



Ordinary Council Meeting

UNCONFIRMED MINUTES

Tuesday 28 April 2026

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1. Official Opening

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

2. Attendance, Apologies and Leave of Absence Previously Approved

Mayor

Margaret Thomas JP (Presiding Member)

Councillors

South East Ward

John Giardina (*attended electronically*)

David Modolo

South West Ward

Mary Cannon

Brooke O'Donnell (*attended electronically*)

North West Ward

Sue Bilich

Lisa Cooper

North Ward

Josh Clark

Kathy Ritchie

Members of Staff

Chief Executive Officer

Anthony Vuleta – Chief Executive Officer

Executive Team

Nathan Ritchie – Director Development

Gary Ticehurst - Director Corporate

Chris Thompson – Director Infrastructure

Luke Ellis – Director Community

Management Team

Rhonda Bowman - Manager Governance

Kath Parkinson – Manager Stakeholder Relations

Freya Ayliffe – Manager Place and Community Experience

Bassam Sahar - Coordinator Environmental Health Services

Administration Team

Molly Rogers-Thomson - Executive Officer to the CEO

Members of the Public 87

Members of the Press Nil.

Apologies Nil.

3. Public Question Time

3.1. Questions Taken on Notice at Previous Meeting

3.1.1 Toni Warden, Kalamunda (Ordinary Council Meeting 24 March 2026)

[Referring to item 10.6.6. from 24 February 2026 Ordinary Council Meeting: Short Term Lease – Part of Reserve 50554 and part of Lot 505 (Jorgenson Park)].

Q1. Does the Crown Land title for the reserve list leasing at one of the purposes of the Jorgenson reserve?

A1. The Management Order issued for R50554 contains the condition holding the authority to lease or licence for 21 years - subject to the approval of the Minister for Lands. This is common across Crown land vested into local governments.

The Crown Land Title itself does not contain this authority (none of them will, they simply list it as an 'encumbrance') because the power for the Minister to make a Management Order and place conditions on it, comes from the *Land Administration Act 1997*. The Reserve Details report lists legal particulars of the land in question and the history of any modifications to the vesting status, i.e., the Management Order etc.

3.1.2 Michael Ryan, High Wycombe (Ordinary Council Meeting 24 March 2026)

Q1. Will the City please write to the beneficiary within 14 days regarding the impacts of the zero buffer in High Wycombe (Sultana Road West), and ask how the beneficiary intends to address the consequential damage to people's lives and our serious financial loss, and to provide a copy of that correspondence to landowners? If the City will not do this, then we demand the reasons to be published in the minutes.

A1. The City will continue to work with landowners to manage amenity impacts associated with land uses on Sultana Road West, however this request to write to industrial operators is not considered an appropriate or effective mitigation to the issues raised.

Q2. The first LSP for High Wycombe South was approved in July 2020 with the estimated population of 8,582. Work started almost immediately on an amended LSP. This was approved in 2023 with the estimated population of 5,998, a 30% decrease. Did the Government provide these population targets, otherwise how did the City choose the number.

- A2. A population forecast assessment was prepared by the City to inform this estimate and appended to the WA Planning Commission approved Local Structure Plan.
- Q3. At the OCM 24 February 2026, the City said there is zero buffer because of "very different circumstances". No one will provide us with what these circumstances were in 2020 and 2023.

The question is - how and when did the beneficiary notify the City of Kalamunda of the very different circumstances?

It was after October 2016. The City then acted on that information and chose to have zero buffer instead of applying planning guidelines used throughout Local Government in WA and failed to implement Amendments to the LPS3 approved at Council Meetings. I do not recall Council rescinding a relevant Amendment retrospectively, as the Amendments informed the Minister for Planning when he considered and approved development of Stage 1 in about March 2013.

