



Ordinary Council Meeting

AGENDA

Tuesday 28 July 2026

NOTICE OF MEETING

ORDINARY COUNCIL MEETING

Dear Councillors

Notice is hereby given that the next Ordinary Meeting of Council will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on **Tuesday 28 July 2025 at 6.30pm.**



Anthony Vuleta

Chief Executive Officer

23 July 2026

Acknowledgement of Traditional Owners

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

Emergency Procedures

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

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

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



RICH Values

We treat everyone with dignity, fairness, and kindness—valuing diverse perspectives, listening with empathy, and fostering an inclusive environment where all voices are heard and appreciated.

Respect

We act with honesty, transparency, and accountability—upholding ethical standards, taking responsibility for our actions, and consistently doing what is right, even when no one is watching.

Integrity

We build trust through empathy, honest feedback, and mutual support—creating a safe, respectful environment where people thrive and grow. We care enough to be candid, knowing that truth shared with compassion strengthens us all.

Care

We communicate truthfully and openly—building trust through transparency, owning our actions, and fostering a culture where integrity and authenticity guide every interaction.

Honesty

Webcasting Notice

Please note that tonight's meeting other than the confidential sessions are being live streamed and recorded.

All in attendance and those addressing Council should refrain from making offensive/defamatory statements as there may be legal implications.

Council takes all care when maintaining privacy, however members of the public gallery and those addressing Council should be aware that you may be recorded.

INFORMATION FOR PUBLIC ATTENDANCE

Welcome to this evening's meeting. The following information is provided on the meeting and matters which may affect members of the public.

If you have any queries related to procedural matters, please contact a member of staff.

Ordinary Council Meetings – Procedures

1. Council Meetings are open to the public, except for Confidential Items listed on the Agenda.
2. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a City Staff Member.
3. To facilitate the smooth running of the meeting, silence is to be observed in the public gallery at all times.
4. All other arrangements are in general accordance with Council's Standing Orders, the Policies and decision of the City or Council.

Deputations and Public Question Time

These sessions in the Council Meeting provides an opportunity for people to ask any question of the Council or speak publicly on any matter.

Public Question Time

Public Question Time session will be conducted in accordance with the provisions of the Local Government Act and the City's Standing Orders.

Where a member of the public raises a question during Public Question Time, a response will be provided where Councillors or staff have the necessary information at hand; if not, a reply will be provided at a later time. There is a limit of one question per speaker per meeting.

Deputations

All speakers are limited to ten minutes, with a one-minute warning given to speakers prior to the ten-minute time period elapsing. The commencement and conclusion of time shall be advised by the Mayor/Chairperson.

It should be noted that speakers at Council meetings do not enjoy any protection from parliamentary-style privilege. Therefore, they are subject to the risk of defamation action if they make comments about individuals.

In the event that speaker makes potentially offensive or defamatory remarks about any person, the Mayor/Chairperson will ask them to refrain from such comments.

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person, or make a point of order ruling if a speaker breaches the Guidelines.

Only the audio recording of the public address speakers will be heard on Council's webcast. Visual images of the speaker will not be captured as part of that webcast.

Schedule of Agenda Briefing Forums a Council Meetings - 2026

Ordinary Meetings of Council (OCM) commence at 6:30pm.
Public Agenda Briefing Forums (Agenda Briefing) commence at 6:30pm.

	Agenda Briefing	Ordinary Council
February	Tuesday 10	Tuesday 24
March	Tuesday 10	Tuesday 24
April	Tuesday 14	Tuesday 28
May	Tuesday 12	Tuesday 26
June	Tuesday 9	Tuesday 23
July	Tuesday 14	Tuesday 28
August	Tuesday 11	Tuesday 25
September	Tuesday 8	Tuesday 22
October	Tuesday 13	Tuesday 27
November	Tuesday 10	Tuesday 24
December	Tuesday 1	Tuesday 8

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1. Official Opening

2. Attendance, Apologies and Leave of Absence Previously Approved

3. Public Question Time

3.1. Questions Taken on Notice at Previous Meeting

3.1.1 Michael Ryan, High Wycombe (Ordinary Council Meeting 23 June 2026)

Q1. Will Nathan Ritchie please provide a reply to my two emails asking about 122 Milner Road High Wycombe (Stage 2). It was sold as dual / zoning - industrial and residential. Original email was 23 April 2026.

A1. These questions are lacking detail and context to ensure an accurate response from the City. The City has previously invited Mr Ryan to clarify and there is insufficient context to provide direct response to the matters

Q2. Can I please have answers to outstanding replies to questions asked at previous Council Meetings

- PABF Hatch Court 5 questions
- Questions about zero buffer policy
what were "*..the very different circumstances,*" the City refers to who / what was the intended Beneficiary of the policy
how/when/who notified the City of.. *the very different circumstances.*
who received this information at the City

A2. These questions are lacking detail and context to ensure an accurate response from the City. The City has previously invited Mr Ryan to clarify and there is insufficient context to provide direct response to the matters.

3.1.2 Hannah Lill, Kalamunda (Ordinary Council Meeting 23 June 2026)

Q1. At the February Council Meeting, it was advised the Urban Forest Canopy data would be released in June. Has that data been released and if not when and how will it be released?

A1. The City uses Urban Canopy data published through the DPLH Urban Monitor program to report on their progress towards Urban Canopy targets. This program aims to provide updated Urban Forest Canopy data every two years. There was a delay in the publication of data since 2020, however 2024 data was recently published. The 2024 Urban Forest Canopy

data is visible to the public through the City of Kalamunda's public Intramaps. The Urban Greening Dashboard was updated in late May 2026 with a new interface design and is available to the public. This also includes suburb by suburb canopy data.

Q2. At the November 2025 Council meeting a petition was submitted regarding the Future Forest Policy. It is noted as being received in the minutes. Please confirm for the minutes how many formal signatures were counted on this petition and any action that is planned in response to it.

A2. There were a total of 360 signatures on the petition submitted for the November 2025 Ordinary Council Meeting. The petition was processed as part of a submission during the consultation period for the Future Forest Policy.

3.1.3 Phil Dowson, Kalamunda (Ordinary Council Meeting 23 June 2026)

Q1. Would there be an opportunity to read the monitoring results for the Harry Potter: Forbidden Forest Experience?

A1. No, the City does not intend to make these results publicly accessible.

3.1.4 Elise Jensen, Forrestfield (Ordinary Council Meeting 23 June 2026)

Q1. In the draft delegations register, the delegation LGA6 relating to access to local government information is being revoked at the same time the commercial and financial delegations to the CEO are expanding. What is the specific reason for revoking this public access delegation and what arrangements will be in place to ensure that the public inspection requests continue to be processed promptly without requiring a separate council resolution each time?

A1. The delegation is superfluous as the right of public access to information prescribed by section 5.94 of the *Local Government Act 1995* is provided by that section of the Act directly; there is no power/function to delegate. The public can continue to access information of a kind prescribed by the Act as they always have been able to, with or without the delegation in question, or via the *Freedom of Information Act 1992*.

3.1.5 Mandy Murphy (Ordinary Council Meeting 23 June 2026)

Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?

- A1. Feedback was considered, and recorded in the Engagement Report, which was attached.
- Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?
- A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.
- Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?
- A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.
- Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?
- A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.
- Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?
- A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.6 Anneke Borger (Ordinary Council Meeting 23 June 2026)

- Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?
- A1. Feedback was considered, and recorded in the Engagement Report, which was attached.
- Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?

- A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.
- Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?
- A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.
- Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?
- A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.
- Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?
- A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.7 Lara Ogden (Ordinary Council Meeting 23 June 2026)

- Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?
- A1. Feedback was considered, and recorded in the Engagement Report, which was attached.
- Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?
- A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.
- Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?

- A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.
- Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?
- A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.
- Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?
- A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.8 Robyn Spencer (Ordinary Council Meeting 23 June 2026)

- Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?
- A1. Feedback was considered, and recorded in the Engagement Report, which was attached.
- Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?
- A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.
- Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?
- A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.
- Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?

A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.

Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?

A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.9 Madeline Zanin, Kalamunda (Ordinary Council Meeting 23 June 2026)

Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?

A1. Feedback was considered, and recorded in the Engagement Report, which was attached.

Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?

A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.

Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?

A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.

Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?

A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.

Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?

- A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.10 Anna Cureic (Ordinary Council Meeting 23 June 2026)

Q1. Given the strong community feedback regarding the importance of retaining mature trees, and noting that the City previously had a tree retention policy that provided greater protection for mature trees on residential land, can Council please explain why the draft policy retains the broad residential land exemption contained within Clause 6.1(a) and how Council considers this exemption to be consistent with both the objectives of the Urban Forest Strategy and the feedback received during community consultation?

A1. The draft Policy was authored based on the resolution of Council to prepare a bespoke policy that was balanced and facilitated landowner maintenance of land, without the impediment of the planning framework.

3.1.11 Amanda Gamble, Kalamunda (Ordinary Council Meeting 23 June 2026)

Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?

A1. Feedback was considered, and recorded in the Engagement Report, which was attached.

Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?

A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.

Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?

A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.

Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?

A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.

Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?

A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.12 Donna Gahan, Kalamunda (Ordinary Council Meeting 23 June 2026)

Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?

A1. Feedback was considered, and recorded in the Engagement Report, which was attached.

Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?

A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.

Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?

A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.

Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?

A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.

Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?

