



# Public Agenda Briefing Forum

Notes

14 April 2026

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**1. Official Opening**

The Presiding Member opened the meeting at 6:30pm and welcomed Councillors, Staff, Members of the Public Gallery and those watching via live stream. The Presiding Member also acknowledged the Traditional Owners of the land on which we meet the Whadjuk Noongar people.

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

**Mayor**

Mayor Margaret Thomas JP

**Councillors**

**South East Ward**

David Modolo

**South West Ward**

Mary Cannon (*attended electronically*)

**North West Ward**

Sue Bilich

Lisa Cooper

**North Ward**

Kathy Ritchie

Josh Clark (*Presiding Member*)

**Members of Staff**

**Chief Executive Officer**

Anthony Vuleta – Chief Executive Officer

**Executive Team**

Chris Thompson – A/Director Infrastructure

Luke Ellis – Director Community

Nathan Ritchie – Director Development

**Management Team**

Pollyanne Fisher – Manager Asset Planning

Rhonda Bowman – Manager Governance

**Administration Team**

Molly Rogers-Thomson - Executive Officer

**Members of the Public 2**

**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 Nil.

**10. Reports to Council**

**10.1. Development Reports**

No reports presented.

**10.2. Infrastructure Reports**

**10.2.1. Metropolitan Regional Roads Group Road Improvement 2027/2028 Submissions**

*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.

Council acknowledged that the two proposed projects are suitable for submission. It was noted that additional projects, including Black Spot initiatives, are being assessed and prioritised for future funding rounds, with a report to be presented to Council ahead of the next submission deadline.

Officers advised that the City has historically been successful in securing funding and expressed confidence in the current submissions, with outcomes expected by February 2027.

It was also noted the project had been transitioned from the Black Spot Program to the Road Improvement Funding Program. Further detail on this change was taken on notice.

Mayor Margaret Thomas and Cr David Modolo asked questions on this item.

Previous Items	OCM 175/2019; OCM 35/2020; OCM 169/2020; OCM 72/2021; OCM 99/2022; OCM 61/2023
Directorate	Asset Services
Business Unit	Asset Planning
File Reference	4.00011767
Applicant	N/A
Owner	N/A

Attachments	<ol style="list-style-type: none"><li>1. Summary Project Cost Attachment 1 [10.2.1.1 - 3 pages]</li><li>2. Canning Road Concept Plan- Attachment 2 [10.2.1.2 - 5 pages]</li><li>3. Welshpool Lewis Intersection Upgrade Concept Design- Attachment 3 [10.2.1.3 - 1 page]</li><li>4. Presentation 3 stages map [10.2.1.4 - 1 page]</li></ol>
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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.

## EXECUTIVE SUMMARY

1. The purpose of this report is to seek endorsement for a funding submission for the 2027/2028 Metropolitan Regional Roads Group (MRRG) Road Improvement Projects Program.
2. The projects proposed for MRRG submission are:
  - **Canning Road Upgrade Project:** (Stage 2; SLK 6.56 to SLK 7.96) – Estimated at \$2,800,000 for the 2027/2028 financial year.
  - **Welshpool Road East / Lewis Road intersection Upgrade Project:** (Stage 2) – Construction: Estimated at \$2,250,000.

Both projects align with the City of Kalamunda's (City) strategic transport planning objectives and will contribute to improved road safety and network efficiency.

3. MRRG Road Improvement Projects grants support upgrades to existing roads to improve safety, traffic capacity and overall road network performance

Submissions for 2027/2028 are due in May 2026 and must be endorsed by Council.

4. It is recommended Council endorse the proposed submission, comprising two projects.

## **BACKGROUND**

5. Each year, Main Roads WA (Main Roads) invites project submissions for funding consideration as part of the MRRG Road Improvement Projects Program. This report is to seek endorsement for funding for projects in the 2027/2028 financial year.

6. This funding opportunity allows the City to implement critical infrastructure improvements that will provide long-term benefits to the community, such as improved road conditions, enhanced pedestrian and cyclist safety, and better transport connectivity.

7. The MRRG program provides grants covering up to two-thirds of the cost for road improvement projects aimed at enhancing safety, efficiency, and network capacity. These projects focus on roads carrying significant traffic volumes, ensuring they meet modern road standards and improve transport network reliability.