- A3. This question lacks the necessary context to provide a response regarding the request for an explanation regarding previous circumstances and with reference to a beneficiary. Within item 10.1.1 presented to the 24 May 2022 Ordinary Council Meeting in the context of a Local Structure Plan amendment, the report discusses the role of Sultana Road West as the boundary and interface between the industrial and future urban land uses, LSP provisions to control noise and light industrial interface management.
- Q4. I ask questions as a general Ratepayer, and to improve the finances of the City of Kalamunda. The Shire of Kalamunda published, and I quote from OCM 10 June 2013. "In 2008, the Shire of Kalamunda commenced the planning of the Forrestfield/High Wycombe Industrial Area comprising an area of approximately 200 hectares of land."

The whole of the KHIM area had been sterilised by the Government for industrial land use since at least 2006. The commitment was honoured for some landowners with the development of Stage 1 and 2.

Can the Shire of Kalamunda please provide landowners with documents showing the terms that it agreed on behalf of all the Ratepayers, to change the sterilised land use status of the landfill site, from industrial to residential / public open space?

If there is no document, then the Shire is like the dual purpose Ratepayers/landowners in Stage 3. The State Government needs to negotiate and get consent to change the sterilised land in Stage 3 from

industrial to residential land in the different planning precinct, High Wycombe South.

And in that situation, will the City please write to Government, and cc landowners in HWS, within the next fourteen (14) days seeking a meeting with Government, the City and Ratepayers The City to ask SAT to consider the matter, if the Government declines,

Councillors should invite a suitable Ratepayer from each Ward as the benefits will be shared by all Ratepayers in the City of Kalamunda. This matter has been delayed far too long, and questions have been ignored.

- A4. The preparation of the Residential Precinct Local Structure Plan is the appropriate reference document regarding the land use classifications for the former Brand Road land fill site.

3.1.3 Naomi Patterson, Gooseberry Hill (Ordinary Council Meeting 24 March 2026)

- Q1. My question relates to the Proposed Activities in Thoroughfares and Public Places Local Law report that is part of this evening's agenda. I wish to seek clarification on the comment under risk management. The City will have no enforcement mechanism to deal with obstructions on verges and thoroughfares. Is this accurate? Can we please clarify the current process and rules where rate payers can find this information and the City's official process for notification and enforcement on unauthorised verge treatments?

- A1. The risk referenced in the risk management table relates to recent amendments to the Local Government Act 1995. Local governments that have not performed a statutory review of local laws in the 15 years preceding the amendment (7 December 2024) will have those local laws automatically repealed on 6 December 2026.

Should the City not review its existing by-laws or local laws captured by this provision, or replace those by-laws or local laws, they will be repealed at the end of this year, leaving the City with no ability to deal with issues involving unapproved or unlawful works in thoroughfares, signs, obstructions and so forth.

The proposed local law has been developed to address this risk and bring about a contemporary regulatory scheme for management of activities in thoroughfares and related public places.

3.1.4 Kelly McDonald, High Wycombe (Ordinary Council Meeting 24 March 2026)

Q1. Is there an example, within the City of Kalamunda, of a City installed streetscape that can be referred to?

A1. The City's last example of managing a new streetscape was the redevelopment of Central Mall - in Kalamunda.

However, the question relates to residential subdivision. In those circumstances it is the developers responsibility to construct a new streetscape, in accordance with plans approved by the City - typically through the subdivision process. A good example of this is streetscapes and Public Open Space areas within the Hales estate in Forrestfield.

Q2. I have noticed temporary fencing on Stewart Road and Brae Road. Has there been any approvals for tree removals on that western side of Stuart Road beyond the verge?

A2. The Western Australian Planning Commission (WAPC) has issued subdivision approval for land on the western side of Stuart Road. As the applicant works through its subdivision approval it is likely that more vegetation will be removed in the area to facilitate the construction of new residential lots.