A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.13 Tilai Clifford, Kalamunda (Ordinary Council Meeting 23 June 2026)

- Q1. The Engagement Report shows 53% of respondents did not support the draft policy. What process did Council use to evaluate this feedback, and what documented assessment shows how concerns were addressed?
- A1. Feedback was considered, and recorded in the Engagement Report, which was attached.
- Q2. The Schedule confirms no canopy modelling has been undertaken. What evidence or technical assessment supports the expected canopy outcomes of LPP33?
- A2. Currently there is no replanting offset or protection. The Policy proposed a proportionately increasing replacement ratio, as note in the report, and draft Policy.
- Q3. Administration notes the broad residential exemptions are “not consistent with the Urban Forest Strategy”. What documented evaluation supports retaining these exemptions?
- A3. The draft Policy was authored based on the resolution of Council, for a bespoke policy that was balanced.
- Q4. There is no public record of the 9 June Agenda Briefing Forum. What formal notes, outcomes, or decision trail exist from that briefing?
- A4. This meeting is available online via the City of Kalamunda YouTube page. The notes are also available as an attachment to the Ordinary Council Meeting Agenda for the 28 July 2026.
- Q5. What governance assurance process has Council undertaken to confirm that LPP33 is procedurally ready for adoption?
- A5. The draft Policy was prepared and processed in accordance with the planning framework, which establishes the pathway to create a new planning policy.

3.1.14 Anthony Vuleta, Chief Executive Officer (Public Agenda Briefing Forum 14 July 2026)

[Referring to item 10.2.1 RFT 2608 Provision of Gully Eduction Services - Award of Tender]

Q1. Do current sweepers have the capability to do educting?

A1. The City currently has two in-house sweepers that carry out the road sweeping program. Of these two road sweepers, one has the capability to educt a manhole however, its primary function is road sweeping.

3.2. Public Question Time

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of Council. For the purposes of Minuting, these questions and answers will be summarised.

4. Petitions/Deputations

5. Applications for Leave of Absence

6. Confirmation of Minutes from Previous Meeting

That the Minutes of the Ordinary Council Meeting held on 23 June 2026, as published and circulated, are confirmed as a true and accurate record of the proceedings.

Moved:

Seconded:

Vote:

Statement by Presiding Member

"On the basis of the above Motion, I now sign the Minutes as a true and accurate record of the meeting of 23 June 2026."

7. Announcements by the Member Presiding Without Discussion

8. Matters for Which the Meeting may be Closed

- 8.1 Item 10.2.1 RFT 2608 Provision of Gully Eduction Services - Award of Tender
Confidential Attachments – 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)].*

- 8.2 Item 10.2.2 RFT 2609 Fire Mitigation Services - Award of Tender
Confidential Attachments – 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) a tendered methodology for calculating a price [Act s. 5.23(4)(c)].*

- 8.3 Item 10.6.2 Debtors and Creditors Reports for the month of June 2026
Confidential Attachments – Creditor Payments for the Period ended 30 June 2026 (Confidential), Corporate Credit Card Payments from 28 April 2026 to 28 May 2026 (Confidential), and Corporate Credit Card Payments from 28 May 2026 to 25 June 2026 (Confidential).

Reason for Confidentiality: *Information the making public of which would be likely to endanger the security (including cyber-security) of any of the local government's property or operations [Act s. 5.23(4)(e)]*

9. Disclosure of Interest

9.1. Disclosure of Financial and Proximity Interests

- a) Members must disclose the nature of their interest in matters to be discussed at the meeting. (Section 5.56 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.)

9.2 Disclosure of Interest Affecting Impartiality

- a) Members must disclose the nature of their interest in matters 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.)

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.

Previous Items	OCM83/2016 OCM355/2021 OCM46/2022
Directorate	Development
Business Unit	Strategic Planning and Property Services
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] 5. Attachment 5 Superseded provisions in LPP3 and LPP4 [10.1.1.5 - 9 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 LPP3, 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.
5. **Additional background provided following the Public Agenda Briefing Forum on 14 July 2026**
- The publication of State Planning Policy 2.9 Water (SPP 2.9), along with the Planning for Water Guidelines was published on 16 December 2025, operational from 18 December 2025.

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)

6. 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.
7. 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.

8. Justification for revocation of LPP3 and LPP4:

The provisions of LPP3 and LPP4 are now superseded by 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.

9. 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.

10. 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.

11. 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

12. 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.
13. 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.
14. 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

15. 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.
16. 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.

17. 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.
18. 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.
19. **Additional Information provided following the Public Agenda Briefing Forum on 14 July 2026**

A register of the superseded provisions of LPP 3 and LPP 4 are contained within Attachment 5 of this report. The register shows the provisions in the policies which are now not necessary due to SPP 2.9.
20. **State Planning Policy 2.9 – Water**
LPP3, 4 and 34 are inconsistent with the objectives, implementation framework and Guidelines of SPP2.9 – Water. These policies contain provisions that are either outdated or inconsistent with the current SPP2.9 Guidelines and does not reflect the contemporary roles and responsibilities of State agencies in the assessment of development affecting wetlands, waterways and Public Drinking Water Source Areas (PDWSAs).
21. SPP2.9 establishes that the assessment of development affecting water resources requires consultation with relevant State agencies, including the Department of Water and Environmental Regulation (DWER) and, where applicable, the Department of Biodiversity, Conservation and Attractions (DBCA). For example, Guideline 6.1.6 confirms that permits under the *Rights in Water and Irrigation Act 1914* are required from DWER for works that obstruct, interfere with or alter the bed or banks of watercourses and wetlands in prescribed circumstances. Similarly, Guideline 6.1.2 identifies DBCA as the appropriate authority for advice relating to wetland identification, mapping, boundary delineation, buffer restoration and wetland management planning.
22. As these matters are administered by State agencies under separate legislative frameworks, the City should not prescribe development

requirements, environmental separation distances or assessment criteria that are inconsistent with, or duplicate, those approval processes. Any development affecting wetlands, waterways or PDWSAs is referred to the relevant State agencies as part of the statutory planning assessment process, ensuring specialist advice is obtained on a case-by-case basis.

Furthermore, where provisions within LPP3, 4 and 34 are consistent with SPP2.9, they repeat State policy and do not provide any additional City-specific guidance or local planning outcomes. SPP 2.9 identifies local planning policies as implementation mechanisms intended to address local planning circumstances and supplement State policy.

23. SPP2.9 also identifies specific area measures for works within the Swan Canning river system, which includes the Middle Helena Catchment area, to ensure the protection of natural assets within this area hereby giving effect to the objectives of LPP3 and LPP4 (and LPP34 where applicable), while supplementing these LPP provisions with updated State Planning Policy provisions.
24. SPP 2.9 also requires local governments to ensure that local planning instruments have due regard to the policy and Guidelines and that any local planning policy relating to water resources is informed by advice from relevant State agencies. Any advice previously relied upon in preparing LPP 3, 4 and 34 is now superseded by the current SPP 2.9, resulting in provisions that no longer accurately reflect contemporary State policy or agency responsibilities.
25. Since the adoption of these policies, the Department of Water and Environmental Regulation (DWER) has released the Water Quality Protection Note: Land Use Compatibility in Public Drinking Water Source Areas (2021). This document provides comprehensive and up-to-date guidance on assessing land uses within PDWSAs and establishes clear requirements for protecting drinking water quality. The guidance is more detailed and technically robust than that contained within LPP3, 4 and 34.
26. LPP 3 and 4 were adopted in 2016 to provide guidance for development within the Middle Helena Catchment Area and to ensure land use and development did not adversely impact the Public Drinking Water Source Area (PDWSA). At the time, the policies established an appropriate framework to protect water quality and manage development within environmentally sensitive catchment areas.
27. However, the policies are now more than ten years old and no longer represent contemporary planning practice or the current legislative and policy framework. As a matter of good governance, local planning policies

should be reviewed periodically to ensure they remain relevant, accurate and consistent with State planning requirements.

28. Since the adoption of these policies, the Department of Water and Environmental Regulation (DWER) has released the Water Quality Protection Note: Land Use Compatibility in Public Drinking Water Source Areas (2021). This document provides comprehensive and up-to-date guidance on assessing land uses within PDWSAs and establishes clear requirements for protecting drinking water quality. The guidance is more detailed and technically robust than that contained within Policies 3 and 4.
29. In addition, SPP 2.9 ensures that planning decisions appropriately consider the protection of water quality and quantity, including within public drinking water source areas, and promotes sustainable outcomes for both development and water resources.
30. The objectives and intent of LPP3 and 4 are now addressed through these current State and agency policies. As a result, retaining the local policies provides little additional planning benefit and may create duplication, inconsistency or confusion when applying more recent State Government requirements.

APPLICABLE LAW

31. *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
32. 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*.
33. 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)

34. 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.
35. 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)

36. 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

37. 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.
38. 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

39. 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

40. 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.
41. 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.
42. 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

43.

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).

44.

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.

45.

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.

46.

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

47. 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

48. 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.
49. 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

50. 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.
51. 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

52. 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.
53. 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.

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 Bushfire Management Plan [10.1.2.1 - 4 pages] 2. Pickering Brook Strategic Bushfire Management Plan (21 July 2026) [10.1.2.2 - 111 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
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 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 to reduce locality-scale risks. 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.
24. **Additional Information provided following the Public Agenda Briefing Forum on 14 July 2026**
25. In response to advice provided by DFES, changes have been made to the Draft Strategic BMP (Attachment 2) from that published in the agenda for Item 10.1.2 of Council's 14 July 2026 Public Agenda Briefing Forum. These changes are discussed further under Stakeholder Engagement.
26. **Key changes to the Draft Council Policy since previous draft**
27. The following changes have been made to the Draft Council Policy (Attachment 1) from that published in the agenda for Item 10.1.2 of Council's 14 July 2026 Public Agenda Briefing Forum:
 - a. s.1 – Text added, clarifying that the Strategic Bushfire Management Plan is a technical implementation document and that Council endorsement is only required where it would materially change a strategic direction previously adopted by Council.
 - b. s.2.5 – "Chief Bushfire Control Officer" replaced with "Community Emergency Service Manager" to reflect formal role title.

- c. S.2.5 – New policy measure (2.5.3) added, specifying the circumstances in which the Strategic Bushfire Management Plan will be referred to Council for approval.

APPLICABLE LAW

28. *Local Government Act 1995*
29. *Planning and Development Act 2005*

APPLICABLE POLICY

30. 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

31. 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.
32. The Strategic BMP and Draft Policy presented in this report are tools to support implementation of that recommendation.
33. 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.
34. 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.
35. 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

36. 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 have been updated as necessary and included in the agenda for the 28 July 2026 Ordinary Council Meeting.

