable residential implications. In Wattle Grove, the extension of the 2026 20 ANEF Contour further into the residential area results in a greater number of residents being affected compared to the 2020 contour. The southern industrial area also experiences a notable increase in aircraft noise exposure, however the impacts on industrial areas are not considered to be as great.
21. The central industrial zone experiences relatively minor changes between the 2020 and 2026 contours, and due to the predominance of light to heavy industrial land uses the impacts are considered lower. Notable effects in this area are concentrated toward the southern light industrial zone and adjacent Bush Forever Site (No. 319).
22. In High Wycombe, the impact is slightly reduced with fewer residences affected by the 25 ANEF zone as per the 2026 contour. There is, however, a change to the residents that will be impacted, with a greater impact in the northern portion of High Wycombe in comparison to reduced impacts in the south of the suburb. Additionally, there is a greater impact to the Hatch Court Light Industria Area.
23. With all this in mind, it is concluded that there is an overall increased impact on the areas within the City of Kalamunda from the 2026 ANEF contours as compared to the 2020 ANEF contours.
24. By incorporating the revised ANEF contours into the Scheme Maps, the City can better manage potential land use conflicts and support informed decision making for future development against State Planning Policy 5.1. This will ensure planning decisions are informed by contemporary ANEF.

The amendment is therefore considered a necessary and appropriate update to the Scheme, improving its accuracy, relevance, and alignment with the City's planning framework.

APPLICABLE LAW

25. *Planning and Development Act 2005 (PD Act)*
The PD Act is legislation that establishes Western Australia's land use planning system, including the making and amending of local planning schemes.
26. Planning and Development (Local Planning Scheme) Regulations 2015
Regulation 35 of the Regulations requires a resolution of a local government to adopt or refuse to adopt an application to amend a local planning scheme, as well as justification for the type of amendment proposed (basic, standard, or complex).
Pursuant to Regulation 35, the proposal is considered to be a 'standard amendment' for the following reasons:
- a) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - b) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - c) The amendment is not considered a complex or basic amendment.

APPLICABLE POLICY

27. This amendment has been undertaken in accordance with the provisions of State Planning Policy 5.1, ensuring that planning decisions are informed by contemporary ANEF contours.
- The proposed amendment updates the Local Planning Scheme No. 3 Scheme Maps to reflect the revised ANEF contours endorsed as part of the Perth Airport Draft Master Plan 2026, providing clarity and consistency in the application of State Planning Policy 5.1 within the City of Kalamunda.
28. Under SPP 5.1, Special Control Areas (SCAs) shown on scheme maps operate as a spatial trigger. When land is identified within an SCA for aircraft or other prescribed noise, the Scheme mapping simply signals that the noise assessment, land use compatibility, and development requirements of SPP 5.1 apply to proposals within that area. Area shown on the City of Kalamunda's Scheme Map as SC3 are subject to aircraft noise contours in excess of 20 ANEF.

STAKEHOLDER ENGAGEMENT

29. In accordance with the Regulations, public notice of a scheme amendment must be published on the City's website. The City will be writing to all landowners affected by the changes with the ANEF noise contours.
30. Consultation will be conducted in accordance with the City's Public Notification of Planning Proposals Local Planning Policy 11 for a standard scheme amendment.
31. The amendment will be advertised for a minimum period of 42 days.
32. The *Planning and Development Act 2005* requires that once Council has resolved to prepare a scheme amendment, approval of the Minister for Planning is required before community consultation can commence.

Should Council support the preparation of Amendment 119 to LPS3, the amendment will be forward to the Western Australian Planning Commission (WAPC) for consideration.
33. The outcomes of community consultation, including any submissions received, will be presented at a future Council meeting for consideration of a recommendation to the WAPC on Amendment 119.

FINANCIAL CONSIDERATIONS

34. No immediate financial costs are anticipated as a direct outcome of this initiation report. Costs associated with scheme amendments are to be met through the Development Services annual budget.

SUSTAINABILITY

35. **Social Implications**
The ANEF changes will have an impact on some residents in High Wycombe and Wattle Grove who will now be within the updated 20-25 ANEF contour as a result of the changes.
36. **Economic Implications**
The ANEF changes may influence the desirability of land for housing and other sensitive land developments, and introduce additional construction costs to manage long term noise impacts.
However, these considerations must be balanced against the strategic importance of Perth Airport as a critical piece of State infrastructure, a major employment precinct, and a key driver of economic activity for the metropolitan region.
Planning for noise impacts through informed land use decisions supports the long-term operational viability of the airport, ensures capacity to meet future air transport needs, and promotes a balanced approach that protects

sensitive uses while recognising the airport's ongoing economic and regional significance.

37. **Environmental Implications**

The Scheme Amendment does not propose any direct environmental impact. Development Applications are required to deal with relevant environmental matters through the planning assessment and approval processes.