3.1.5 Sharon Mindle, Kalamunda (Special Electors Meeting 16 April 2026)

[Referring to item 10.6.6. from 24 February 2026 Ordinary Council Meeting: Short Term Lease – Part of Reserve 50554 and part of Lot 505 (Jorgenson Park)].

Q1. Is the financial benefit more important to you than the impact to the environment?

A1. No.

3.2. Public Question Time

The Mayor made a statement prior to Public Question Time regarding the public interest in the proposed temporary event at Jorgensen Park and the City's ongoing engagement with the matter. The Director Community, Director Development and Director Infrastructure each provided a brief overview and update on their respective areas of involvement, including community and tourism considerations, statutory approval processes, environmental assessments and mitigation works undertaken to date.

3.2.1 Michael Ryan, High Wycombe

Q1. What does the City say to the statement that in April 2018 and again in December 2018, the City failed to provide significant information in the draft Local Structure Plan for Forrestfield North. There was no mention that the City had adopted a zero buffer policy, which misled stakeholders like me who made public submissions and who live on the interface with industry. My view is that we were misled, to the extent that the Local Structure Plan was null and void. This was repeated with the amended Local Structure Plan in 2023, when we were seriously misled in view of the number of industries and intensified amenity impacts.

So, what does your comment about the Local Structure Plan being null and void?

How will the City address the impact on landowners living along the interface, and release them from 10 years of immunity abuse and accept plans for compatible industries in the buffer area amidst the recent shock admission by the council or the City that they had a zero buffer policy and we knew nothing about it?

A2. The City's focused on activating development in the precinct, and you're we're well aware of our efforts and endeavours transitioning land users to support both existing and future communities. There's several key challenges and I know you're aware of these as well. The City is undertaking with state government to address these targeted actions which include updating the structure plan, facilitating improved interface outcomes, advocating for an effective decision-making key process such as the developer contribution plan and the MRS Amendment for the green link which seeks state government funding to support development investment in the precinct. As well as supporting activation of the train station precinct with major projects to support future liveability in the High Wycombe South area. We are aware that there are works going on down there around the station precinct and we are doing our best to ensure that we've got a contemporary planning framework that best facilitates existing land owners and future community with respect to urban growth needs in that area.

3.2.2 Maryanne Hancock, Kalamunda

Q1. Does the City have written proof that the 2008 Jorgenson Park Management Plan has been endorsed by the WAPC? If so, please provide a copy to the public for review.

A1. Part of this question was taken on notice and an interim response provided. The City has a management plan that was endorsed by council. The management plan has been executed by the Department of Planning, Lands and Heritage to facilitate land transactions and we have been actively administering that plan as it is put. The City is yet to confirm the whether the state has endorsed the management plan for its purposes.

3.2.3 Alan Malcolm, Kalamunda

Q1. Regarding Jorgenson Park, is there or is there not a specific budget or financial allocation for this event? If yes, how much is that budget? If no, is that because you intend to offset any costs to the City against the \$230,000 rent anticipated from the proponent? If that is the case, do you acknowledge that will there will effectively be no direct gain to the ratepayers of this City?

A1. Specifics about legal costs and the future cost of the ecological assessment were taken on notice. Regarding the City's staff time and its endorsed budgets, the City has a role to play in regulatory services and to contemplate event applications like this regularly. This is admittedly larger than usual, but the City is resourced to do that throughout the year. At this stage, the City hasn't incurred any additional direct costs beyond those that mentioned and taken on notice.

3.2.4 Donna Gahan Kalamunda

Q1. Regarding Jorgenson Park, would the City please explain and make publicly available the following:

- The modelling used to calculate the 24 million predicted to flow into the City of Kalamunda?
- Over what period of time will this money materialise?
- Who specifically will receive these benefits and how will the revenue be generated? And how will this money be of benefit to ratepayers?

A1. The City will share the economic modelling undertaken.

3.2.5 Victoria Laurie, Gooseberry Hill

Q1. Who is paying for the fencing? Who is paying for the two experts that will be used to assess the environment? What is the cost going to be for the City?