37. **Additional Stakeholder Engagement Information provided following the Public Agenda Briefing Forum on 14 July 2026**

DFES provided advice in relation to the draft Strategic BMP published in the agenda for Item 10.1.2 of Council's 14 July 2026 Public Agenda Briefing Forum. The Strategic BMP (Attachment 2) has been updated in response to this advice, including expanded outcomes-based justification, additional mitigation measures, evacuation modelling, and implementation responsibilities. Some matters remain dependent on later-stage design and delivery. A summary of advice and corresponding changes to the Strategic BMP are provided in the table below.

38. The following table provides a summary of DFES's comments and associated updates / responses:

DFES comment	BMP update and/or Officer response
Proposal does not clearly demonstrate how bushfire risk will be reduced to an acceptable level.	BMP strengthened with more detailed justification of how risk is intended to be managed.
Fire modelling and scenario methodology were questioned. References to DPLH support for the Carabooda approach were considered misleading.	Reliance on comparison with Carabooda reframed. The BMP now focuses on the Pickering Brook-specific outcomes-based case, clarifying that the methodology used is recommended by the Planning for Bushfire Guidelines (2024).
Evacuation assumptions, access, and traffic impacts were not sufficiently addressed.	Additional references to evacuation traffic analysis and broader road network review. Further detail added to the scenarios and implementation sections.
Measures such as water tanks, APZs, signage, and road/tree works were seen as responses rather than true risk reduction.	'Likelihood' and 'consequence' determine the risk level. The responses recommended by the BMP are intended to reduce the consequences of a bushfire

	impacting the locality, not the likelihood of a bushfire occurring,
Reliance on actions outside the applicant's control or not clearly enforceable.	Section 9.0 now separates measures by delivery stage and responsible party.
The site may still be unsuitable for intensification unless acceptable bushfire risk is demonstrated.	The executive summary and outcomes-based sections now assert that the proposal can reduce risk to the lowest practicable level and improve resilience, subject to the package of measures proposed.

FINANCIAL CONSIDERATIONS

39. 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.
40. 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

41. 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

42.

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

43. 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.
44. 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.
45. 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.

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	1. Attachment 1 - Map 1 Kalamunda High Wycombe Locality 2. Attachment 2 - Map 2 Maida Vale Locality 3. Attachment 3 - Map 4 Forrestfield Locality West 4. Advertising Letter draft wording 5. Engage Page draft wording 6. ANEF changes in Kalamunda - Overview Map

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:
 - a. the proposed consultation process for affected residents and landowners in High Wycombe, Wattle Grove and Forrestfield;
 - b. the preparation of plain-English explanatory material showing the practical difference between the 2020 and 2026 ANEF contours;
 - 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;
 - 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;
 - 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
 - f. 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,	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

expected time-of-day impacts, flight path information and available noise monitoring data;	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	The City will advocate for additional aircraft noise monitoring via Perth Airport Coordination Forum Meetings and prepare a

High Wycombe, including in the vicinity of Ollie Worrell Reserve;	submission to Air Services Australia.
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.
f. any implications of the updated ANEF contours for future planning, subdivision, development assessment, residential density and title notifications within affected areas.	To protect and inform future occupants from the impacts of aircraft noise, as outlined in SPP 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.

DETAILS AND ANALYSIS

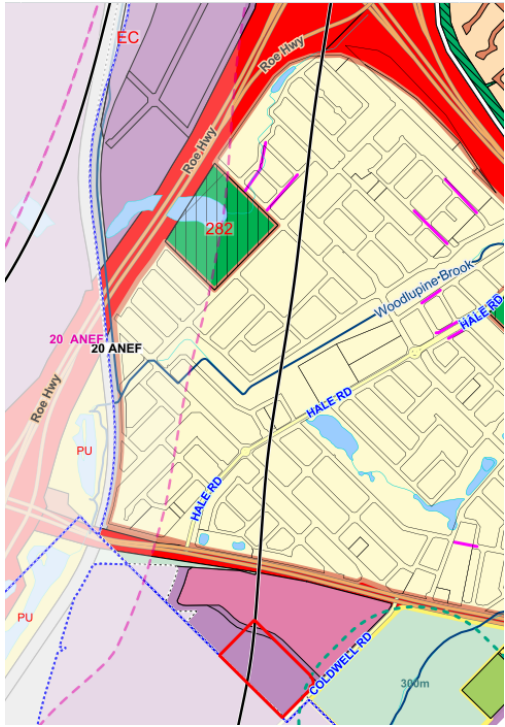
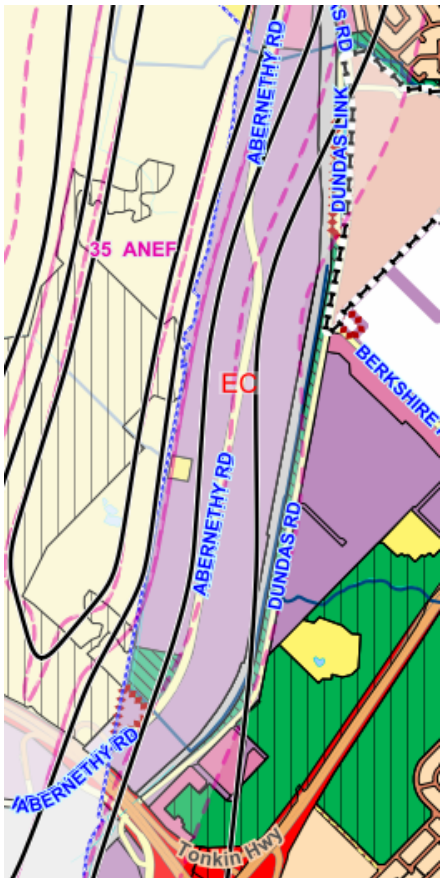
6. A119 is contained as Attachment 1, proposing to update the Scheme Maps to reflect the updated noise contours in the City of Kalamunda.
7. The ANEF system is the nationally recognised framework used to measure and forecast aircraft noise exposure around airports and aerodromes. ANEF contours are maps 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 4.
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.

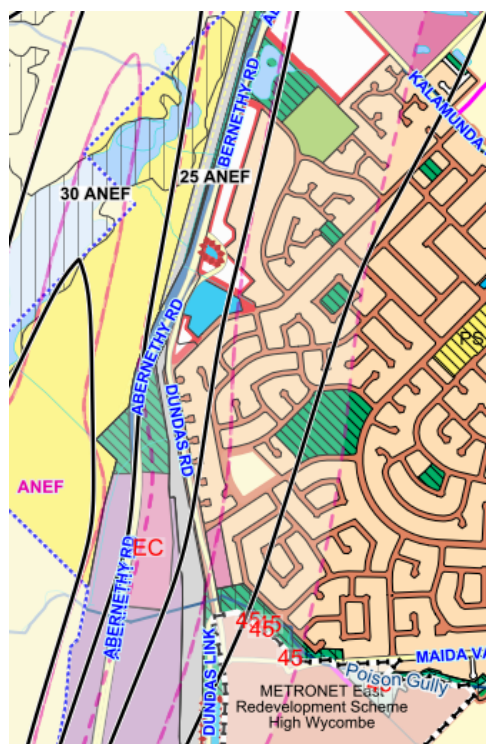
If a property is affected by a contour change, it may influence planning and building requirements for future development, such as requirements for noise-sensitive land uses or aircraft noise attenuation measures in new buildings. Existing approved development and current use of land are not affected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

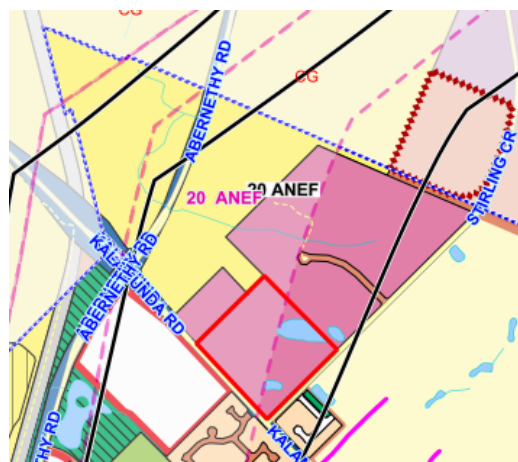
North Residential - High Wycombe

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.



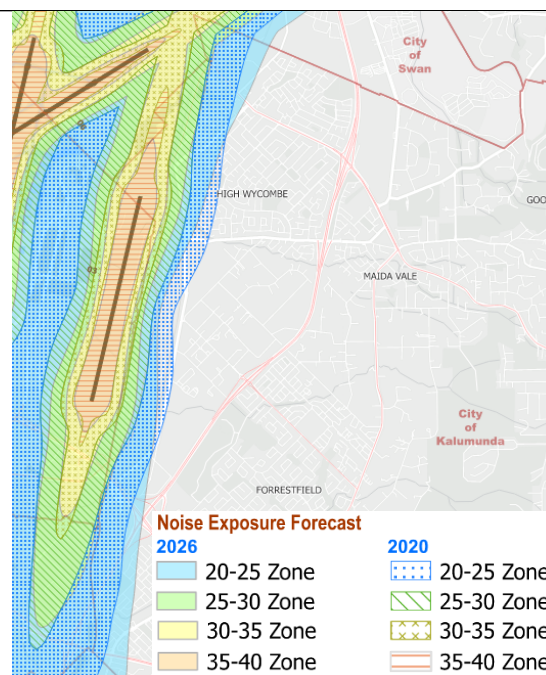
North Industrial - Hatch Court Light Industrial Area (HCLIA)

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.