RISK MANAGEMENT

38.	Risk: The Amendment is not progressed to the required standard or within the required timeframes, resulting in non-compliance with the recently published ANEF contours in line with the changes made in the Perth Airport Draft Master Plan 2026.		
	Consequence	Likelihood	Rating
	Moderate	Unlikely	Low
	Action/Strategy		
	Action the Officer Recommendation.		
39.	Risk: Reputational damage due to increased noise impacts.		
	Consequence	Likelihood	Rating
	Moderate	Unlikely	Low
	Action/Strategy		
	Ensure there is proactive and transparent community engagement, such as providing clear information about noise contours and decision-making constraints under State policy.		

CONCLUSION

40. The proposed Scheme Amendment ensures the City of Kalamunda LPS3 maps accurately reflect the updated ANEF contours adopted as part of the Perth Airport Draft Master Plan 2026.
41. Aligning the Scheme with the most current aircraft noise modelling provides greater clarity and certainty for land use planning, development assessment, subdivision and community expectations within noise-affected areas.
42. It is recommended that the Council resolve to support A119 as outlined in Attachment 1, for the purpose of public advertising.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

1. RESOLVE to prepare Amendment 119 to Local Planning Scheme No.3 as included in Attachment 1 for the purpose of community consultation, pursuant to Section 75 of the *Planning and Development Act 2005*;
2. CONSIDER Amendment 119 to Local Planning Scheme No. 3 as a standard amendment pursuant to Clause 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - a) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - b) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - c) The amendment is not considered a complex or basic amendment;
3. FORWARD Amendment 119 to Local Planning Scheme No. 3 to the Western Australian Planning Commission for a recommendation to the Minister for Planning to approve the proposed amendment for advertising pursuant to Clause 46B of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
4. FORWARD Amendment 119 to Local Planning Scheme No. 3 to the Environmental Protection Authority for review, pursuant to s. 81 of the *Planning and Development Act 2005*.
5. SUBJECT TO the approval of the Minister for Planning, ADVERTISES Amendment 119 to Local Planning Scheme No. 3 for a minimum period of 42 days in accordance with clause 47(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

10.2. Infrastructure Reports

10.2.1. RFT 2608 Provision of Gully Eduction Services - Award of Tender

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

A presentation was provided by Amanda Widjaja, Acting Director Infrastructure.

Query on the significant difference in pricing between tender submissions and asked whether the City investigates the reasons for substantial pricing variations during the tender evaluation process. Administration advised that tenders are initially assessed against qualitative criteria before pricing is considered and confirmed that, in this instance, no further enquiries were made regarding the pricing differences.

Clarification sought on why only two tender submissions were ranked despite four tenders being received. Administration advised that four submissions were received, however only two met the qualitative assessment criteria and progressed to the pricing evaluation stage.

Question on whether the proposed contract represented a saving or increase compared with the previous contract. Administration advised that the question would be taken on notice as the comparative expenditure figures were not available at the meeting.

Reassurance was sought regarding market competition and the City's options should the preferred contractor be unable to proceed. Administration advised that, based on its understanding, the City would likely be required to undertake a new public tender process due to the contract value, although this would need to be confirmed.

It was noted that further questions related to confidential tender information. Council subsequently resolved to close the meeting to members of the public to consider the confidential matters.

Questions were asked by Mayor Margaret Thomas, Cr Josh Clark, Cr David Modolo, and Cr Kathy Ritchie.

Previous Items	OCM 88/2016; OCM 93/2021
Directorate	Infrastructure
Business Unit	Engineering & Parks Maintenance
File Reference	AD-TEN-005
Applicant	N/A
Owner	N/A
Attachments	Nil
Confidential Attachment	<u>Reason for Confidentiality:</u> <i>Information contained in a tender received by the local government for a contract to the extent that (i) the information is a tendered price; or (ii) a tendered methodology for calculating a price [Act s. 5.23(4)(c)]</i>

TYPE OF REPORT

	Advocacy	When Council is advocating on behalf of the community to another level of government/body/agency
R	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 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.

The purpose of this report is to consider the award of a tender RFT 2608 to provide gully eduction services to maintain the City of Kalamunda's (City) stormwater drainage system.

1. It is recommended that Council accept the tender from DFS Industrial & Environmental Services Pty Ltd (Drainflow Services), ACN 101 546 918 as per the Schedule of Rates set out in the Confidential Attachment 1 to this report. The estimated expenditure within this contract is \$300,000 (ex GST) per annum with an initial term of three years and two further one-year extensions at the City's discretion.

BACKGROUND

2. The services proposed within this contract primarily require the 'sucking out' of detritus and materials from stormwater pits and gullies (eduction), water jetting of blocked pipes and CCTV inspection of selected drainage systems. Due to the specialised nature of these services, this tender

facilitates the City to undertake scheduled/programmed maintenance works as well as reactive works when required.