A1. This question was taken on notice.

3.2.6 John Maddison, Kalamunda

Q1. How did you find the \$24 million and 204 local jobs figure?

A1. Forecast ID is a company with a suite of tools, one of which is an economic modelling tool for proposals such as this. The City will share that information.

3.2.7 Russell Thom, Kalamunda

Q1. Who paid for the fencing recently erected in Jorgenson Park?

A1. The fencing has been paid for by the proponent.

3.2.8 Bev Dornan, Wattle Grove

Q1. Can the City give a clear assurance that the confidentiality arrangements entered into with this proponent have not in any way influenced or constrained council's ability to act independently, transparently and in accordance with their sworn obligation to act in the best interests of this community?

A1. No, it has not constrained the council.

3.2.9 Carissa Crockart, Kalamunda

Q1. I'd like to know if you know how many nights a week this event will be running?

A1. We are liaising with the proponent on that matter.

3.2.10 Mr O'Brien, High Wycombe

Q1. Are the Councillors aware that I have formally alleged in writing to the CEO on March 26th that he has failed me and you by not enforcing the Building Act given you are responsible for enforcing it? Are you aware the City's response was that my complaint is a private matter between me and my neighbours and does not involve the City?

A1. Director Development will reach out directly to assist.

3.2.11 Heidi Sanders, Kalamunda

Q1. As someone that works in a local small business, are you actually keeping numbers on the people who are thinking that this is a good idea, those that actually believe they're going to get this stunning amount of business pouring into our City as a result of a nighttime event in a City that tends to operate during the day?

A1. The City has in its report a record of the number of submissions, inquiries, support or objections, for the proposal. If your question is, whether the City maintains a sentiment tracker of some description the answer is no.

3.2.11 Hannah Lill, Kalamunda

Q1. Can you confirm if any of the trees affected by the proposed Welshpool Road and Lewis Road works will be the trees detailed in the Avenue of Lemon Scented Gums; if any of them are at risk of being lost to these works and if so which trees will they be and are the people being asked to make a decision about supporting moving forward with those works provided with this information?

A1. This question was taken on notice.

4. Petitions/Deputations

4.1 Heidi Pember, Forrestfield

Presented a deputation for the replacement of the bridge over Woodlupine Brook in Forrestfield.

4.2 Michael Ryan, High Wycombe

Presented a deputation on High Wycombe South.

4.3 Wendy Thom, Kalamunda

Presented a deputation relating to items 10.4.1 *Short Term Lease - Part of Reserve 50554 and Part of Lot 505 Jorgensen Park - Summary of Submissions Received* and 10.6.4 *Consideration of Motions - Special Electors Meeting*.

4.4 Anthony Vuleta, City of Kalamunda Chief Executive Officer

Presented a petition on behalf of Mr Michael Ryan requesting council set up a meeting with the government, City of Kalamunda CEO, ratepayer representatives and landowners from High Wycombe South to facilitate a response relating to the change in zoning in the area.

5. Applications for Leave of Absence

5.1 Nil.

6. Confirmation of Minutes from Previous Meeting

RESOLVED OCM 2026/33

That the Minutes of the Ordinary Council Meeting held on 24 March 2026, with the amendment to Item 10.1.4, Paragraph 18, bullet point 4 corrected to read "Preliminary Site Assessment to establish the suitability for a new primary school location, noting proximity to the former Brand Road landfill. This may be packaged with existing work undertaken by the City in relation to the former landfill site, are confirmed as a true and accurate record of the proceedings.

Moved: **Cr Lisa Cooper**

Seconded: **Cr David Modolo**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY (9/0)

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 24 March 2026."

7. Announcements by the Member Presiding Without Discussion

Before we continue with tonight's agenda, I would like to take a few moments to reflect on recent events and community moments that have taken place across our City over the past few weeks.

