City of Kalamunda

MINUTES

Ray Owen Sports Centre Management Committee
Thursday 7 May 2026 6.00pm
Ray Owen Sports Centre

1.0 Official Opening

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

1.1 The Committee formally welcomed the newly appointed President of KDNA, Kate Overton, and looks forward to working collaboratively with her.

The City also extends its sincere thanks to the outgoing President, Nicole McKennay, for her longstanding commitment and significant contribution to KDNA and the sport of netball.

2.0 Attendance, Apologies and Leave of Absence Previously Approved

2.1 Voting Members

Cr David Modolo	Councillor Delegate
Jarod Avila	Kalamunda and Districts Basketball Association (KDBA) - Presiding Member
Cherie Stoodley	Kalamunda and Districts Netball Association (KDNA)
Zac Acott	Kalamunda and Districts Basketball Association (KDBA)
Kate Overton	Kalamunda and Districts Netball Association (KDNA) – Observer

City of Kalamunda Staff

Fiona Stuart	Senior Leisure Planning Officer (SLPO)
Jordie Maxwell	Recreation Services Officer (RSO)

Apologies

Cr John Giardina	Councillor Deputy Delegate

2.2 Leave of Absence Previously Approved Nil

3.0 Confirmation of Minutes from Previous Meeting:

That the minutes of the Ray Owen Management Committee meeting held on 06 November 2025 published and circulated, are confirmed as a true and accurate record of proceedings.

Moved: Cherie Stoodley
Seconded: Zac Acott

Vote: Carried Unanimously **(4/0)**

Statement by Presiding Member

"Based on the above Motion, I now sign the Minutes as a true and accurate record of the meeting of 06 November 2025.

4.0 Disclosure of Interest

4.1 Disclosure of Financial and Proximity Interests

a) Members must disclose the nature of their interest in matters to be discussed at the meeting. (Section 5.65 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*).

Nil.

4.2 Disclosure of Interest Affecting Impartiality

a) Members and employees must disclose their interests in matters to be discussed at the meeting in respect of which the member or employee has given or will give advice.

Nil.

5.0 Correspondence

Committee noted and tabled the water egress report, provided by KDNA.

6.0 Items for Committee Consideration

6.1 Ray Owen Master Plan Update

6.1.1 Four Court Extension and Car Parking Project

Further to the updates provided in the Agenda, the Committee acknowledged that funding for the project has been pursued for several years and agreed that a staged delivery approach may be the most practical option.

It was noted that major funding opportunities are generally aligned with election cycles, and that there are limited opportunities for other grant programs beyond the State Governments CSRFF and the Club Night Lights Program, which are currently on hold.

Cr Modolo advised that the City's current capital works (CAPEX) budget is extremely constrained, with no capacity to allocate additional funding at this time.

Officers noted the importance of reconfirming designs and any staged approach with the Committee so that future advocacy efforts can be solidified, and there is a combined, and agreed to, position going forward.

Committee Action

That the Committee NOTES the information provided.

6.1.2 Ray Owen Reserve – Oval Redevelopment

The Ray Owen Reserve Oval redevelopment commenced in September 2025 and will be officially handed over to the City by the contractors on 22 May 2026.

A further period of establishment for the turf will continue with City staff taking on the maintenance at that time.

It is anticipated that limited game use may be possible from late July, and progressively increased over time, subject to turf condition and ongoing monitoring.

ACTION: Officers to follow up with Project PM regarding electrical conduit and provision for future cabling for outdoor court lighting.

Committee Action

That the Committee NOTES the information provided.

6.2 Ray Owen Sports Centre – Roof repair

City's Asset Maintenance Team has undertaken temporary repair measures, with a focus on addressing the roof as a priority. The next significant rainfall event is expected to assist in confirming the effectiveness of the temporary repairs.

The Committee noted ongoing water leak issues are affecting KDNA operations, which have, at times, resulted in the cancellation of games due to safety concerns.

It was noted that liability for player injury should not rest with KDNA.

Officers advised that the City has also requested a quotation for the required works for a full roof replacement and is currently awaiting confirmation of costs.

Committee asked whether recent works included simple patch repairs or whether the scope required a higher level of works removing/replacing all sealant and flashings. Committee noted that a higher level of works may provide more longevity to the works than simple patch repairs.

ACTION: Officers to liaise with the Maintenance team regarding scope of recent works and future works, including a mid-range option and full roof replacement to provide cost effective solutions/options with a longer term outcome.

Committee Action

That the Committee notes the information provided.

6.3 Mezzanine storage options – Storeroom/KDBA uniform shop

The Committee discussed the ongoing need for storage within the Ray Owen Sports Centre building.

It was noted that approval for external storage options, such as sea containers, presents challenges due to aesthetics, site and approval constraints.

A range of internal storage options were discussed, including:

- Adding a mezzanine floor to the existing 'long storeroom/KDBA uniform shop'
- Reconfiguration or clearing of existing storage rooms – making best use of space
- Potential use of underutilised internal spaces, subject to suitability and compliance – i.e. social room

The Committee noted that the social room could be considered as part of storage planning, however further information and concept layouts would be required to understand potential impacts and feasibility.

City requested that the committee consider their specific storage requirements and provide some ideas for consideration along with an indicative estimate of the amount of space required.

ACTION: Associations to prepare specific storage and space recruitments and provide a rough concept plan to assist with further information.