DETAILS AND ANALYSIS

3. The City issued RFT 2608 through its E-Tendering Portal and an advertisement in the West Australian newspaper on Wednesday 13 April 2026. Receipt of Tender submissions closed on Wednesday 13 May 2026.
4. Tender submissions were received from (in alphabetical order):
 - a) Allpipe Technologies
 - b) DFS Industrial & Environmental Services Pty Ltd (Drainflow Services)
 - c) iVAC WA Pty Ltd
 - d) Solo Resource Recovery
5. An Evaluation Panel was convened of suitably qualified City Officers to assess the tenders received.
6. Tenders were assessed in a staged process of firstly checking for compliance to matters set out in the tender invitation. Compliant tenders were then assessed against qualitative criteria (again, these were set out in the tender invitation).
7. The Qualitative Criteria and weighting were determined as follows:

Qualitative Criteria	Weighting
Relevant Experience	35%
Key Personnel Skills & Experience	30%
Tenderer's Resources	30%
Local Benefits	5%

8. Both tender submissions met the compliance criteria and then were assessed against the qualitative criteria.
9. The two tender submissions were ranked as follows regarding the qualitative criteria:

Company Name	Qualitative Total Score (Weighted @100%)	Rank
DFS Industrial & Environmental Services Pty Ltd (Drainflow Services)	70%	1
Allpipe Technologies	61%	2

10. The Tender Assessment Panel determined that a Qualitative Pass Mark (QPM) of 60% would be set for a tender of this nature.
11. A price assessment was then undertaken to determine the best value for money outcome for the City.
12. The Tender Evaluation Report is provided as Confidential Attachment 1 to this report.
13. The recommended tenderers submission best satisfied the City's requirements by:
 - a) exceeding the qualitative assessment benchmark;
 - b) proven capacity and capability to provide the required plant and equipment with experienced operators;
 - c) have the capacity to work both day and night;
 - d) available 24/7 for emergency works; and
 - e) providing the best value for money outcome.
14. Of the two qualifying and compliant qualitative tender responses, DFS Industrial & Environmental Services Pty Ltd (Drainflow Services) provided the lowest total value for the required services.
15. The Tender Assessment Panel has recommended that the contract for RFT 2608 Provision of Gully Eduction Services be awarded to DFS Industrial & Environmental Services Pty Ltd (Drainflow Services).
16. The Contract will be for an initial three-year term with two further one-year extensions at the sole discretion of the City.

APPLICABLE LAW

17. Section 3.57 of *Local Government Act 1995*. Part 4 of the *Local Government (Functions and General) Regulations 1996*.

APPLICABLE POLICY

18. CEOD – CS51 – Purchasing, has been followed and complied with.

FINANCIAL CONSIDERATIONS

19. The use of machinery and equipment under this contract will form part of approved annual budgets in the drainage maintenance areas of the City.

RISK MANAGEMENT

20.

Risk: The Contractor fails to provide skilled and experienced operators to fulfil the requirements of the contract (in terms of scope, time or quality) leading to increased costs to the City due to rework and not timely attendance or delays in completion of the work.

Consequence	Likelihood	Rating
Unlikely	Moderate	Low

Action/Strategy

- a) clearly defined specifications have been developed;
- b) prior to the start of work ensure the contractor is aware of the scope of work;
- c) monitor operator's performance and quality of work. If required contact the contractor and ask for a new experienced operator;
- d) organise a meeting with the contractor and discuss the issue if it reappears more than twice; and
- e) itemised price schedule and quantities within the tender has been used and checked.

CONCLUSION

21. The delivery of Tender RFT 2608 Provision of Gully Eduction Services will allow the City to maintain the drainage throughout the City to an acceptable level. The City is satisfied that the recommended tenderer has the capability and capacity, along with experienced operators to provide the required gully eduction, jetting and camera inspection, and undertake work to the required standard.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council ACCEPT the tender RFT 2608 Provision of Gully Eduction Services to provide gully eduction, water jetting and camera inspection services from DFS Industrial & Environmental Services Pty Ltd (Drainflow Services), ACN 101 546 918, for the itemised prices as per the Schedule of Rates detailed in Confidential Attachment 1, for a term of three years with two further one-year extensions at the City of Kalamunda's discretion.

10.2.2. RFT 2609 Fire Mitigation Services - Award of Tender

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

A presentation was provided by Amanda Widjaja, Acting Director Infrastructure.

There were no questions asked by Elected Members or members of the public on this item.

Previous Items	OCM 162/2018; OCM 175/2018
Directorate	Infrastructure
Business Unit	Engineering and Parks Maintenance
File Reference	AD-TEN-005
Applicant	N/A
Owner	N/A
Attachments	Nil
Confidential Attachment	<u>Reason for Confidentiality:</u> Information contained in a tender received by the local government for a contract to the extent that (i) the information is a tendered price; or (ii) a tendered methodology for calculating a price [Act s. 5.23(4)(c)]

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 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.

The purpose of this report is to consider the award of a contract for the Provision of Fire Mitigation Maintenance Services in the City of Kalamunda (City) (RFT 2609).

1. On 15 April 2026, the City of Kalamunda (City) issued the Request for Tender (RFT 2609) seeking submissions for the Provision of Fire Mitigation Maintenance Services across the City's reserves to meet the requirements of the *Bush Fires Act 1954 (WA)* (Bush Fires Act).
2. It is recommended that Council appoint Bormaz Contracting and Land Management Pty Ltd ACN 678 398 073 for the Provision of Fire Mitigation Maintenance Services for the City of Kalamunda (RFT 2609), for a period of three years with options, at the sole discretion of the City, to extend by a further two x 12-month periods.