It has been a meaningful and busy period, and once again a reminder of the kindness, pride and community spirit we are so fortunate to share across our City.

Earlier this month, I had the pleasure of attending the Kalamunda Show. As always, it was a wonderful celebration of local talent, community connection and country spirit.

Events such as the Show are made possible by volunteers, community groups and passionate locals, and they remind us what makes our City such a special place to call home.

We also held our Public Agenda Briefing Forum and Special Electors Meeting, both important opportunities for transparency, accountability and community participation in local decision-making.

I also attended the WALGA East Metro Zone Meeting, where councils from across the region come together to discuss matters of shared importance and advocate for strong local government outcomes.

In recent weeks, our community has also come together to mark ANZAC Day through a number of services and commemorations across the City.

It was an honour to attend the ANZAC March with the Kalamunda RSL Sub-Branch on 18 April, and I thank our veterans, current service personnel and their families for all they have given to our nation.

In the lead-up to ANZAC Day, I was also privileged to attend services at Darling Range Sports College, Karingal Green, Pickering Brook Primary School and Lesmurdie Senior High School.

Seeing younger generations engage so thoughtfully with the ANZAC spirit gives great confidence for the future. These services remind us that remembrance is not only about honouring the past, but also about carrying forward the values of courage, sacrifice, mateship and service.

Most significantly, it was an honour to attend the Dawn Service with the Kalamunda RSL Sub-Branch on 25 April, alongside so many residents who gathered in the early hours to pay their respects.

Dawn Services always carry a special sense of reflection, gratitude and unity, and I sincerely thank everyone involved in delivering such a meaningful commemoration.

In closing, I would like to sincerely thank our residents, volunteers, community organisations, veterans, schools and City staff who continue to give so much to our community.

Whether through service, participation, leadership or simply looking out for one another, you help make our City the connected, caring and welcoming place it is.

Thank you for all that you do. I now look forward to continuing with tonight's business.

8. Matters for Which the Meeting may be Closed

- 8.1 Confidential item, Item 10.4.1 Short Term Lease - Part of Reserve 50554 and Part of Lot 505 Jorgensen Park - Submissions – **Confidential Attachments** - Jorgensen Park - Combined Submissions

Reason for Confidentiality: Local Government Act 1995 5.23 (4) (b) information relating to the personal affairs of an individual."

- 8.2 Confidential item, Item 10.6.2 Debtors and Creditors Reports for the month of March 2026 – **Confidential Attachments** – Creditor Payments for the period ended 31 March 2026 – (Confidential) and Corporate Credit Card Payments 23 January 2026 to 25 February 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)]

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*.)

- 9.1.1 Nil

9.2 Disclosure of Interest Affecting Impartiality

- a) Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice

- 9.2.1 Nil

11. Motions of Which Previous Notice has been Given

11.1.1. Notice of Motion - Advocacy for Urban Pump Type 1 Appliance for Kalamunda Volunteer Fire and Rescue Service

Due to the presence of the Kalamunda Volunteer Fire and Rescue Service, the item was brought forward and considered earlier in the meeting. As a result, the order of business differs from the published agenda, and the item numbering may appear out of sequence.

NOTICE OF MOTION

Advocacy for Urban Pump Type 1 Appliance for Kalamunda Volunteer Fire and Rescue Service