8. Submissions are assessed and prioritised based on criteria including road condition, traffic volume, crash history, and projected benefits. Final approvals are determined by the Minister for Transport.

9. **Project 1 - Canning Road Upgrade**

The Canning Road Upgrade was initially proposed under the Black Spot Program. However, due to the extent of necessary scope modifications, it exceeded the program's funding limits.

10. The City engaged engineering consultants for design to support a grant submission historically for the 2026/2027 MRRG Road Improvement funding round.

The project was proposed to be delivered in multiple stages.

The first stage, encompassing design and service relocation, was approved for the 2026/2027 funding round. This is currently underway and projected to be complete in the 2026/2027 financial year. The City is now proposing to put forward a submission for further grant funding in the following financial year, 2027/2028, to complete a second stage of works.

The overall goal of the upgrade is to enhance road safety, traffic flow and regional connectivity.

11. The design fully aligns with Main Roads WA (MRWA) standards and incorporates key safety enhancements, including improved road geometry, better sightlines, and traffic-calming measures. These works will address long-standing safety concerns along Canning Road, which has a high crash history and is a key regional transport route.
12. **Project 2 - Welshpool Road East / Lewis Road intersection Upgrade**  
The Welshpool Road East / Lewis Road intersection Upgrade was initially proposed under the Black Spot Program. However, due to the extent of necessary scope modifications, it exceeded the program's funding limits.
13. The City engaged engineering consultants for design and intersection modelling to support grant submissions. In July 2022, Council endorsed an application for the 2023/2024 and 2024/2025 MRRG Road Improvement funding rounds.

However, the funding body (MRRG) would only consider applications on a yearly basis. The first stage, encompassing design and service relocation, was approved for the 2026/2027 funding round.

The City is now proposing to put forward a submission for further grant funding in the following financial year, 2027/2028, to complete the second stage of works.

## DETAILS AND ANALYSIS

14. **Project 1 - Canning Road - Road Upgrade – Stage 2 Construction 2027/2028**  
The existing approved stage 1 of works is anticipated to complete in 2026/2027 utilising existing funding approvals. This stage involves critical preparatory works including the relocation of Western Power poles and tree-clearing permits from the Department of Water and Environmental Regulation (DWER).

The City has appointed an environmental consultant to assist with the DWER applications and underground utility scans are underway to

identify any infrastructure that may be impacted by the proposed works to avoid disruptions during future construction phases. Designs for street lighting upgrades are being progressed, and Western Power has been engaged to finalise plans for the relocation of electrical infrastructure.

A preliminary design audit has been conducted ahead of the Stage 1 works in 2026/2027, and a safety assessment of the entire Canning Road corridor has been completed to refine the project scope and ensure that safety improvements are fully incorporated.

15. Whilst Stage 1 focuses on preparation works, the following Stage 2 involves actual road widening. These works increase safety and traffic flow, reducing congestion.

Two additional future stages are planned beyond 2027/2028. Stage 3 is anticipated to be delivered in 2028/2029, and Stage 4 is anticipated to be delivered in 2029/2030.

16. The City is seeking  $\frac{2}{3}$  funding from the MRRG program, with the remaining cost to be covered by the City's contribution.

**Stage 2 (2027/2028)**

<b>Canning Road - Road Upgrade (SLK- 6.56 to 7.96)</b>	<b>Cost</b>
MRRG Funding (2/3)	\$1,866,000
City Contribution (1/3)	\$933,000
<b>Total Cost for Stage 2</b>	<b>\$2,800,000</b>

17. **Project 2 - Welshpool Road East / Lewis Road intersection Upgrade – Stage 2 Construction 2027/2028**

Similarly, this project will be constructed over multiple years with Stage 1 preparatory works already underway.

Stage 2 will deliver a range of improvements to enhance traffic flow, safety, and overall network efficiency. The proposed works includes upgrade of the intersection with a dual lane roundabout and intersection sightline and roadside clear-zone vegetation clearing (removal of dangerous roadside trees and general obstructions from clear zones), alongside ancillary works such as improvements to drainage and road geometry, utility services relocations, streetlighting modifications, active road user improvements and provision of dual use paths and crossing facilities.

There are no further stages of work planned here beyond 2027/2028.