BACKGROUND

3. The City is required to manage its recreation reserves, conservation areas, road reserves and other land under its control in accordance with the Bush Fires Act. The City must identify, assess and manage bushfire risk to public, private and commercial assets to an acceptable level.
4. The City assesses each area under its management for bushfire risk to assets and private property and determines a treatment plan to reduce that risk. Each treatment plan considers several factors including environmental, cultural and amenity values to determine a treatment method, staging and priority.
5. An experienced contractor with skilled staff and equipment suitable to the City of Kalamunda's environmental conditions, is required for firebreak installation and maintenance, chemical weed control to firebreaks and mechanical flammable vegetation fuel reduction by slashing and woody weed removal. These works are primarily applied to 117 remnant bushland reserves, 35 hectares of undeveloped reserves and 80,000 metres of firebreaks.

DETAILS AND ANALYSIS

6. The scope of works for the period of the contract includes an annual program to be completed prior to the prohibited fire season from 1 November to 31 March each year:

- a) assess the site for the most appropriate machinery to suit the terrain, vegetation type and minimal environmental impact;
 - b) firebreak mechanical construction and maintenance to achieve a three-metre-wide mineral earth break;
 - c) herbicide maintenance of firebreaks;
 - d) slashing of grasses to reduce flammable material;
 - e) manual or mechanical removal of large woody weeds;
 - f) disposal of vegetative material overburden at an approved disposal site; and
7. All works are undertaken to a purchasing order instruction and invoiced at the tender rate.
8. An Evaluation Panel was convened of suitably qualified City Officers to assess the tenders received.
9. The Request for Tender RFT 2609 was advertised on 15 April 2026 and closed at 5:00pm on 13 May 2026.
10. Compliance Criteria were evaluated on a “Yes/No” basis, with compliance assessment completed by Procurement and Finance. Of the three submissions received, three were assessed as compliant with the Tender Compliance Criteria.
11. Qualitative Criteria for RFT 2609 were included, and a predetermined Qualitative Pass Mark (QPM) was set at 60%.
12. All compliant submissions were considered against the Qualitative Criteria to ensure the Tenderers have the skills, experience and resources, along with a clear understanding of the requirements of the scope of works for delivering a quality service. This is demonstrated by their response to the Qualitative Criteria, which included site specific scenarios.
13. The Panel met and completed the Qualitative Evaluation by comparison of individual scores and determining consensus scores for each of the Qualitative Criteria on Thursday, 23 June 2026.
14. The Qualitative Criteria and weighting used in evaluating the submissions received are noted in the table below:

Qualitative Criteria	Weighting
Demonstrated Experience in Providing Similar Services	30%
Key Personnel Skills and Experience	30%
Tenderer’s Resources	20%
Demonstrated Understanding of Required Works	20%

15. The qualitative assessment resulted in all three (3) tenderers achieving the Qualitative Pass Mark of 60% and therefore advanced to the price assessment stage of the tender evaluation process.

The actual scores achieved are detailed in the attached Tender Evaluation Report (Confidential Attachment 1).

16. Tenderers were required to provide a Price Schedule and Schedule of Rates to undertake the services for all nominated locations and works as detailed in the Tender specification.

17. The Panel assessed the price for an anticipated schedule of works for the period of the contract and no guarantee of the final quantity of works allocated under the contract was given.

18. The price assessment is detailed in the attached Tender Evaluation Report (Confidential Attachment 1).

APPLICABLE LAW

19. Section 3.57 of *Local Government Act 1995*. Part 4 of the *Local Government (Functions and General) Regulations 1996*.

APPLICABLE POLICY

20. CEOD – CS51 – Purchasing, has been followed and complied with.

FINANCIAL CONSIDERATIONS

21. Sufficient funds are allocated in the 2026/2027 Parks and Reserves Maintenance allocations for bush fire mitigation programs for an annual programme of around \$200,000 within:

- a) N400 – Bushland Fire Mitigation
- b) N401 – Verge Fire Mitigation
- c) N403 – Building Protection Zones

SUSTAINABILITY

22. **Social Implications:** Actively managing our reserves to reduce bush fire risk assists with protecting life and property throughout the City.
23. **Economic Implications:** Actively managing our reserves to reduce bush fire risk assists with protecting the City's assets and the commercial and industrial economic facilities and services in the City.

24. **Environmental Implications:** Actively managing our reserves to reduce bush fire risk reduces the potential loss of ecological communities to wildfire destruction and assists with a balanced approach to protecting environmental values and managing recreational access and use.

RISK MANAGEMENT

25.	Risk: Failure to award the Tender prior to upcoming Bush Fire Season will necessitate ad hoc works to be done to meet the requirements of the Bush Fires Act which may result in a breach of City's Purchasing Policy.		
	Consequence	Likelihood	Rating
	Moderate	Almost Certain	High
	Action/Strategy		
	Award of tender mitigates against: responsiveness compromised along with increased costs for unscheduled actions and administrative time required to respond. Purchasing Policy non-compliance for period of contract		

26.	Risk: The Contractor does not satisfy the specification.		
	Consequence	Likelihood	Rating
	Moderate	Unlikely	Low
	Action/Strategy		
	Industry standard measures applied, contract management and six-monthly review in place. Contractor has demonstrated capability for other Local Governments.		