Voting Requirements: Simple Majority

RESOLVED OCM 2026/34

That Council

1. REQUESTS the Chief Executive Officer write to the Commissioner of the Department of Fire and Emergency Services (DFES) to strongly advocate that the Kalamunda Volunteer Fire and Rescue Service (KVFRS) be provided with an Urban Pump Type 1 appliance, consistent with the appliance category historically allocated to the brigade and commensurate with the metropolitan fire risk profile of the communities it serves, including Kalamunda, Lesmurdie, Gooseberry Hill and Walliston.
2. REQUESTS the Chief Executive Officer's correspondence to DFES convey Council's concern that the decision to allocate an Urban Pump Type 2 appliance to Kalamunda was made without adequate consultation with the brigade or the City, and that it creates an inequitable standard of emergency response for residents within the City of Kalamunda compared to neighbouring catchments such as Midland and Welshpool which retain Type 1 appliances. That this decision fails to acknowledge growth and increased risk profile over the past 40 years in which this area was elevated to City status.
3. REQUESTS that the Chief Executive Officer's correspondence specifically require DFES to provide a detailed explanation of how or why the Kalamunda gazetted fire district has been assessed as presenting a lower fire risk profile than adjoining localities that retain Type 1 appliances, and that Council considers any response confined to matters of appliance specifications or capabilities, procurement or fleet management considerations, or statistical assertions of diminished risk based on historical incident data, to be insufficient and that such a response will not be accepted as adequate justification for the proposed downgrade.

4. REQUESTS the Chief Executive Officer report back to Council on DFES's response at the earliest opportunity.
5. REQUESTS the Chief Executive Officer to escalate the matter to the Minister for Emergency Services if the response from the Commissioner of DFES does not satisfactorily explain how or why the Kalamunda gazetted fire district has been assessed as presenting a lower risk profile than adjoining localities, so as to justify the allocation of a lesser category of primary response Fire and Rescue appliance to the Kalamunda brigade.

Moved: **Cr Josh Clark**

Seconded: **Cr David Modolo**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY (9/0)

10. Reports to Council

10.6.4. Consideration of Motions - Special Electors Meeting

Due to significant public interest in this matter, the item was brought forward and considered earlier in the meeting. As a result, the order of business differs from the published agenda, and the item numbering may appear out of sequence.

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

Previous Items	N/A
Directorate	Office of the CEO
Business Unit	Governance
File Reference	
Applicant	
Owner	
Attachments	1. Special Electors Meeting Minutes - 16 April 2026 [10.6.4.1 - 14 pages]

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 4.1.1 - Provide good governance.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider the proposed action by the City of Kalamunda (the City) to the motions passed at the Special Electors Meeting held on Thursday 16 April 2026.
2. Section 5.33 of the *Local Government Act 1995* (the Act) requires council to consider all decisions made at elector's meetings at the next Ordinary Council Meeting. This applies to both Annual Electors Meetings and Special Electors Meetings.
3. The recommendations presented in the report for Council consideration is structure in a way to ensure Council meets its statutory obligations to consider decisions made at an electors meeting.

BACKGROUND

4. Section 5.28 of the Act prescribes that a special meeting of the electors of the district is to be held on the request of not less than 300 electors or 5% of the number of electors, whichever is the lesser number. This section also prescribes that the request is to specify the matters to be discussed at the meeting.
5. A request to hold a Special Electors Meeting was received on the 24 March 2026. This request was signed by 778 people. Following verification, it was confirmed the request had been signed by more than 300 electors, therefore was a valid request. Local public notice was given and a Special Electors Meeting was convened for Thursday 16 April 2026.

DETAILS AND ANALYSIS

6. Approximately 185 members of the public were in attendance at the Special Electors Meeting. Electors were asked to submit their motions by 12pm on the day of the meeting. Eight motions were received, one withdrawn at the meeting and seven motions were carried as detailed below:
7. **Motion 1**
That the Electors of the City of Kalamunda request that Council:
 1. **Directs** the City to *require* the submission of a Development Application for the proposed event and, upon receipt, refer said application to the Western Australian Planning Commission (WAPC) for a formal statement on the proposal's consistency with ***Operational Policy 5.3 Use of Land Reserved for Regional Open***

Space, regarding the restriction of public access to Regional Open Space;

2. **Instructs** the Chief Executive Officer to **withhold** the execution of the deed of lease with Kzemos Australia Pty Ltd until the advice in point 1 has been received and presented to Council for consideration;
3. **Commit to rejecting the proposal in its entirety** should the advice obtained in point 1 not support the proposal; and
4. **Directs** the City to recommend to the WAPC a 28-day public consultation period for any resulting planning application, and to require that Community Information Sessions on the application and event be held, at the proponent's expense, in accordance with Local Planning Policy 11.