- 18. The City is seeking  $\frac{2}{3}$  funding from the MRRG program, with the remaining cost to be covered by the City's contribution.

**Stage 2 (2027-2028)**

<b>Welshpool Road East / Lewis Road intersection Upgrade</b>	<b>Cost</b>
MRRG Funding (2/3)	\$1,499,530
City Contribution (1/3)	\$ 750,470
<b>Total Cost</b>	<b>\$2,250,000</b>

**APPLICABLE LAW**

- 19. Nil.

**APPLICABLE POLICY**

- 20. The assessment, renewal and upgrade of infrastructure assets is undertaken in accordance with policy Service 4 – Asset Management.

**STAKEHOLDER ENGAGEMENT**

- 21. **Community Engagement Summary**

Works have commenced for both projects however, affected residents and businesses will be contacted ahead of Stage 2 works commencing to keep the community informed of upcoming works.

**FINANCIAL CONSIDERATIONS**

- 22. Should the City be successful in achieving MRRG grant funding for both projects in 2027/2028 totalling in the order of \$5,050,000 as part of the 2027/2028 program, the City will need to contribute \$1,683,470 for works to progress.

A summary of project costs is provided in Attachment 1.

- 23. The City has already committed \$1,600,000 towards Stage 1 of the Canning Road Upgrade, part of the total design and asset relocation. To halt the construction phase now would mean that this investment could be seen as wasted, as the funds spent on the design work would not result in any tangible progress or improvements. Moving forward with construction will ensure that the City's investment is realised and contributes to the successful delivery of the project.

24. Further, the Canning Road Upgrade is estimated to cost a further \$8,400,000 in total to complete future works for stages 2, 3 and 4. To complete this project, the City will need to contribute a total of \$2,800,000 across financial years 2027-28 (SLK 6.56 to 7.96), 2028/2029 (SLK 7.96 to 9.15), and 2029/2030 (SLK 5.85 to 6.56), unless the construction works are staged into more manageable extents. The need for staging will depend on project timelines, available resources, and funding capacity, with the City exploring options to balance costs effectively while delivering the project efficiently.

A summary of the stage locations is presented in the map provided in Attachment 4.

25. Looking ahead, the Welshpool Road East and Lewis Road intersection Upgrade is estimated to cost \$2,250,000 for Stage 2 construction. To complete this phase, the City will need to contribute \$750,470.

## SUSTAINABILITY

26. **Project 1 - Canning Road Upgrade (Stage 2):**  
Aims for a safer, more efficient road through design. Preliminary work considers environmental impacts with assessments and utility scans to minimise future disruptions. Trail path upgrades support sustainable transport.
27. **Project 2 - Welshpool Road East / Lewis Road intersection (Stage 2):**  
Focuses on safer and more efficient turning moments by proposing dual lane roundabout which improves road safety, traffic flow. While some trees will be removed, replacements will be planted.

## RISK MANAGEMENT

- 28.
- |  |                   |               |
|--|-------------------|---------------|
| <b>Risk:</b> The City fails to secure grant funding leading to additional rates funding needs.   |                   |               |
| <b>Consequence</b>   | <b>Likelihood</b> | <b>Rating</b> |
| Major  | Possible          | High          |
| <b>Action/Strategy</b>   |                   |               |
| The City continues to improve its submission quality, project estimating and project management to comply with grant funding requirements. |                   |               |

29.	<b>Risk:</b> There is significant dissatisfaction from the community regarding the future change in road conditions.		
	<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
	Major	Unlikely	Medium
	<b>Action/Strategy</b>		
	The City will be undertaking consultation with affected landowners and attempt to address any outstanding concerns following the detailed design process and well before project construction.		

**CONCLUSION**

- 30. The City has identified the Canning Road Upgrade (Stage 2) and Welshpool Road East/Lewis Road intersection upgrade as important projects to submit for consideration under the 2027/2028 MRRG Road Improvement Projects Program.
- 31. These projects are focused on enhancing road capacity, safety, and the overall efficiency of our transport network. Council endorsement of these applications are requested to enable the City to pursue this vital external funding and progress these necessary road improvements, which will provide significant long-term benefits to the community and support the City's transport objectives.