CONCLUSION

27. The tender process was conducted in accordance with the Local Government Act 1995 and the City's Purchasing Policy. Bormaz Contracting and Land Management Pty Ltd demonstrated the required capability, experience and value for money to deliver the City's annual fire mitigation program. Awarding the contract will enable the City to meet its statutory bushfire mitigation obligations, reduce bushfire risk across City-managed land, and ensure the required works are completed efficiently prior to each prohibited fire season.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council ACCEPT the tender RFT 2609 Fire Mitigation Services to Bormaz Contracting and Land Management ACN 678 398 073 as per the schedule of rates set out in Confidential Attachment 1 to this report for an initial three-year term with two further one-year extensions at the City of Kalamunda's discretion.

10.2.3. Building Asset Management Plan 2026-2030

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

A presentation was provided by Pollyanne Fisher, Manager Asset Planning.

It was noted the reported funding gap between the estimated annual funding required to maintain building assets and the current level of funding, and asked how this should influence Council's consideration of new facilities and upgrades. Administration advised that whole-of-life costings should accompany proposals for new or upgraded assets to enable informed decision-making. Renewal planning will focus on practical, durable asset design and identifying opportunities to rationalise assets or reduce service levels where appropriate.

Query on whether the proposed High Wycombe Hub Project, and the potential borrowing associated with it, should be considered in light of the identified funding gap. Administration advised that whole-of-life costings for the project would assist Council's decision-making and noted that, while a new facility would require minimal renewal expenditure in its early years, it would increase ongoing operating and maintenance costs which would need to be reflected in future budgets.

An update was sought on the timing of the City's proposed review of underutilised assets and rationalisation opportunities. Administration advised that the rationalisation process has commenced, with several buildings already identified in the current year's budget and committed to providing Councillors with further details prior to the 28 July OCM.

Clarification was sought on whether the Asset Management Plan itself determines which buildings are rationalised. Administration confirmed that the plan is a strategic planning document and that any building rationalisation is subject to separate Council decisions and budget processes.

Query on what actions should be considered through the Long-Term Financial Plan (LTFP) to address the identified asset renewal funding gap. Administration advised that the Asset Management Plan is intended to inform the development of the LTFP and should be considered alongside all asset classes. It was noted that addressing the renewal backlog is expected to require a staged approach over the life of the LTFP rather than being achievable within a single year.

During public question time, a community member asked whether income generated from hiring City buildings contributes to their maintenance. Administration advised that revenue from facility hire contributes to the City's overall municipal funds and assists with maintenance and operating costs. It was further noted that the hire fees charged for City facilities are substantially subsidised and recover only a small proportion of the overall costs.

Questions were asked by Cr David Modolo, Cr Kathy Ritchie, Cr Josh Clark, and Heidi Sanders.

Previous Items	OCM 222/2019
Directorate	Infrastructure
Business Unit	Asset Planning
File Reference	HU-PAA-013
Applicant	N/A
Owner	N/A

Attachments	1. Building Asset Management Plan 2025-2029 DRAFT [10.2.3.1 - 61 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 note the updated City of Kalamunda (City) Building Asset Management Plan 2026–2030 (BAMP) - see Attachment 1.
2. This BAMP is an update of the previous plan endorsed in 2019, following the five-year review process. The BAMP includes 230 building assets with a total replacement cost of approximately \$152.9M and a current fair value of approximately \$81.1M.
3. The predicted average annual funding required over the 10-year planning period is:

Life Cycle	\$ (Average Per Year)
Renewal	\$3,014,320
Maintenance	\$1,600,154
Operation	\$2,101,328
Acquisition	\$10,046,000
Total	\$16,761,802

4. It is proposed that Council endorse the BAMP 2026–2030 for information only. Whilst this endorsement does not commit Council to any budgetary decisions, the future levels of funding identified within the BAMP may be considered as part of the City's Long-Term Financial Plan as part of integrated strategic planning.

BACKGROUND

5. The City is required to undertake Integrated Planning and Reporting requirements in accordance with the *Local Government Act 1995*. Key planning documents include the Strategic Community Plan, Corporate Business Plan, Long-Term Financial Plan, and supporting Asset Management Plans.
6. The BAMP has been prepared to provide a strategic framework for the management of the City's building portfolio over a 10-year planning period.
7. The purpose of the BAMP is to:
 - a) Support the long-term sustainable management of building assets;
 - b) Define operational requirements and community expectations;
 - c) Ensure compliance with legislative and regulatory requirements; and
 - d) Clearly demonstrate and justify the funding required to maintain agreed levels of service.