25. **Additional Information Provided following the Public Agenda Briefing Forum on 14 July 2026**

While the ANEF noise contour extends further into the HCLA precinct, the noise impacts are not fully constrained by the industrial precinct boundaries and the additional noise impacts are likely to be experienced by surrounding residential areas within the Stirling Crescent precinct and future residential development within or adjacent to the Jacaranda Springs estate.

26. The City recognises and the potential impacts of aircraft noise on existing and future residents within these residential areas, and the application of State Planning Policy 5.1 criteria through subdivision and development processes, including consideration of residential density, controlling noise-sensitive land uses, notifications on titles and building insulation advice.

APPLICABLE LAW

27. *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.
28. 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

29. 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.

30. 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

31. 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.

32. Consultation will be conducted in accordance with the City's Public Notification of Planning Proposals Local Planning Policy 11 for a standard scheme amendment.

33. The amendment will be advertised for a minimum period of 42 days.

34. 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.

35. 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

36. 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

37. **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.

38. **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.

39. **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

40.

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.		

41.

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

- 42. 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.
- 43. 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.
- 44. 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.

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 1. 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)]

TYPE OF REPORT

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

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2027

Priority 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 Education 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.

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 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) a tendered methodology for calculating a price [Act s. 5.23(4)(c)]

TYPE OF REPORT

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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.

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. The City also has Asset Management Plans for other asset classes including Parks, Paths, Aquatic (Kalamunda Water Park) and Roads which are all informing documents for the Long-Term Financial Plan (LTFP) already.
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, LTFP, 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 renewal, 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 presented.

10.4. Community Reports

No reports 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.

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 Water and Environmental Regulation;
 - 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.

10.6. Chief Executive Officer Reports

10.6.1. Monthly Financial Statements to 30 June 2026

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

Previous Items	N/A
Directorate	Corporate Services
Business Unit	Financial Services
File Reference	FIR-SRR-006
Applicant	N/A
Owner	N/A
Attachments	1. Statement of Financial Activity for twelve months ended 30 June 2026 [10.6.1.1 - 1 page] 2. Net Current Funding Position as at 30 June 2026 [10.6.1.2 - 1 page] 3. Statement of Financial Position as at 30 June 2026 [10.6.1.3 - 1 page]

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 the 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 licenses, other permits or licenses issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 4: Kalamunda Leads

Objective 4.1 - To provide leadership through transparent governance.

Strategy 4.1.1 - Provide good governance.

EXECUTIVE SUMMARY

1. The purpose of this report is to provide Council with the Statutory Financial Statement for the eleven months ended 30 June 2026.
2. The Statutory Financial Statements report on the activity of the City of Kalamunda (City) with the comparison of the period's performance against the Annual Budget 2025-26 adopted by Council on 24 June 2025.

The opening balances in the reported financials are based on the audited financial statements for of 2024-25.
3. It is recommended that Council receives the Monthly Statutory Financial Statements for the month of June 2026. The results are in draft stage and subject to year end adjustments for accruals, prepayment and provisions and any agreed audit adjustments.

BACKGROUND

4. The Statement of Financial Activity (Attachment 1), incorporating various sub-statements, has been prepared in accordance with the requirements of the *Local Government Act 1995 (Act)* and Regulation 34 of the *Local Government (Financial Management) Regulations 1996*.
5. The Statement of Financial Position (Attachment 3), incorporating various sub-statements, has been prepared in accordance with the requirements of the *Local Government Act 1995 (Act)* and Regulation 35 of the *Local Government (Financial Management) Regulations 1996*.

DETAILS AND ANALYSIS

6. The Act requires the Council to adopt a percentage or value to be used in reporting variances against the Budget. Council has adopted the reportable variances of 10% or \$50,000 whichever is greater.

FINANCIAL COMMENTARY

Draft Statement of Financial Activity by Nature and Type for the eleven months ended 30 June 2026.

7. This Statement reveals a net result deficit of \$3,633,042 compared to the budgeted surplus of \$167,600 resulting in a variance of (\$3,800,642). The variance is made up of an operating activities variance of \$6,243,876 and the variance of (\$26,544,696) & \$16,500,181 respectively from investing & financing activities.

Operating Revenue

8. Total Revenue including rates is over budget by \$2,074,136. This is made up as follows:
- a) Rates generation remained in line with budget forecast with a minor variance of \$153,831 mainly due to the actual billing amount being slightly higher than budgeted amount and the generation of Interim rating.
 - b) Operating Grants, Subsidies and Contributions are over budget by \$2,556,520. The variance of \$1,837,249 is due to FAG grants received in advance.
 - c) Profit on disposal is under budget by \$759,293. Please refer to the comments on the investing activity variance, item 10 below.
 - d) Fees and charges are over budget by \$535,451 resulting mainly from Refuse collection fees remained higher than the budget by \$227,964 other small over budget variances are \$57,764 Community Halls Hire Income and \$55,989 Reimbursement of Legal Fee on recovery of rates and other receivable.
 - e) Interest income is lower than budget by \$389,250 due to pending accrual for deposits maturing in July & August 2026 yet to be finalised for the year end.
 - f) Other revenue is under budget by \$37,181. This is due to variances in Discount Received and Fines & Penalties amounting to \$25,000 and \$27,011 respectively.
 - g) Ex-Gratia Rates Revenue is tracking along the budget with a small over budget variance of \$14,058 that is under the reporting threshold.

Operating Expenditure

9. Total expenditure is under budget by \$5,521,196. The significant variances within the individual categories are as follows:
- a) Employment Costs remained slightly under budget by \$762,173 with the overall variance sitting at 2.1% of budget. This is partially due to vacancies, and missing adjustments to the annual and long service leave provisions that will be carried out as year-end process.

- b) Materials and Contracts are under budget by \$6,389,820. The variance is mainly due to pending year end accrual adjustments and under-spends in Waste Management of \$1.5 million, Strategic Planning & Strategic Projects \$1.3 million and Engineering works maintenance costs valued at \$714,984.
- c) Utilities are tracking along the budget with minor positive variance of \$123,816 with the bulk variance coming from street lighting valued at \$50,406 and park maintenance valued at \$50,386.
- d) Depreciation, although a non-cash cost, is tracking above budget with a variance of \$1,887,148. This is due to pending year end adjustments and the lower capitalisation of assets as of 30 June 2026.
- e) Interest expense remained slightly above the budget by \$7,547. The major reason for the variance is rising interest rates on the Fleet Vehicles loans that are on variable rates agreement.
- f) Insurance expense is tracking under budget by \$24,401 due to the LGIS premium received for buildings that was lower than budgeted.
- g) Loss on Asset Disposal reported an adverse variance of \$15,952. Please refer to the comments on the investing activity variance, item 10 below.
- h) Other expenditure is under budget by \$131,630 mainly due to a timing difference of contributions and donations to community groups and land acquisition costs of \$94,000 budgeted for the Forrestfield Industrial Area Scheme.

Investing Activities

Proceeds from Disposal of Assets

10. The proceeds from sale of 3 Land Parcels and Vehicles (under the vehicles replacement program) remained over budget by \$370,861 as the actual sales proceeds were higher than the estimates used for budgeting.

Non-operating Grants and Contributions

11. The non-operating grants and contributions is under budget by \$8,484,073. This is mainly due to pending year end accrual entry and lower capital works that left the relevant grant as unearned.

Capital Expenditure

12. The total Capital Expenditure on Property, Plant, Equipment, and Infrastructure Assets is under budget by \$12,357,190. The delayed spend is due to the City working through some large projects which are progressing through various stages.

Financing Activities

13. The amounts attributable to financing activities show a variance from budget by \$16,500,181 which is mainly due to transfers to reserves required in line with the Budget 2025-26. These are normally done at the year-end that is yet to happen.

Statement of Net Current Funding Position as of 30 June 2026

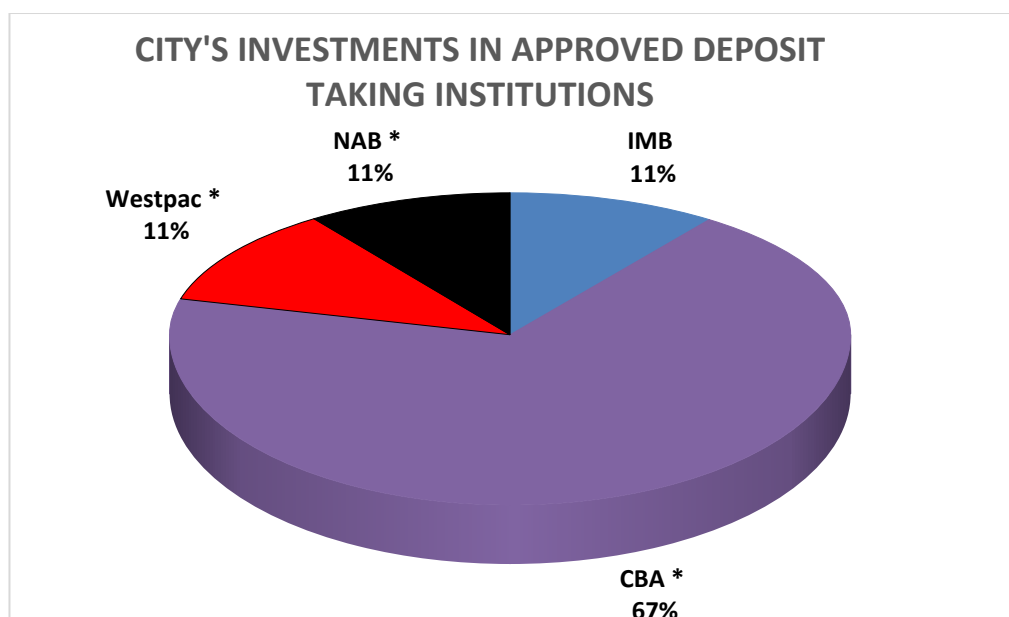
14. The commentary on the net current funding position is based on a comparison of June 2026 to the June 2025 actuals.
15. Net Current Assets funding position (Current Assets less Current Liabilities) totals (\$3.6) million as compared to \$9.4 million for the previous year. The current assets include \$30.72 million receivable from EMRC, which was previously classified under non-current receivables. The restricted cash position is \$40.2 million which is higher than the previous year's balance of \$34.6 million.
16. The following graph indicates the financial institutions where the City has investments as of 30 June 2026. Investments yields are between 4%-4.6% depending on the length of deposits.