6.4 Court 6 moveable seating

KDBA advised the Committee that they would like to start investigating options for a movable grandstand on court 5/6, which would replace the existing steel seating structures.

KDBA requested clarity from the City, on the applicable parameters and constraints, including but not limited to:

- Structural engineers report on flooring of courts 5/6
- Any known constraints or regulations for moveable seating.
- Any other variables that need to be considered

ACTION: City to seek advice on above and provide update to committee.

Committee Action

That the Committee notes the information provided.

6.5 Basketball WA Infrastructure update & Facility Strategy

KDBA advised that Basketball WA has a new General Manager, who outlined a proposed shift toward a more strategic, government-led approach to basketball infrastructure investment across Western Australia.

The new model is expected to adopt a tiered facility framework, intended to guide where and how investment is prioritised, with a focus on aligning local facilities to regional and state-level needs.

It was noted that the City and the Kalamunda and Districts Basketball Association (KDBA) have already been in discussions on this matter and are aligned in their understanding of the strategic direction.

City Officers recently attended an information session hosted by Basketball WA, which outlined the development of a new State-wide Basketball Facilities Strategy.

Committee Action
That the Committee notes the information provided.

6.6 CCTV at centre and Incident Reporting

The Committee discussed the need for additional internal CCTV within the ROSC, with a focus on improving security, patron safety, and incident management.

Discussion centred on the potential provision of City-owned and City-operated CCTV, as opposed to club-managed systems, to ensure consistency with City policies and privacy obligations.

It was noted that the City are seeking quotes to consider an immediate option to provide two or three additional cameras. This would require a separate server and to be connected to City/WAPOl system and would be subject to budget.

A CEPTED (Crime Prevention Through Environmental Design) assessment is a process undertaken to provide data and information to support future requirements for new and existing spaces. This type of assessment can be considered for the site to inform any further requirements and will be discussed with the Citys Community Safety team as to its progression

ACTIONS:

- KDBA to provide a marked-up map identifying priority internal areas where additional CCTV coverage is requested.

- City Officers to liaise with the relative Community Safety team regarding any future CEPTED assessment to inform any further requirements at the site.

Committee Action

That the Committee notes the information provided.

6.7 Running Action Register

The Committee discussed items on the Running Action Register.

Refer to the attached Running Action Register.

Committee Action

That the Committee NOTES the information provided.

7.0 Urgent Business with the Approval of the Presiding Member

7.1 – Ray Owen Licence Agreement

City Officers advised the Committee that the Leases & Licences Team are currently redrafting the agreement with McLeod's Lawyers.

Any further progress or updates will be communicated with the President's as it becomes available.

Committee Action

That the Committee NOTES the information provided.

7.2 - Committee members

The City noted that the current terms of reference require an individual to be formally nominated into the Committee through the association committees or boards.

Officers asked whether the Associations would consider amending the existing Terms of Reference for the committee to cite a **position or role**, rather than a named individual. This could be President/treasurer/secretary or executive committee member.

This approach could improve efficiency by reducing the need for naming an individual, while still maintaining appropriate representation and governance.

All Committee members agreed to this proposed process.

ACTION:

City Officers to liaise with the Governance Team regarding process to change Terms of Reference to reflect any change.

Associations to consider which role/position they would like to nominate for the committee noting this could be added to the positions PD.

7.3 - Netball lights

KDNA noted the recent underground electrical works for the lighting on the reserve and referred back to previous comments by the Project Manager, that conduit could be installed at the same time to assist with any future outdoor court netball lighting power upgrades.

Current netball lighting is very poor and any new light poles will require a power upgrade.

ACTION: City Officers to follow up with the Project Manager to confirm whether additional conduit was included as part of the works.

7.0 Closure

There being no further business, the Presiding Member declared the meeting closed at 7.10pm.

I confirm these Minutes to be a true and accurate record of the proceedings of this Meeting.

Signed: ____________________

Presiding Member

Dated this 13 day of AUGUST. 2026

ATTACHMENT 1

Ray Owen Running Action Register

Date of meeting	Item	Status	Responsible Officer/s	Comments
May 2026	**Advertising & Sponsorship signage**	Ongoing	Community Development	• City staff in Development Services are drafting an Advertising and Sponsorship Policy. This Policy will be relevant for all leased facilities and City owned buildings. • Associations have provided a draft document to the City for consideration. This is currently being reviewed & feedback to be provided by the City across several business units. • ACTION – New staff member – Commercial Manager - to review the advertising request. Signage Policy.
May 2026	**Lock Box for KDBA**	Ongoing	Asset Maintenance	• KDBA raised request to install a locked box with a pin code for access for their coaches. This is for centre use at times outside of City hours, as city hours use would require a booking confirmation and payment. • COMPLETE

May 2026	**Resurfacing of the Maida Vale Netball Courts**	Ongoing	Asset Renewal	• Committee agreed to keep this item on the running action register. • Labor election pledge of $1.1 million to upgrade lighting and courts at MV. Scope and revised costings being developed by the City, prior to engaging with the Associations. • Update – court condition report complete, lighting design complete, next step is an internal meeting with technical Officers to confirm costs and scope.
May 2026	**Flooring reseal – 6 courts**	Ongoing	Building Maintenance	• Floor reseal occurring in Dec 2027.
2020	**Reinstatement of Cts 17 & 18**	Ongoing	SLPO	• Reinstatement request from Associations noted. Implementation is linked to Master Plan. • Committee to confirm if this standing item is required, given the preferred revised design for the ROSC.