DETAILS AND ANALYSIS

8. The BAMP covers the following subjects:
 - a) Introduction and Background
 - b) Levels of Service
 - c) Future Demand
 - d) Lifecycle Management Planning
 - e) Risk Management Planning
 - f) Financial Summary
 - g) Improvement and Monitoring Program
9. The City manages approximately 230 building assets across a range of service areas including:
 - Community halls and centres;
 - Sporting and recreation facilities;
 - Public amenities and toilets;
 - Administrative buildings;
 - Storage and operational facilities; and
 - Other community infrastructure assets.
10. The City's Building Portfolio was independently valued in 2025. As at 30 June 2025:
 - a) Replacement Cost of the portfolio is approximately \$152.9M;
 - b) Current Fair Value is approximately \$81.1M; and
 - c) Consumption Ratio of the portfolio is approximately 53%.
11. The BAMP identifies that approximately 82% of the City's building assets are currently in Very Good to Fair condition.

The remaining 18% of building in Poor to Very Poor condition meet intervention levels for renewal works. The full replacement value of these assets totals \$7.6M. Three buildings are currently closed due to deteriorated condition and being unsafe for the public to use.
12. The BAMP considers future population growth, demographic changes, increasing community expectations, environmental sustainability, climate change adaptation, and legislative compliance requirements.
13. The BAMP outlines future demand management approaches, including:
 - a) Prioritising renewal before construction of new facilities;
 - b) Rationalisation of underutilised assets;
 - c) Flexible and sustainable building design;
 - d) Accessibility improvements;
 - e) Energy efficiency and environmentally sustainable development initiatives; and
 - f) Whole-of-life costing principles.

14. The BAMP identifies that the City's current Long-Term Financial Plan funding allocation is insufficient to fully meet the intended levels of service over the long term.
15. The City needs to invest \$6M per year into building assets to retain the current the level of service – this in inclusive of renewals, maintenance and operating costs. The current annual funding available in the Long-Term Financial Plan for buildings assets is \$3.5M. This means the City is underfunding the existing building portfolio by \$2.5M on average per year.
16. The City is anticipating an additional required investment of \$10.8M into building assets to accommodate a service level increase through acquisition of new or upgraded building assets as currently identified in the City's draft 10-year future works plans. Assuming successful grant income will offset 89% of new acquisition costs, and that operating and maintenance costs will be funded, there is a risk the funding gap could increase to \$3.6m on average per year.
17. The Asset Renewal Funding Ratio is low at 19%, indicating that the City's current funding levels are below the desired benchmark levels required to sustainably maintain the building portfolio over the long term.
18. The BAMP identifies several ongoing improvement actions, including:
 - a) Review of building utilisation and rationalisation opportunities;
 - b) Development of Building Guidelines and Specifications;
 - c) Development of a Building Maintenance Management Plan;
 - d) Review of condition assessment schedules;
 - e) Implementation of an Enterprise Resource Planning (ERP) and Maintenance Management System; and
 - f) Continued organisational education and awareness in asset management.

The BAMP serves as a key informing document for long term funding strategies such as the City's Long-Term Financial Plan.

APPLICABLE LAW

19. *Local Government Act 1995*

APPLICABLE POLICY

20. The BAMP has been prepared in line with Council Policy Service 4: Asset Management.

STAKEHOLDER ENGAGEMENT

21. A "Community Scorecard" was last conducted in 2024 by Catalyse to measure the City's performance against key indicators in the Strategic Community Plan. Satisfaction levels with respect to community buildings, halls and toilets was captured as part of this survey.
22. The BAMP was released for internally for review and workshopped with key internal stakeholders in June 2026. A copy was then released to Councillors via a memorandum for review and feedback.

FINANCIAL CONSIDERATIONS

23. The City's Long-Term Financial Plan currently allocates approximately \$3.5M annually toward building assets across capital, operating and maintenance budgets for existing building assets.
24. The BAMP identifies that an estimated average annual investment of approximately \$6M is required to sustainably maintain the current building portfolio and minimum service levels.
25. The estimated annual funding gap for the existing portfolio is approximately \$2.5M.
26. If the City proceeds with significant new facilities and upgraded infrastructure without additional funding increases, the funding gap is likely to increase further unless budgets are increased to align with the acquisition activities and additional subsequent operating costs.
27. The City may need to consider a combination of the following approaches to address long-term financial sustainability:
 - a) Increased funding allocations within the Long-Term Financial Plan;
 - b) Prioritisation of renewal over new acquisitions;
 - c) Building portfolio rationalisation;
 - d) Review of service levels and facility standards; and
 - e) External grant funding opportunities.

SUSTAINABILITY

28. The Building AMP incorporates principles of environmental sustainability and climate adaptation, including:
 - a) Energy-efficient building design;
 - b) Sustainable construction practices;
 - c) Reduced carbon emissions;
 - d) Improved accessibility outcomes; and

- e) Whole-of-life asset planning.

RISK MANAGEMENT

29.	Risk: 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.		
	Consequence	Likelihood	Rating
	Moderate	Almost Certain	High
	Action/Strategy		
	Continue to improve practices, program funding for renewals, and engage with the community on levels of service.		