**Voting Requirements: Simple Majority**

**RECOMMENDATION**

That Council ENDORSE the City of Kalamunda submission for:

- 1. Stage 2 (Construction) of the Canning Road Upgrade Project for the 2027/2028 Metropolitan Regional Roads Group Road Improvement Projects Program as shown in Attachment 2.
- 2. Stage 2 (Construction) of the Welshpool Road East and Lewis Road intersection Upgrade for the 2027/2028 Metropolitan Regional Roads Group Road Improvement Projects Program as shown in Attachment 3.

## 10.2.2. Western Australian Local Government Association Climate Change Advocacy Position

*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.

Previous Items	AGM 3/2020; OCM 33/2020; 74-2021; 79/2022; 13/2023
Directorate	Infrastructure
Business Unit	Asset Planning
File Reference	OR-IGR-005-18
Applicant	N/A
Owner	N/A
 Attachments	 1. Attachment 1 - WALGA Climate Change Policy Statement - July 2018 [10.2.2.1 - 15 pages] 2. Attachment 2 - WALGA Consultation Paper - Climate Change Advocacy Position - January 2026 [10.2.2.2 - 14 pages]

### TYPE OF REPORT

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✓ 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 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 2.1.2** - Development and Implementation of the Urban Forest Strategy.

**Strategy 2.1.3** - Development and implementation of the Local Biodiversity Strategy

### Priority 2: Kalamunda Clean and Green

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

**Strategy 2.2.1** - Manage the forecast impacts of a changed climate upon the environment.

**Strategy 2.2.2** - Work towards a Carbon Neutral Footprint of City-operated areas.

### Priority 2: Kalamunda Clean and Green

**Objective 2.3** - To reduce the amount of waste produced and increase the amount of reuse and recycling of waste.

**Strategy 2.3.1** - Implement the City's Waste Plan aligned to the State Waste Avoidance and Resource Recovery Strategy.

## EXECUTIVE SUMMARY

1. Western Australian Local Government Association (WALGA) released a consultation paper titled "WALGA Climate Change Advocacy Position" in January 2026 seeking Council endorsed feedback.
2. WALGA's current position was endorsed by State Council in 2018. Given significant changes in the legislative, policy, technological and scientific environment since that time it is important to ensure that the position reflects the sector's views, needs and priorities and provides a sound basis for WALGA's climate change advocacy.

## BACKGROUND

3. WALGA policy and advocacy on climate change is longstanding, with the Association's first Climate Change Policy Statement adopted in 2009. In 2018 a new Climate Change Policy Statement and advocacy position were endorsed by WALGA State Council following extensive sector consultation.
4. The City is a signatory of WALGA's existing Climate Change Declaration.

In being a signatory the City recognises that climate change is occurring, and will continue to have a significant effect on the Western Australian environment, society, and economy. The City developed its Climate Change Action Plan (CCAP) 2023-2034 as a first step in addressing risks to our City's environment, economy, infrastructure, community health, safety, and wellbeing.

WALGA's existing Climate Change Policy Statement (July 2018) is provided in Attachment 1.

5. Since WALGA's adoption of a 2018 Climate Change Policy Statement which establishes an existing advocacy position, there have been substantial legislative, policy, technological, and scientific developments, including:
  - Enactment of the national *Climate Change Act 2022* and introduction of the *Western Australian Climate Change Bill 2023*.
  - Passage of the *Local Government Amendment Act 2023*, which expanded the general functions of Western Australian local governments to include planning for, and mitigating, risks associated with climate change.
  - Release of the Australian Government's National Climate Risk Assessment and National Adaptation Plan in 2025.
  - Accelerated transition to renewable energy, increased uptake of electric vehicles, and strengthened energy efficiency standards under the National Construction Code.
  - Advancements in climate science and projections at international, national, and Western Australian levels, providing clearer evidence of climate-related risks and reinforcing the need for action to address associated impacts.
  
6. WALGA undertook some preliminary high-level consultation on a reviewed advocacy position which was considered by State Council in March 2025. Along with feedback from the Environment Policy Team, WALGA has developed a revised draft Climate Change Advocacy Position for Local Government feedback. The draft position affirms that:
  1. Local Government acknowledges the risks posed by climate change and is committed to addressing them.
  2. WALGA calls on the Australian and Western Australian Governments to:
    - Provide strong climate leadership, coordination, and action to support an orderly transition to achieve emissions reduction targets and respond to the impacts of climate change.
    - Deliver dedicated funding, guidance, and practical support to enable Local Governments to implement emissions reduction and climate adaptation initiatives.
  