Recommendation

That Council NOTE the motion.

Reason

The Metropolitan Region Scheme (MRS) provides circumstances for permitted development to occur on reserved land without requiring development approval.

The City discussed the proposal regarding the potential requirement for development approval with senior officers at the Department of Planning, Lands, and Heritage prior to confirming its interpretation of the planning framework.

The Administration is satisfied that the proposed event is consistent with clause 29(1)(f)(v) and an exemption applies under the MRS.

8.

Motion 2

That the Electors of the City of Kalamunda request that Council:

1. **Direct** the Chief Executive Officer to immediately obtain a formal statement on the land use compatibility from the **Department of Water and Environmental Regulation (DWER)** regarding the proposed commercial event within a Priority 1 (P1) Source Protection Area.
2. **Instruct** the Chief Executive Officer to **withhold** the execution of any lease for Reserve 50554 until DWER provides written confirmation that the land use is compatible with the "Risk Avoidance" standards of the P1 catchment and all required water

quality safeguards are incorporated as non-negotiable lease covenants.

3. **Mandates** the immediate termination of the lease proposal, and rejection of any related Development Application, should DWER identify the proposed activity as "*Incompatible*" with the protection of the State's drinking water supply.
4. **Direct** the City to publish all technical advice received from DWER on its website for public review at least 14 days prior to any final decision by Council.

Recommendation

That Council NOTE the motion.

Reason

The proposed event does not require development approval, therefore there is no requirement for the proposed development to be compatible with Water Quality Protection Note 25.

The lease area is a Class 'C' Regional Reserve for Recreation and Conservation and is also a designated off-lead dog exercise area. Notwithstanding this, environmental protection remains a priority. The City is liaising with DWER on appropriate mitigation measures, and relevant conditions have been incorporated into both the Lease and the State-issued section 91 licence.

9. **Motion 3**

Instruct the City to immediately disclose for public viewing, all documentation which permits the proponent to exclude public access to the areas of Unallocated Crown Land for this proposed exclusive commercial event.

Recommendation

That Council NOTE the motion.

Reason

The proposal requires access to portions of UCL Lot 505 on Deposited Plan 62578 and an adjoining untitled UCL Lot (PIN 213986). Use of these areas requires a separate licence issued by the State as the landowner. This licence process is managed independently by the State and sits outside the City's approval framework. The licence has been issued, noting it is subject to conditions.

10. **Motion 4**

Given there is a likelihood of “Significant Impact” on at least three Endangered species, listed as Matters of National Environmental Significance (MNES) under the EPBC Act, NRPG believes the Jorgensen Perk event proposal is untenable, and therefore moves that the City does not proceed with it at this site.

Recommendation

That Council NOTE the consideration of the environmental implications of the event as part of the Event Approval process.

Reason

The City has completed a self-assessment of the event under the EPBC Act (Cth) and determined that a referral is not required, as it does not consider there to be a likelihood of significant impacts with appropriate mitigations in place. To ensure the robustness of this conclusion, the City is obtaining independent environmental advice to peer-review the assessment. As part of the Event Approval Process, the City will also require the implementation of the environmental mitigation measures identified.

11. **Motion 5**

We the Electors request that the Councillors instruct the City or CEO in his /or its capacity as the Decision-Making Authority refer, without delay, the proposal for the Event directly to the EPA for assessment. The City has known from the outset that this event will have, or is likely to have, a significant impact on 3 Matters of National Environmental Significance and it clearly meets or exceeds the threshold for direct referral to the EPA for assessment.

Recommendation

That Council NOTE the motion.