The CBA holds a high % of the City's investments as they hold overnight surplus funds beyond normal operational expenditures. As the City's reaches the financial year end, cashflows are tighter as inflows taper off. As such, the City cannot invest in longer term deposits for the short term until the new rates are issued for 2026/2027.

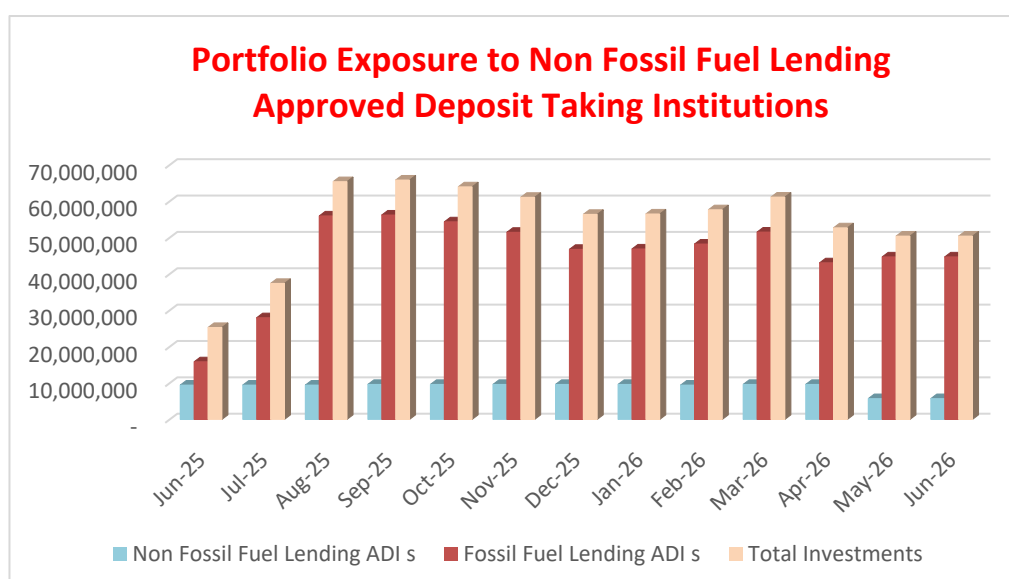
The Reserve Bank of Australia increased the cash rate by a further 25 basis points to 4.35% on 6 May 2026 with new deposits attracting higher yields in the coming months.

Recent economic data, indicates that further interest rates rises are likely in this financial year to manage inflation within the target band of 2-3%.

17.



*Financial Institutions with Investments in the Fossil Fuel Industry



18. Rates debtors are currently \$1.4 million (as compared to \$1.6 million in 2025), further details are contained in the Rates Report to Council.
19. Sundry debtors are higher than the prior year at \$0.7 million. Further details are contained in the Debtors and Creditors Report to Council.
20. Receivables Other represent \$33.1 million including:
- a) Emergency Service Levy receivables \$401,969.
 - b) Receivables Sanitation \$475,415.
 - c) Receivable from EMRC \$30.7 million.
- Except for EMRC, the above is all part of the rates billing cycle and form part of the rates statement for each property.

21. Provisions for annual and long service leave have increased by \$617,634 from \$4.5 million to \$5.1 million when compared to the previous year. Most of the provision is cash backed via specific reserves. The Year-end adjustment of the provision is yet to happened.

Proposed Budget Amendments and Voted Works

22. There are no budget amendments or notice of motions on the voted works for the month of June.

APPLICABLE LAW

23. *Local Government Act 1995 s6.8*
Local Government (Financial Account Management) Regulations 1996 s34 and s35.

APPLICABLE POLICY

24. Nil.

STAKEHOLDER ENGAGEMENT

Internal Referrals

25. The City's executive and management monitor and review the underlying business unit reports which form the consolidated results presented in this report.

External Referrals

26. As noted in point 23 above, the City is required to present to the Council a monthly statement of financial activity with explanations for major variances.

FINANCIAL CONSIDERATIONS

27. The City's financial position continues to be closely monitored to ensure it is operating sustainably and to allow for future capacity.

SUSTAINABILITY

Social Implications

28. Nil.

Economic Implications

29. Nil.

Environmental Implications

30. Nil.

RISK MANAGEMENT

31.	Risk: Over-spending the budget.		
	Consequence	Likelihood	Rating
	Moderate	Possible	Medium
	Action/Strategy		
	Monthly management reports are reviewed by the City and Council. Procurement compliance is centrally controlled by the Finance Department.		
32.	Risk: Non-compliance with Financial Regulations		
	Consequence	Likelihood	Rating
	Moderate	Unlikely	Low
	Action / Strategy		
	The financial report is scrutinised by the City to ensure all statutory requirements are met. Internal Audit reviews to ensure compliance with Financial Regulations. External Audit confirms compliance.		

CONCLUSION

33. The City's Financial Statement as of 30 June 2026 reflects a large draft closing deficit position of \$3,633,042 subject to change with year end adjustments yet to be completed.

Voting Requirements: Absolute Majority

RECOMMENDATION

1. That Council RECEIVE the Monthly Statutory Financial Statement for the month of June 2026 which comprises:
 - a) Statement of Financial Activity (Nature or Type) (Attachment 1).
 - b) Statement of Net Current Funding Position, note to financial report. (Attachment 2).
 - c) Statement of Financial Position (Attachment 3).

10.6.2. Debtors and Creditors Reports for the month of June 2026

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

Previous Items	N/A
Directorate	Corporate Services
Business Unit	Financial Services
File Reference	FI-CRS-002
Applicant	N/A
Owner	N/A
Attachments	1. Creditor Payments for the period ended 30 June 2026 – Public [10.6.2.1 - 19 pages] 2. Corporate Credit Card Payments from 28 April 2026 to 28 May 2026– Public [10.6.2.2 - 3 pages] 3. Corporate Credit Card Payments from 28 May 2026 to 25 June 2026 – Public [10.6.2.3 - 3 pages] 4. Summary of Creditors for month of June 2026 [10.6.2.4 - 1 page] 5. Summary of Debtors for month of June 2026 [10.6.2.5 - 2 pages]
Confidential Attachments	6. Creditor Payments for the period ended 30 June 2026 – (Confidential) 7. Corporate Credit Card Payments from 28 April 2026 to 28 May 2026 8. Corporate Credit Card Payments from 28 May 2026 to 25 June 2026 – (Confidential)

Reason for Confidentiality: "Information the making public of which would be likely to endanger the security (including cybersecurity) of any of the local government's property or operations" [Act s.5.23(4)(e)]

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 licenses, other permits or licenses

issued under other Legislation, or matters that could be subject to appeal to the State Administrative Tribunal.

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 4: Kalamunda Leads

Objective 4.1 - To provide leadership through transparent governance.

Strategy 4.1.1 - Provide good governance.

EXECUTIVE SUMMARY

1. The purpose of this report is to provide Council with the list of payments made from Municipal and Trust Fund Accounts for the months of May 2026 and June 2026, in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996* (Regulation 13).
2. The Debtors and Creditors report provides Council with payments made from Municipal and Trust accounts together with outstanding debtors for the month of June 2026.
3. The report provides details of payments made from the Municipal and Trust Fund Accounts for June 2026. It also includes details of employee purchases made via purchasing cards from 28 April 2026 to 28 May 2026 & from 28 May 2026 to 25 June 2026.
4. It is recommended that Council receive the list of:
 - a) payments made from the Municipal and Trust Fund Accounts for the Month of June 2026 in accordance with the requirements of the Local Government (Financial Management) Regulations 1996 (Regulation 13); and
 - b) payments made by employees via purchasing cards from 28 April 2026 to 28 May 2026 & from 28 May 2026 to 25 June 2026.
 - c) the outstanding debtors and creditors report for the month of June 2026.

BACKGROUND

5. Trade Debtors and Creditors are subject to strict monitoring and control procedures.
6. In accordance with *the Local Government (Financial Management) Regulations 1996* (Regulation 13) reporting on payments made from Municipal Fund and Trust Funds must occur monthly.
7. Effective from 1 September 2023 under *Local Government (Financial Management) Regulations 1996* (Regulation 13A)

If a local government has authorised an employee to use a credit, debit or other purchasing card a list of payments made using the card must be prepared each month showing the following information for each payment made since the last list was prepared.

- a) The payee's name
- b) The amount of the payment
- c) The date of the payment
- d) Sufficient information to identify the payment.

DETAILS AND ANALYSIS

Debtors

- 8. Sundry debtors as of 30 June was \$674,251. This includes \$469,692 of current debts and \$3,503 unallocated credits (excess or overpayments).
- 9. Invoices over 30 days total \$161,049; debts of significance are:
 - a) Waterfall Beach Pty Ltd, \$80,000, Development Contribution for Public Art;
 - b) Municipal Workcare (LGIS), \$34,837, Insurance Claims – Various;
 - c) Dome Coffees Australia, \$15,492, Lease Fees;
 - d) Kalamunda Rangers Incorp, \$15,272, Lease Fees; and
 - e) Mason & Bird, \$9,360, Lease Fees.
- 10. Invoices over 60 days total \$15,129; debts of significance are:
 - a) Pyramids Plumbing, \$7,199, Unallocated Maintenance Jobs and Admin Fees;
 - b) Dartagnan Enterprises Pty Ltd, \$2,977, KPAC Theatre Hire;
 - c) Dome Coffees Australia, \$2,933, Lease Fees; and
 - d) Hardwired Entertainment, \$1,100, Refundable bond.
- 11. Invoices over 90 days total \$31,883; debts of significance are:
 - a) Municipal Workcare (LGIS), \$21,364, Insurance Claims – Various;
 - b) Kalamunda City FC (Inc), \$2,099, Reserve Hire – pending resolution with service area;
 - c) Private Citizen, \$1800, Hazard Reduction Burn, direct debit arrangement in place; and
 - d) Private Citizen, \$1,682, Veterinary fees, direct debit arrangement in place.