7. The revised draft Climate Change Advocacy Position is provided in Attachment 2. WALGA are seeking Council endorsed feedback on the position.

## DETAILS AND ANALYSIS

8. Climate change is having local impacts upon our community notably in matters of extreme weather events, a drying climate and its impacts upon water supply and vegetation and an overall increase in average temperatures which impact the very young and our elderly.
9. Given the legislative, policy, technological, and scientific developments since 2018, it is necessary to for WALGA to update their Climate Change Advocacy Position to reflect these developments and the evolving needs and priorities of Local Governments.
10. The revised advocacy position aligns with existing WALGA advocacy positions, provides foundations to support WALGA's climate change advocacy activities.
11. The City has adopted several strategies which have strong links to addressing the concerns with climate change, notably the Local Environment Strategy, Urban Forest Strategy, Local Biodiversity Strategy, and the CCAP.
12. The CCAP identifies that the City has a commitment to support WALGA to work with State and Federal Government to ensure achievement of greenhouse gas emissions reduction targets as set out in key National and International agreements, and support WALGA to work with State and Federal Government to implement key actions and activities for climate change management at a local level.
13. Supporting WALGA's reviewed Advocacy Position aligns with the City's endorsed CCAP, aligning with the City's Strategic Community Plan which values nature, and creating our future together. The reviewed Advocacy Position aligns with, and supports, the CCAP guiding principle to ensure everything we do will make the City socially, environmentally, and economically sustainable.
14. Supporting the WALGA Advocacy Position supports the City in complying with its statutory obligations. Local Governments' general function under *the Local Government Act 1995* have also been expanded to include planning for, and mitigating, the risks associated with climate change.

## APPLICABLE LAW

15. *Local Government Act 1995*

## APPLICABLE POLICY

16. Nil.

## STAKEHOLDER ENGAGEMENT

17. The City has committed to publishing updates via annual progress reports on the Urban Forest Strategy, Local Biodiversity Strategy and Climate Change Action Plan - June 2026. These will include updates as to projects that are supported by the WALGA Advocacy Position.

## FINANCIAL CONSIDERATIONS

18. Nil.

## SUSTAINABILITY

19. Climate change is a very real threat to the sustainability of our community from an environmental, social and economic standpoint. Tackling the issue is necessary.

## RISK MANAGEMENT

20.

<b>Risk:</b> The City suffers substantial reputational loss due to its inaction on climate change.		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Significant	Almost Certain	High
<b>Action/Strategy</b>		
Progress towards actions and plans, including participating in advocacy to tackle climate change will assist in mitigating this risk.		

21.

<b>Risk:</b> The City suffers substantial environmental loss due to its inaction on climate change.		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Significant	Almost Certain	High
<b>Action/Strategy</b>		
Progress towards actions and plans, including participating in advocacy to tackle climate change will assist in mitigating this risk.		

## CONCLUSION

22. It is recommended the City supports the existing draft advocacy position proposed by WALGA.

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

That Council SUPPORT the Western Australian Local Government Association Climate Change Advocacy Position as follows:

1. Local Government acknowledges the risks associated with, and is committed to, addressing climate change.
2. Western Australian Local Government Association calls on the Australian and Western Australian Governments to:
  - a) Provide the necessary climate leadership, coordination and action to ensure an orderly transition to achieve emission reduction targets and address the impacts of climate change.
  - b) Provide dedicated funding, guidance and practical support to assist Local Governments to undertake emissions reduction and adaptation actions.

### **10.2.3. Kalamunda Water Park Asset Management Plan 2025**

*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.

Council queried the staged repair approach recommended in the report. Officers advised that separating urgent and structural works enabled the facility to reopen for the current season, with full structural repairs now costed higher based on updated quotes.

It was noted that potential grant funding sources have been explored, including State and Federal programs and Lotterywest, however some programs are currently on hold or limited in scope.

The presenter outlined previous community engagement undertaken for a new aquatic facility, including surveys and a petition, with further engagement planned through the Community Infrastructure Strategy (CIS).

Council was advised that endorsement of the report would acknowledge the document only and does not commit the City to any specific funding or investment pathway.