CONCLUSION

30. The BAMP 2026–2030 provides a strategic framework for the long-term management of the City's building assets.
31. An increase in annual renewal budgets is required for renewing existing building and building components that have, or are, reaching their end of useful life.
32. Ongoing review of service levels, asset rationalisation opportunities, external grant income, and future funding strategies will be required to ensure long-term financial sustainability.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council ENDORSE the Building Asset Management Plan 2026–2030 for consideration as an informing document for the Long Term Financial Plan.

10.3. Corporate Reports

No reports were presented.

10.4. Community Reports

No reports were presented.

10.5. Office of the CEO Reports**10.5.1. Proposed Rural and Urban Environment and Nuisance Local Law 2026**

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

There was no presentation provided for this item.

Clarification was sought on whether the proposed local law was a new law or an update of existing legislation. Administration advised that the proposed local law will replace the existing Beekeeping Local Law 2008 and the Keeping and Control of Animals and Nuisance Local Law 2011. While some new provisions have been introduced, the primary purpose is to consolidate and replace the existing local laws.

Query regarding the public notice requirements for the proposed local law, noting references within the report to the statutory consultation process. Administration confirmed that only local public notice is required, as the local law applies solely within the district of the City of Kalamunda, and that statewide public notice is not required.

Questions were asked by Mayor Margaret Thomas and Cr Josh Clark.

Previous Items Nil

Directorate Office of the CEO
Business Unit Governance

File Reference

Applicant N/A

Owner N/A

Attachments 1. Rural and Urban Environment and Nuisance Local Law [DRAFT] [10.5.1.1 - 30 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 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.

Strategy 4.1.2 - Build an effective and efficient service based organisation.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider a proposed Rural and Urban Environment and Nuisance Local Law for public consultation as part of the City's local law review process. The draft local law proposes to replace the existing Bee Keeping Local Law 2008, and the Keeping and Control of Animals and Nuisance Local Law 2011.
2. The existing aforementioned local laws are impacted by repeal provisions introduced into the *Local Government Act 1995* at the end of 2024, in which local laws that had not been reviewed under the previous 8-year review requirement will become repealed if not reviewed or replaced.
3. Officers propose replacing the existing local laws with the draft attached to this report, in order to avoid the repeal requirement of the Act, and to combine general 'nuisance' functions into one instrument with a more modern approach that better suits community and organisational needs going forward.

4. It is recommended that Council authorises the Chief Executive Officer to give local public notice of the proposed Rural and Urban Environment and Nuisance Local Law 2026.

BACKGROUND

5. Council has previously been appraised of the operation of the *Local Government Amendment Act 2024* that introduced a repeal provision impacting local laws not reviewed under the previous 8-year review requirement of the *Local Government Act 1995* (Act).
6. By and large, the prospect of a repeal of the City's local laws will be avoided, as Council has progressed a new Activities in Thoroughfares and Public Places Local Law, which will repeal 5 local laws impacted by the repeal provision, as well as progressing a new Local Government Property Local Law 2026, and the review of three (3) other local laws affected.
7. The remainder of the local laws impacted by the repeal provision are proposed to be dealt with by the draft local law that is the subject of this report, in the form of a proposed Rural and Urban Environment and Nuisance Local Law 2026 (the proposed local law). This will be the last all-new proposed local law to come before Council for the foreseeable future.
8. The proposed local law is intended to replace –
 - (a) The Shire of Kalamunda Bee Keeping Local Law 2008, published in Government Gazette No. 164 on 26 September 2008; and
 - (b) The Shire of Kalamunda Keeping and Control of Animals and Nuisance Local Law 2011, published in Government Gazette No. 169 on 5 September 2011, as amended.
9. Further, the proposed local law intends to amend the City's Health Local Law 2011, by removing nuisance related aspects involving rodent and pest control and accommodating them into the proposed local law. The proposed local law will also repeal provisions from the Health Local Law 2011 relating to control of European Wasps because local governments have no regulatory enforcement powers to deal with these, as they are prescribed pests dealt with by the Department of Primary Industries and Regional Development.
10. The existing local laws have not been reviewed since their establishment in 2008 and 2011 respectively, and are therefore captured by the repeal provision now contained in the Act. Officers recommend replacement of these local laws with a single consolidated instrument that contains all relevant nuisance and animal keeping provisions that local governments are

permitted to regulate. The key specifications and criteria relating to things proposed to be regulated are mostly transferred from the existing Bee Keeping and Keeping and Control of Animals Local Laws.