Creditors

- 12. Payments totalling \$13,968,828 were made during the month of June 2026. Standard payment terms are 30 days from the end of the month, with local businesses and contractors on 14-day terms.

13. Significant Municipal payments (GST inclusive – where applicable) made in the month were:

Supplier	Purpose	\$
AE Hoskins Building Services	Progress claims for works building maintenance services for various projects & locations	1,078,693.68
Roadline Civil Contractors	Capital works - Roads, Drainage & Footpaths projects	919,001.07
Beaver Tree Services	General tree services / under powerlines pruning for various locations	883,668.16
Australian Taxation Office	PAYG payments	845,468.33
Department of Fire and Emergency Services (DFES)	Emergency service levy 2025/2026 - Quarter 4	838,092.46
Asphaltech Pty Ltd	Road materials for profiling at various locations	837,938.56
Cleanaway	Waste / recycling & bulk bin disposal services fees	793,618.22
Re.Cycle (Canning Vale) Pty Ltd	Recycling & FOGO processing	368,989.89
Newground Water Services Pty Ltd	Progress claims payments for capital works - various locations	332,025.02
Kennedys Tree Services (Cosmag Pty Ltd)	Tree removal / under powerline pruning for various locations	319,880.57
Christou Design Group Pty Ltd	Design services for High Wycombe Community HUB	298,523.91
Aware Super Pty Ltd	Superannuation contributions	245,699.14
Synergy	Power charges	216,520.69
Insight Enterprises Australia Pty Ltd	Adobe acrobat Pro for Enterprise subscription	202,402.44
Prestige Property Maintenance Pty Ltd	Green waste disposal for February & June plus spraying & mulching at Hartfield Rugby Club	194,740.91
Western Australian Treasury Corporation	Loan nos.214 & 244 repayment	185,636.66
Oceanis International Pty Ltd	High Wycombe Community HUB - Geothermal Project Hydrogeological scope of services - Stage 2B	158,400.00
McKay Earthmoving Pty Ltd	Plant equipment and operator hire for various locations	144,526.30
OCE Corporate Pty Ltd - Office Cleaning Experts	Cleaning services / consumables for various locations	137,106.61
William Buck Consulting (WA) Pty Ltd	Audit & consultancy service fees for various areas	130,079.57

Dowsing Group Pty Ltd	Supply & lay concrete pathways, maintenance & Misc. works at various locations	128,902.79
Sigma Project Solutions Pty Ltd	Drainage design & investigation at various locations	124,797.16
Contraflow	Traffic management for various locations	122,146.98
Merger Contracting P/L T/As J&M Asphalt Pty Ltd	Provision of road construction / repair at various locations	114,576.89
AWB Co. Pty Ltd (Access Without Barriers)	General building services at various locations	107,854.57
Martins Environmental Services Pty Ltd	Weed control and natural area maintenance & revegetation at various locations	105,622.00
City of Cockburn	Disposal of general waste from the weekly residential waste collection until (WTE implementation)	104,665.29
Major Motors Pty Ltd	Plant / vehicle parts	103,516.11
ChoiceOne Pty Ltd	Temporary labour hire service fees	102,292.29
Statewide Turf Services Pty Ltd	Turf supplies / maintenance for various locations	101,504.68

These payments total \$10,246,890.95 and represent 73% of all payments for the month.

Payroll

14. Salaries are paid in fortnightly cycles. A total of \$1,800,697.44 was paid in net salaries for the month of June 2026.
15. Details are provided in Attachment 1, after the creditor's payment listing.

Trust Account Payments

16. The Trust Accounts maintained by the City of Kalamunda (City) relate to the following types:
 - a) CELL 9 Trust
 - b) Public Open Space funds
 - c) NBN Tower Pickering Brook Trust

17. The following payments (GST exclusive) were made from the Trust Accounts in June 2026.

CELL 9		Amount (\$)
Date	Description	
25/06/2026	ConTerra Environment for Consulting services – (Bio-physical assessment for boundary realignment) - Road project of Cell 9	5,700.00
25/06/2026	ChiceOne Pty Ltd. for Temp staff hire - project manager – Cell 9	3,911.05
25/06/2026	Baileys AKC Pty Ltd for soil testing before planting – Cell 9	1,995.00
	Total	11,606.05

APPLICABLE LAW

18. Regulation 12(1) of the *Local Government (Financial Management) Regulations 1996*.
19. Regulation 13 & 13A of the *Local Government (Financial Management) Regulations 1996*.

APPLICABLE POLICY

20. Debt Collection Policy S-FIN02.
21. Register of Delegations from Council to CEO.

STAKEHOLDER ENGAGEMENT

Internal Referrals

22. Various business units are engaged to resolve outstanding debtors and creditors as required.

External Referrals

23. Debt collection matters are referred to the City's appointed debt collection agency when required.

FINANCIAL CONSIDERATIONS

24. The City will continue to closely manage debtors and creditors to ensure optimal cash flow management.

SUSTAINABILITY

25. Nil.

RISK MANAGEMENT

Debtors

26.	Risk: The City is exposed to the potential risk of the debtor failing to make payments resulting in the disruption of cash flow.		
	Consequence	Likelihood	Rating
	Insignificant	Possible	Low
	Action/Strategy		
	Ensure debt collections are rigorously managed.		

Creditors

27.	Risk: Adverse credit ratings due to the City defaulting on the creditor.		
	Consequence	Likelihood	Rating
	Insignificant	Possible	Low
	Action/Strategy		
	Ensure all disputes are resolved in a timely manner.		

CONCLUSION

28. Creditor payments are within the normal trend range.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

1. RECEIVE the monthly lists of payments made from the Municipal Accounts for the months of June 2026 (Confidential Attachments 1) in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996* (Regulation 13).
2. RECEIVE the list of payments made from 28 April 2026 to 28 May 2026 and from 28 May 2026 to 25 June 2026 using Corporate Purchasing Cards (Confidential Attachment 2) in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996 (Regulation 13A)*.
3. RECEIVE the outstanding debtors and creditors reports (Attachments 3 & 4) for the month of June 2026.

10.6.3. Rates Debtors Report for the period 1 June to 30 June 2026

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

Previous Items	N/A
Directorate	Corporate Services
Business Unit	Financial Services
File Reference	FI-DRS-004
Applicant	N/A
Owner	N/A
Attachments	Nil

TYPE OF REPORT

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

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 4: Kalamunda Leads

Objective 4.1 - To provide leadership through transparent governance.

Strategy 4.1.1 - Provide good governance.

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

EXECUTIVE SUMMARY

- The purpose of this report is to provide Council with information on the rates collection percentage and the status of rates recovery actions.

2. The City of Kalamunda (City) levied rates for 2025/2026 on 15 July 2025. The amount collectable (excluding deferred rates balance of \$1,146,750) as of 30 June was \$53,374,916. This balance includes, initial billing, interims and the brought forward balance from 2024/25. Collections to date stand at \$52,154,506.

BACKGROUND

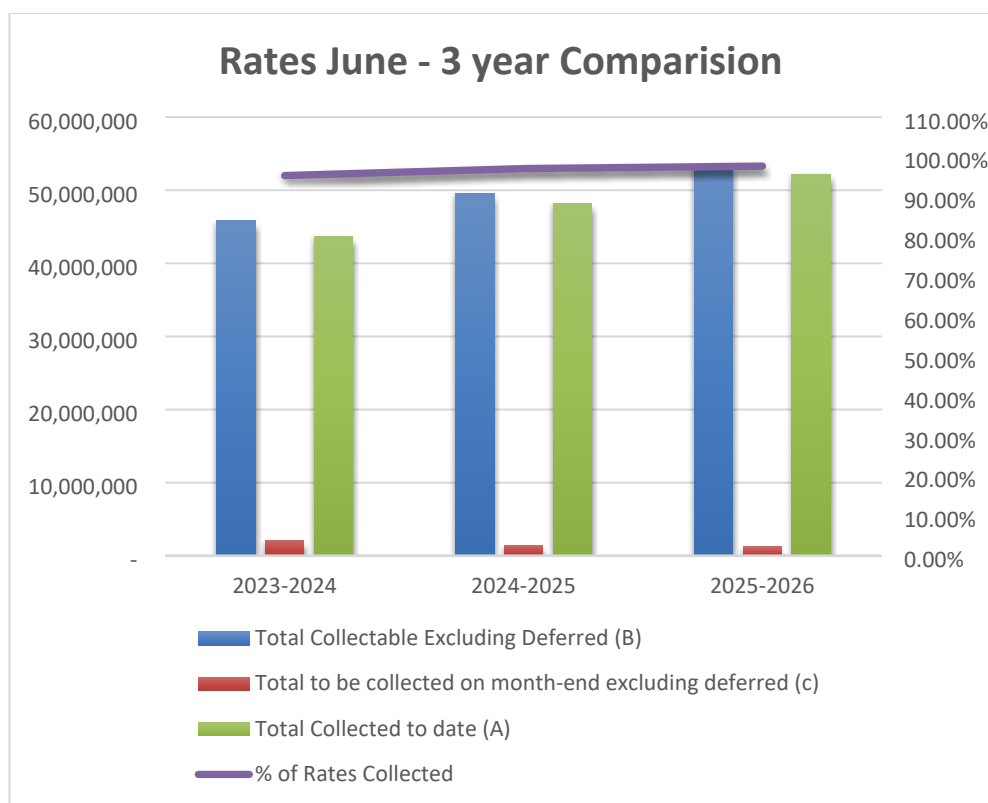
3. Rate Notices were issued on 15 July 2025 with the following payment options available:

Options	Payment Dates			
Full payment	19 August 2025			
Two instalments	19 August 2025	23 December 2025		
Four instalments	19 August 2025	21 October 2025	23 December 2025	24 February 2026

DETAILS AND ANALYSIS

4. A total of 24,169 notices were issued on 15 July 2025. This consisted of 19,642 mailed rates notices, and 4,527 of eRates notices (18.7% take-up saving more than \$7,100 in postage and printing). Compared to last year (3,506 eRates), the uptake has increased by 29%.
5. As of 30 June 2026, rates levied and collectable for the 2025/2026 Financial Year total is \$53,374,916 (excluding deferred rates), with collections standing at \$52,154,506.
6. The above collection rate of \$52,154,506 represents a collection rate of 97.71% which is slightly better than the previous year of 97.08% and shows an improvement when compared to 2023/24 when the collection rate was 95.35%. For reference, below is a chart comparing the collection rates for the last three years.