Discussion also noted the need to ensure sufficient, specific community engagement regarding the future of Kalamunda Water Park, which may be considered further through the CIS process or as a standalone item if required.

Cr Josh Clark and Cr David Modolo asked questions on this item.

Previous Items	OCM 130/2012; 157/2016; 79/2017; 125/2017; 140/2017; 129/2018; 184/2018; 222/2019; 96/2020; 97/2020; 70/2021; 98/2021; 99/2021; 148/2024; 2025/63; 2025/64
Directorate	Infrastructure
Business Unit	Asset Planning
File Reference	HU-PAA-013
Applicant	N/A
Owner	N/A
Attachments	1. Attachment - Kalamunda Water Park Asset Management Plan [10.2.3.1 - 100 pages]

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## 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 the Council to endorse the Kalamunda Water Park Asset Management Plan (AMP) 2025 (Attachment 1).
2. An Asset Management Plan is a strategic planning document designed to demonstrate the financial position of an asset portfolio based on current management practices.
3. The AMP provides detailed information about the City of Kalamunda's Water Park assets, including the actions required to deliver the desired level of service cost-effectively, while also outlining associated risks. The AMP identifies a total Gross Replacement Cost (GRC) of \$25,291,000 for the assets that comprise the Kalamunda Water Park.

4. It is proposed that Council endorse the Kalamunda Water Park Asset Management Plan 2025 noting required funding levels to inform future decision making associated with the City's Long Term Financial Plan.

## BACKGROUND

5. The City of Kalamunda (City) is required to undertake Integrated Planning and Reporting requirements as it plans for the future in line with the requirements of the *Local Government Act 1995*. Key actions include the Strategic Community Plan, the Corporate Business Plan, and informing strategies such as Asset Management Plans.
6. The Kalamunda Water Park Asset Management Plan 2025 is the first asset management plan prepared for the facility following comprehensive testing and assessment of whole site.

## DETAILS AND ANALYSIS

7. This Kalamunda Water Park AMP covers the following subjects:
  - a) Introduction (Background)
  - b) Current Status of Water Park Assets
  - c) Level of Service
  - d) Future Demand
  - e) Life Cycle Management
  - f) Risk Management
  - g) Financial Summary
  - h) Improvement, Monitoring and Review
8. The Water Park precinct comprises a diverse range of assets essential for its operation, safety, and visitor experience. Key asset categories include:
  - **Buildings:** Includes a variety of buildings.
  - **Car Parks:** Two car parks located off Collins Road in the southern section of the park.
  - **Electrical:** Main switchboard and two sub boards, supported by 22 underground conduits and 13 conduit pits for the Water Park, plus one conduit and pit for "Rollerama".
  - **Fences:** A 475m boundary fence and two internal fences (23m and 15.5m).
  - **Irrigation:** Reticulation pipe system, pump system, and water storage tank.
  - **Kerbs:** Surrounding the car park perimeter.
  - **Lighting:** One large light post located on Pathway 1.

- **Open Space Furniture:** 11 picnic settings including tables and bench seating.
- **Park Infrastructure:** Drinking fountains for the Water Park and Skate Park, and a bike rack.
- **Playground Equipment:** Skate Park structures and seven shade sails.
- **Pool Structures:** Pool basins, surrounding walkways and ramps, water slides, and diving blocks.
- **Retaining Walls:** 15 retaining walls throughout the park.
- **Signs:** Welcome and facility signage.
- **Stormwater Pits:** Three stormwater pits within the park.

9. The physical condition of the Water Park's assets has been assessed using a 1-to-5 scale, where one represents new or very good condition and five represents very poor condition. Key observations are:

Asset Category	Average Condition
Buildings	2.48
Car Parks	3.17
Electrical	2.00
Electrical Conduit	3.00
Electrical Conduit Pits	2.43
Fences	2.31
Irrigation	3.00
Kerbs	3.00
Lighting	2.00
Open Space Furniture	2.91
Park Infrastructure	3.50
Playground Equipment	3.30
Pool Structures	3.38
Retaining Walls	2.32
Sign	2.57
Stormwater Pits	2.60