DETAILS AND ANALYSIS

11. Nuisance-related local laws are commonplace in the local government sector. They are necessary enforcement instruments for local governments to be able to deal with the variety of nuisance complaints that can arise from activities on private property.
12. The proposed local law attached to this report is based on an equivalent that was brought into effect in the sector in 2024. The Undertakings listings of the Joint Standing Committee on Delegated Legislation (JSCDL) were reviewed to ascertain current or emerging issues with legality around Environment/Nuisance Local Law provisions.
13. Internal consultation with key stakeholders has informed the development of the draft local law to ensure it will meet the needs of the City. Advice from the City's external legal service provider has been sought and changes made where recommended.
14. The proposed local law contains provisions that may deal with nuisances that can arise from the following:
 - Farm animal husbandry and hygiene
 - Poultry and pigeon keeping
 - Bee keeping and bee hives
 - Vermin control
 - Hoarding/hoarders
 - Abatement of artificial light nuisance
 - Spraypainting
 - Bulk storage of fertiliser
 - Building site rubbish
 - Earthworks
15. As with the other new local laws presented to Council in recent months, a transitional clause is incorporated to carry forward the legal standing of any permit, licence or authorisation that was issued under previous local laws that will end up being repealed. This includes structures (like stables or animal enclosures) that were already lawfully established.
16. Prior to advertising the proposed local law for public submissions, Council can decide the extent, or limit, of any of the proposed regulatory provisions of the local law and the monetary penalty that should be applied to any of the offences prescribed.

17. The Act now contains a 15 year review horizon for local laws. Any new local law must account for the needs of the City now and well forward into the future.
18. If Council decides to propose making the local law, the required process of the Act is to be followed (see below). Officers have the necessary expertise to ensure this occurs smoothly.

APPLICABLE LAW

19. Part 3, subdivision 2 of the Act refers. It specifies the process that is to be followed for the proposing of, and making, a local law.
20. It is important to ensure the prescribed process is followed exactly. Failure to do so may result in the local law being invalid or recommended by the JSCDL to be disallowed by Parliament. Whilst the Act provides that a failure to follow the procedure does not immediately invalidate a local law, there must be substantial compliance [Act, s. 3.12(2A)].
21. Once Council has resolved to give local public notice (not less than 6 weeks for submissions), it must also provide a copy of the proposed local law to the Department of Local Government (DLG), as well as to any person requesting it [Act, s. 3.12(3)]. This process allows the DLG to provide feedback to the City, and any requested amendments can be incorporated into the local law. This process will also allow the DLG to check the draft local law for compliance with JSCDL instructions.
22. After the last day for submissions, Council is to consider any submissions, and may make the local law as proposed, provided it is not significantly different from what was proposed [Act, s. 3.12(4)]. This means if the DLG has requested any simple grammatical amendments or the like, this would not be substantially different. Council could also make substantial amendments following consideration of any submissions. In the event there are any substantial amendments, the process must be commenced again [Act, s. 3.13].
23. After submissions, Council must resolve by absolute majority to make the local law [Act, s. 3.12(4)]. Once made, the City will be required to publish the local law in the Government Gazette and give a copy of it to the DLG. Local public notice is again required [Act, s. 3.12(5), (6)].

APPLICABLE POLICY

24. Nil.

STAKEHOLDER ENGAGEMENT

25. Internal consultation occurred to inform the development of the draft local law to support the regulatory concepts proposed. This consultation has informed the powers and functions contained in the draft.
26. The Department of Primary Industries and Regional Development, and the Department of Health, have both stated they wish to review the proposed local law once released for public consultation. This is in addition to the mandatory referral to the Department of Local Government under the Act.
27. Public consultation for 6 weeks is required if Council decides to propose the draft local law. If the draft is substantially changed as a result of that consultation, the process will need to recommence from the beginning.

FINANCIAL CONSIDERATIONS

28. The draft local law proposes higher infringement values than currently used. This may result in higher infringement revenue.

SUSTAINABILITY

29. The proposed local law seeks to continue a general regulatory scheme that assists in protecting local environmental attributes that may arise from some activities carried out on private land.

RISK MANAGEMENT

30.	Risk: The existing Bee Keeping and Animal/Nuisance Local Laws are repealed on 6 December 2026 with no replacement.		
	Consequence	Likelihood	Rating
	Significant	Unlikely	Medium
	Action/Strategy		
	Replace the local laws prior to 6 December 2026.		

CONCLUSION

31. The proposed local law is a general continuance of a regulatory scheme that has existed in the district for many years, with the addition of features to better fit the modern landscape of a growing local government.
32. It is considered the proposed local law strikes a reasonable balance between residents conducting their legitimate pursuits without unnecessary

regulation, whilst at the same time providing a mechanism for the City to act where a nuisance arises impacting other people or property.

Voting Requirements: Absolute Majority

RECOMMENDATION

That Council:

1. In accordance with section 3.12(3) of the *Local Government Act 1995*, AUTHORISE the Chief Executive Officer to give local public notice of the proposed Rural and Urban Environment and Nuisance Local Law 2026 with the purpose and effect of the proposed local law to be summarised in the notice as follows –
 - The purpose of this local law is to manage nuisances arising from the rural, urban and built environment in the district.
 - The effect of this local law is that every person and property owner conducting activity governed by this local law is subject to the local law.
2. NOTES that the proposed local law will be referred for comment to –
 - Department of Local Government;
 - Department of Primary Industries and Regional Development; and
 - Department of Health
3. NOTES that any public and State Government agency responses will be reported to Council for consideration prior to the making of the local law and publication in the Government Gazette; and
4. AUTHORISE the Chief Executive Officer to undertake necessary administrative actions in order to give effect to (1) and (2) above.

11. Closure

There being no further business the Presiding Member declared the meeting to be closed at 7.39pm.