7.



8.

From the above chart the following observations are made:

- a) The quantum of collectable and collected rates is higher in 2025/26 than previous years because the base amount is higher each year.
- b) The City's Rates Team are actively managing the debt outstanding. This is particularly noted in the amount outstanding for previous years having reduced by 40% (\$1,025,084). The City commends the team for achieving this result which improves the City's cashflows and interest earning opportunity.
- c) The % collectable at 30 June 2026 is 2.29% which will be a point of focus for the Rates Team to work towards. In this regard, work is being done to review and update the City's collection and hardship policies and procedures.
- d) The City sent out Property (Seizure and Sale) Order (PSSO) and Judgements in June 2026 which will be followed up with Property (Seizure and Sales - Land) Order (PSSO) in 2026/27.

9.

The interim rating has commenced for 2025/2026. To 30 June 2026 \$781,340 has been raised for the interim rating revenue

10. The first instalment due date was 19 August 2025. The following observations should be noted:

- a) A total of 13,856 properties representing 57.33% of the total number of rateable properties were noted to have paid in full or were in credit.
- b) A total of 9,782 ratepayers has taken up an instalment option or have entered a payment arrangement. This represents a 5.8% increase from the previous year.
- c) It is noted that the number of properties on Direct Debit and in particular, Payment Arrangements have increased reflecting the current economic environment.

The following table showing Properties choosing to pay by instalments or payment arrangements:

Option	Description	2025/26 Interim Number	2024/25 Number
Option 2 on Rates Notice	Two instalments	1,827	1,763
Option 3 on Rates Notice	Four instalments	6,679	6,397
Direct Debit	Pay by direct debit	1,105	1,000
Payment Arrangement	Pay by payment Arrangement	171	82
Total	Ratepayers on payment options	9,782	9,242

11. Call recording software has been utilised in the Rates Department since 2015, primarily for customer service purposes, as it allows calls to be reviewed for training and process improvement purposes. For the period 1 Jun 2026 to 30 Jun 2026, there was a total of 462 calls, equating to 20.26 hours of call time.

APPLICABLE LAW

12. The City collects its rates debts in accordance with the *Local Government Act 1995* Division 6 – Rates and Service Charges under the requirements of Subdivision 5 – Recovery of unpaid rates and service charges.

APPLICABLE POLICY

13. The City's rates collection procedures are in accordance with the Debt Collection Policy CEO Direction 5.5.

STAKEHOLDER ENGAGEMENT

Internal Referrals

14. The City's Governance Unit has been briefed on the debt collection process.

External Referrals

15. The higher-level debt collection actions will be undertaken by an external collection agency appointed by the City.

FINANCIAL CONSIDERATIONS

16. The early raising of rates in July allows the City's operations to commence without delays improving cashflow, in addition to earning additional interest income.

SUSTAINABILITY

Social Implications

17. Debt collection can have implications upon those ratepayers facing financial hardship and the City must ensure equity in its debt collection policy and processes.
18. The City has "a smarter way to pay" direct debit option to help ease the financial hardship to its customers. This has proved very effective with a growing number of ratepayers taking advantage of this option. A "Smarter Way to Pay" allows ratepayers to pay smaller amounts on a continuous basis either weekly or fortnightly, helping to reduce their financial burden.

Economic Implications

19. Effective collection of all outstanding debtors leads to enhanced financial sustainability for the City.

Environmental Implications

20. The increase in the take up of eRates, as a system of Rate Notice delivery, will contribute to lower carbon emissions due to a reduction in

printing and postage. It is heartening to see a significant uptake in eRates with a 29% increase from the previous year.

RISK MANAGEMENT

21.

Risk: Failure to collect outstanding rates and charges leading to cashflow issues within the current year.		
Consequence	Likelihood`	Rating
Moderate	Possible	Medium
Action/Strategy		
Ensure debt collections are rigorously maintained.		

CONCLUSION

22. The current year collection rate is higher at 97.71% compared to 97.09% last year. The City continues to effectively implement its rate collection strategy and meet best practise standards.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council RECEIVE the Rates Debtors Report for the Period covering 1 June 2026 to 30 June 2026.

10.6.4. Chief Executive Officer Performance Review - Appointment of a Consultant

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

Previous Items	N/A
Directorate	Office of the Chief Executive Officer
Business Unit	People and Culture
File Reference	
Applicant	N/A
Owner	N/A
Attachments	Nil

TYPE OF REPORT

	Advocacy	When Council is advocating on behalf of the community to another level of government/body/agency
X	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 4.1.2 - Build an effective and efficient service based organisation.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to review the quotations received for the Chief Executive Officer's (CEO) performance review for the period 17 June 2025 to 30 June 2026.

BACKGROUND

2. The CEO was appointed to the position with effect from 17 June 2024 for a five year term expiring 16 June 2029.
3. It is a requirement of the *Local Government Act 1995* (Act), and the CEO's employment contract, that an annual performance review and salary review take place.

DETAILS AND ANALYSIS

4. Council, in agreement with the CEO, established the performance framework in 2025 for the 2025-2026 review period, where performance criteria are defined according to the following 12 Key Result Areas (KRA):
 - a) Integrated Planning and Reporting
 - b) Financial Sustainability
 - c) Risk Management and Good Governance
 - d) Identify Future Opportunities and Challenges
 - e) Delivery of Key Major Projects and Initiatives
 - f) City Leadership
 - g) Organisational Culture
 - h) Workplace Health and Safety
 - i) Workplace Competency
 - j) Realignment of Organisation
 - k) Environmental Sustainability & Climate Action
 - l) Communication and Transparency
5. Each KRA has several critical and performance measures including targets and stretch targets. In total, 22 actionable criteria were agreed between Council and the CEO in December 2025.
6. Manager People & Culture and Manager Governance sent the Request for Quotation to five consultants addressing scope of works to conduct the CEO's performance review on behalf of the City of Kalamunda and report to Council.
7. Two consultants responded to the Request for Quotation:
 - IPS Management Consultants
 - Veraison

All other consultants confirmed they were unavailable during the proposed timeline therefore were unable to provide a response.

8. Following review of the quotations received, Veraison has been identified as the preferred consultant.

APPLICABLE LAW

9. *Local Government Act 1995*
Local Government (Administration Regulations) 1996
Contract Law – CEO Contract dated 2024

APPLICABLE POLICY

10. City of Kalamunda Standards for Recruitment, Performance Appraisal and Termination of the CEO.

Governance 25: CEO Performance Review Policy

STAKEHOLDER ENGAGEMENT

11. Community expectations were considered in the process of setting performance criteria for the financial year, through priorities identified in the Kalamunda Advancing Strategic Community Plan 2031.

In accordance with Section 5.38 of the Act:

(b) the performance criteria and the performance process are recorded in a written document, negotiated with, and agreed upon by the CEO and Council.

FINANCIAL CONSIDERATIONS

12. Financial requirements for achieving the agreed actions of the CEO performance criteria are considered through the annual budget process.

SUSTAINABILITY

13. The role of the CEO is critical to ongoing sustainability of the City. The delivery of the Council Plan (replacing the Strategic Community Plan and the Corporate Business Plan) being the key instrument that drive and deliver social, cultural, financial, economic and environmental performance of the City.

RISK MANAGEMENT

14.	Risk: Not completing an annual review of the CEO performance would constitute non-compliance with the Local Government Act Regulations and would be viewed as not providing support and direction to the CEO.		
	Consequence	Likelihood	Rating
	Moderate	Unlikely	Low
	Action/Strategy		
	Ensure Elected Members are aware of their regulatory responsibilities when undertaking a performance review to ensure due process provided to the CEO.		

CONCLUSION

15. The annual review of the CEO's performance is a key role of the Council and needs to be undertaken with due care, procedural fairness, and due diligence in accordance with the Standards for Recruitment, Performance Appraisal and Termination of the CEO and Governance 25: CEO Performance Review Policy.
16. The Manager People & Culture and Manager Governance have independently reviewed the responses received, including costs, process and consultant qualification proposed to undertake the process, against the Request for Quotation and have evaluated Veraison as the preferred consultant.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

1. APPOINT Veraison as the suitable consultant to perform the Chief Executive Officer's performance review.
2. REQUEST the Manager People & Culture and Manager Governance to engage the consultant and commence the performance review process.

10.6.5. Draft Local Planning Policy 1 - Development Assessment

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

Previous Items	Nil
Directorate	Development
Business Unit	Statutory Approvals
File Reference	3.009297
Applicant	Nil
Owner	Nil

Attachments	1. Development Assessment Policy DRAFT for Advertising [10.6.5.1 - 14 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 (eg accepting tenders, adopting plans and budgets)
Information	For Council to note
Legislative	Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 1: Kalamunda Cares and Interacts

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

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

Strategy 1.1.3 - Facilitate opportunity to pursue learning.

Priority 1: Kalamunda Cares and Interacts

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

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

Priority 3: Kalamunda Develops

Objective 3.1 - To plan for sustainable population growth.