10. The condition rating of the Water Park assets was undertaken using the visual condition rating method, complemented by a range of technical tests, including diving leakage inspections, pool return water pipe pressure testing, underfloor void detection, pool shell concrete coring, and laboratory testing of concrete cores. These combined approaches provide a high level of confidence in the accuracy and reliability of the asset condition data.
11. The Kalamunda Water Park AMP includes financial modelling to determine the City's future funding requirements for the water parks assets. The model considers acquisition, renewal, operational, maintenance and disposal costs.
12. Two Scenarios for Predicted Average Funding Required (Future Years) just for the pools, exclusive of any renewal and upgrades to the buildings and other site assets are as follows:

**Scenario 1 – Full Replacement (All Pools)**

- One off Capital Cost: \$17,000,000
- Total ongoing annual cost: \$804,000 p/a
  - *Operation: \$594,000*
  - *Maintenance: \$210,000*

**Scenario 2 – Major Works for Main & Learner Pools + Full Replacement of Toddler Pools**

- One off Capital Cost: \$7,520,000
- Total ongoing annual cost: \$794,000 p/a
  - *Operation: \$594,000*
  - *Maintenance: \$210,000*

13. The Kalamunda Water Park AMP will be reviewed again in five years. During this period the following tasks will be undertaken:
- a) Carry out structural repairs prior to November 2026 to ensure the park can operate through the 2026 – 2027 season and for an estimated minimum period of 3-5 years thereafter.
  - b) Review assets estimated to require replacement in the near future, to incorporate in future planning.

**APPLICABLE LAW**

14. *Local Government Act 1995.*

**APPLICABLE POLICY**

15. The Kalamunda Water Park AMP has been prepared in line with Council Policy Service 4: Asset Management.

**STAKEHOLDER ENGAGEMENT**

16. Asset Management Plans are guided by a “Levels of Service” process, which reflects the community’s expectations for asset performance. For the Kalamunda Water Park (AMP), this process was informed by the 2024 Community Satisfaction Survey and a review of customer requests received over the past few years.

**FINANCIAL CONSIDERATIONS**

17. The City’s current Long-Term Financial Plan forecast integrates with the predicted annual average funding required for future years.
18. There are no financial implications of the endorsement of this AMP.

- 19. A funding strategy will need to be developed to fund the options outlined in the AMP.
- 20. It is estimated that a minimum of \$7 - \$17m will be required to replace pools to ensure the Park can remain operational for a period exceeding five years, in addition to an average \$800,000 maintenance and operational costs each year.
- 21. These figures do not include renewal of non-pool assets, such as buildings and car parks, and do not include cost escalations associated with steadily increasing construction costs in WA.

**SUSTAINABILITY**

- 22. Any replacement and renewal of KWP assets should be undertaken with a strong focus on sustainable practices to minimise environmental impact and promote long-term resource efficiency. Key considerations include:
  - a) Use of Eco-Friendly and Recycled Materials: Replacement paths, playground surfaces, and furniture will utilise recycled or low-impact materials, such as crumb rubber and recycled plastics, reducing waste sent to landfill.
  - b) Energy Efficiency: New buildings, lighting, and pool infrastructure will incorporate energy-efficient technologies, such as LED lighting and solar pool heating systems, to reduce greenhouse gas emissions.
  - c) Water Conservation: Replacement of irrigation systems, pool infrastructure, and fixtures will prioritise water-efficient designs, including smart irrigation controls and water-saving pool technologies.
  - d) Waste Reduction and Recycling: Demolition and replacement activities will include waste segregation, recycling of construction materials, and responsible disposal practices.

**RISK MANAGEMENT**

23.

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

## CONCLUSION

24. Through the scenario modelling process, the AMP provides 10-year funding options and assists in the development of appropriate asset renewal programs.
25. The Kalamunda Water Park AMP indicates that increased funding is required to support the renewal, maintenance, and operation of water park assets.
26. The City will seek to identify and maximise any grant funding opportunities where possible to support any future planning and works.

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

That Council:

1. ENDORSE the Kalamunda Water Park Asset Management Plan 2025.
2. NOTE that a funding strategy is to be developed.

**10.3. Corporate Reports**

No reports presented.

**10.4. Community Reports**

No reports presented.

**10.5. Office of the CEO Reports**

No reports presented.

**11. Closure**

There being no further business the meeting was declared closed at 6.52pm.