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

Priority 3: Kalamunda Develops

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

Strategy 3.3.1 - Facilitate and support the success and growth of businesses.

Strategy 3.3.2 - Attract and enable new investment opportunities.

Strategy 3.3.3 - Plan for strong activity centres and employment areas to meet the future needs of the community, industry, and commerce.

Priority 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.

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 Draft Local Planning Policy 1 – Development Assessment (Policy) for advertising.
2. The draft Policy provides a planning instrument to clarify the City of Kalamunda's approach to development assessment and alignment with the City's values. Respecting the needs of both the City's applicants, and the regulatory requirements of relevant planning framework.
3. The recommendation is for Council to advertise the draft Policy to facilitate and encourage community engagement. The draft Policy will not be implemented or acted upon by the City of Kalamunda (City) until Council formally resolves to adopt, which may include amendments to the current draft.

BACKGROUND

4. Local Government's have a critical role implementing state government legislation, including undertaking development assessment delegated from the *Planning and Development (Local Planning Schemes) Regulations*

2015, and Planning and Development (Development Assessment Panel) Regulations 2011.

5. While there are key legislated elements of the development assessment process, many procedural elements and principles of planning law often lack transparency as they are conducted behind closed doors.

6. At Council's Ordinary Council Meeting of 24 June 2025, Council resolved (OCM 2025/99) that:

The Chief Executive Officer:

1. Develop a performance improvement plan to address the results of the MARKYT Scorecard in relation to the Planning and Approvals feedback.

2. Present the draft plan to council for consideration and adoption at the August Ordinary Council Meeting.

7. The Approval Services Regulatory Improvement Plan was presented, and noted by Council at the August 2025 OCM.

8. The City's Local Planning Policy's (LPP) contribute to the customer experience and regulatory processes. The key LPP's linked to the regulatory customer experience include:

LPP 11 – Public Notification of Planning Proposals

LPP 17 – Planning Administration

LPP 16 – Design Review Panels

LPP 7 – Compliance

9. These policies, and the entire LPP framework require updating to ensure council expectations can be achieved.

A new LPP – the Development Assessment Policy is the cornerstone of the ASRIP by delivering improved customer service, with a focus on best practice and continuous improvement by:

- a) Providing a transparent and accountable policy and processes for applicants.
- b) Alignment to best practice guidelines.
- c) Promoting and supporting a continuous improvement culture; and

- d) Innovation through process improvement and technology to ensure assessment-ready applications.

DETAILS AND ANALYSIS

10. The Policy aims to facilitate industry-leading customer experience by:-
 - a) Provide a transparent process and expectations to guide applicants through the complex standards of the planning framework;
 - b) Establish industry leading best-practice approaches to development assessment;
 - c) Establish genuinely streamlined workflows that allow for fast approvals; and
 - d) Provide a permission-based approach to development by removing the requirement for development approval for minor, or low-impact development that demonstrates a good planning outcome.
11. The Policy applies to all applications for development and subdivision that the City of Kalamunda is responsible for either providing recommendations or comments on proposed development to determining authorities, or is the determining authority.

Nothing in the Policy removes the local government's discretion to require Development Approval where it is considered that a proposal may result in unacceptable impacts or where required under the Local Planning Scheme and in consideration of Clause 67 of the Deemed Provisions.
12. The Policy clarifies three critical elements of the Development Application process which can impact customer experience and timely decisions on development applications.
13. The first is the quality of applications, the second is fit for purpose engagement, and the last is meaningful exemptions.
14. **Application Quality**

The Administration has trialled strategies over the last nine months to identify reform initiatives that would ultimately deliver faster development decisions.

A key trial was modelling of additional statutory planners. While this was effective in delivering faster assessments, it is resource intensive and was

not a meaningful reform. It was also at risk of incoming, and outgoing bottlenecks.

Another key trial was modelling the impact of providing post-approval support in the form of a development liaison resource.

Application quality was modelled to have an impact at all three phases of development application assessment (pre-lodgement, formal assessment, post-determination). The draft Policy provides clarity for applicants and the Administration on expectations regarding the quality of applications, through the abovementioned phases.

15. Regulatory Focused Engagement

The Administration has completed case studies on applications that have been subject to neighbour consultation, to consider the different impacts of asking neighbours for comment.

At a statutory level, the planning timeframes extend from 60 days to 90 days. The Administration's case studies show that a 14 day advertising period is often a 45 day disruption to the assessment when advertising preparation, advertising period, consideration of submissions, and negotiation tasks are completed.

Key observations include

1. For minor development changes are rare after advertising;
2. Resource demand across the organisation to complete advertising; and
3. The Administration often turns from assessing Officer, to neighbour mediator.

The draft Policy provides guidance to the Administration and community on the limits of effective regulatory consultation, and introduce IAP2 aligned engagement principles.

The planning framework does facilitate collaboration and empowering levels of engagement, however these are typically at the higher-level stages of planning (such as planning strategies), rather than development assessments. The draft Policy facilitates a shift towards an informing approach to engagement during development assessments.

For clarity, this does mean that a greater proportion of development applications may not be advertised, to provide timely development determinations.

16. Meaningful Exemptions

The Administration notes that recently many local governments have released exemption policies as a reform measure. Whilst exemptions are

likely to have an impact, provided they are genuine, in time planning reform at the state level is likely to add back in complexity for planning assessments. Exemptions are likely to provide short term impact.

The draft Policy provides a permission-based approach to development by removing the requirement for development approval for minor, or low-impact development that demonstrates a good planning outcome.

The exemptions tables are likely to require periodic updates as the planning framework shifts, these changes can be accommodated when the Policy is subject to scheduled review.

APPLICABLE LAW

17. Planning and Development Act 2005 (P&D Act 2005)

The P&D Act 2005 is legislation that establishes Western Australia's land use planning system and promotes the sustainable use and development of land in the State.

18. *Planning and Development (Local Planning Schemes) Regulations 2015*

Schedule 2, Part 2, cl.4 (2) *"The period for making submissions ... must not be less than the period of 21 days after the day on which the notice is first published ..."*

Schedule 2, Part 2, cl.4 (3) *"After the expiry of the period within which submissions may be made the local government must –*

- a. *review the proposed policy in light of any submissions* *made: and*
- b. *resolve to-*
 - i. *proceed with the policy without modification; or*
 - ii. *proceed with the policy with modifications; or*
 - iii. *not to proceed with the policy."*

Schedule 2, Part 2, cl.4 (3A) *"The local government must not resolve under subclause (3) to proceed with the policy if –*

- a. *the proposed policy amends or replaces a deemed-to-* *comply*
provision of the R-Codes; and
- b. *under the R-Codes, the Commission's approval is required* *for the*
policy; and
- c. *the Commission has not approved the policy."*

Schedule 2, Part 2, cl.5 (4) *"If the local government resolves to proceed with the policy, the local government must publish notice of the policy in accordance with clause 87."*

APPLICABLE POLICY

19.
- Local Planning Policy 11 Public Notification of Planning Proposals*
Identifies a minimum advertising period of 21 days for a local planning policy.

The Administration has not flagged this draft Policy for additional advertising measures, but there is no impediment to Council requiring a longer advertising period.

STAKEHOLDER ENGAGEMENT

20.
- Due to the nature of the Council Resolution, the draft Policy has not been subject to stakeholder engagement in preparation of the draft.
21.
- The Policy has been drafted based on the commitments of Council’s previous related resolutions in June and August 2025.

FINANCIAL CONSIDERATIONS

22.
- All costs incurred during advertising and review of the draft Development Application Policy will be met through the Development Services annual budget.
23.
- The draft Policy does include exemptions to the requirement to obtain development approval, which means the Administration will not collect development application fees for exempted applications.

The initial exemptions are aimed at minor applications, which typically are subject to minimum regulatory fees. Compared to the resources required from the Administration, the exemptions are not expected to have a financial impact, as typically the Administrative costs exceed the minimum fees.

SUSTAINABILITY

24.
- The draft Policy does not have any noteworthy sustainability impact.

RISK MANAGEMENT

25.
- | | | |
|--|-------------------|---------------|
| Risk: The Development Assessment Policy is not adopted for advertising by Council and the City does not make progress towards responding to the results of the Markyt Community Survey, or implementing the actions of the ASRIP. | | |
| Consequence | Likelihood | Rating |
| Medium | Low | Low |
| Action/Strategy | | |

Council adopts the draft Development Assessment Policy for the purpose of advertising to provide applicants with the Administrations response to the Markyt Survey results and

CONCLUSION

26. This Policy clarifies the City of Kalamunda's approach to development assessment and alignment with the City's values. It respects the needs of both the City's applicants, and the regulatory requirements of relevant planning frameworks.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

1. REQUEST the Chief Executive Officer advertise the draft Local Planning Policy 1 – Development Assessment for a period of 21 days pursuant to Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. NOTE the draft Policy will not be implemented or acted upon by the City of Kalamunda until Council formally resolves to adopt it, which may include amendments to the current draft.

11. Motions of Which Previous Notice has been Given

12. Questions by Members Without Notice

13. Questions by Members of Which Due Notice has been Given

13.1 Cr Kathy Ritchie (Public Agenda Briefing Forum 14 July 2026)
[Referring to item 10.2.3 Building Asset Management Plan 2026-2023]

Q1. Which buildings have been rationalised already?

A1. Funding has been allocated in the 2026/27 budget to support the potential rationalisation of four buildings that have reached, or are approaching, the end of their useful asset life. While preliminary candidate buildings have been identified, the necessary assessment work is still underway, and no final recommendation has been made. It would therefore be premature to name individual buildings at this stage.

Once this work is complete, the buildings recommended for rationalisation will be identified publicly through a report to Council later this financial year. No rationalisation works will commence without Council's prior consideration and endorsement.

14. Urgent Business Approved by the Presiding Member or by Decision

15. Meeting Closed to the Public

16. Tabled Documents

16.1 Public Agenda Briefing Forum - Notes - 14 July 2026

17. Closure