Reason

Based on the information currently available, the City does not agree that it has been established that the proposal will have, or is likely to have, a significant impact on Matters of National Environmental Significance.

The presence of listed species does not, of itself, mean the threshold for referral is met. The City has undertaken pre-referral consultation with the Department of Climate Change, Energy, the Environment and Water (DCCEEW), which advised that “small actions with only minor impacts in a location of high alternative resources would not necessarily reach the

levels of notability, intensity or duration expected to have a significant impact under the EPBC Act”.

DCCEEW further advised that the assessment should focus on the local context of the proposal, including the importance of any foraging habitat in light of nearby habitat, the extent of any clearing or pruning, and whether the action would reduce habitat patch size or cause fragmentation.

Accordingly, the City's current position is that the proposal is likely to be of minimal impact, subject to completion of an independent external review of the environmental assessment provided by the proponent. That review will consider whether the assessment is sufficient and whether the proposed avoidance and mitigation measures are adequate to ensure impacts to flora, fauna and habitat are avoided or minimised. If the review identifies any shortcomings, further information requirements, or a need for additional referral or mitigation measures, the City's position will be reconsidered and amended accordingly. The City has undertaken this due diligence specifically to determine whether the proposal is likely to result in a significant impact and, in turn, whether a formal referral is required.

12. **Motion 6**

I move that the City of Kalamunda ensures that any lease, licence or approval for commercial use of Jorgensen Park does not unreasonably restrict public access, and specifically:

1. Public access to walking trails and open space is maintained at all times except for the event times (including 1 hour prior to the event);
2. Any exclusive-use area is limited in size to maximum 20% of LEVELLED open areas and walking trails;
3. Fences are kept to absolute minimum to safeguard the exhibition structures only.

Recommendation

That Council NOTE the motion.

Reason

The City recognises that temporary restrictions to part of the reserve during the event may impact some regular users. The proposal applies only to a defined area, with the majority of the reserve remaining open. Access to other walking trails and areas will continue to be available for park users.

Fencing will only be used in areas where necessary to ensure the safety/security of patrons and the site.

13. **Motion 7**

I move that the City of Kalamunda include conditions within any written undertaking it enters into with the proponent regarding the event in Jorgensen Park which will indemnify the City from the cost of remediation works and litigation which may result from this event.

Recommendation

That Council NOTE the motion.

Reason

The lease terms have already been negotiated on the advices of the City's lawyers. Due to the NDA we are unable at the time of providing this response to divulge details of matters such as indemnities and insurances.

14. In addition to the seven motions above, there were 15 motions received by the City after 12pm. Although they were not considered at the Special Meeting of Electors, they are provided below for information.

15. **Category - Lease and Procedural Process Motion**

Motion to Rescind the Delegated Authority to the CEO

The electors request that Council consider and resolve to rescind its resolution made at the Ordinary Council Meeting held on 24 February 2026, being Resolution [OCM 2026/13] – Short Term Lease - Part of Reserve 50554 and part of Lot 505 (Jorgensen Park) (Resolution), which, among other things, authorised the Chief Executive Officer to enter into negotiations with the relevant proponent for the purpose of executing a lease to give effect to a partial disposition of Reserve 50554 and part of Lot 505 (Jorgensen Park) pursuant to the terms specified in the confidential attachment to Item Number 10.6.6 of the Ordinary Council Meeting held on 24 February 2026 and to execute as a deed the lease and any licences for ancillary and overflow parking.

Further, and irrespective of whether the Resolution is rescinded, provide a detailed explanation of the necessity, scope, and effect of any non-disclosure agreement entered into by the City in connection with this matter.

Motion to Request for Cost-Benefit Analysis and Disclosure of Rehabilitation Liability

The electors request that Council consider and resolve to recommend that Council direct the CEO to publish a comprehensive cost-benefit analysis report within 21 days, so the public can compare whether lease

income is materially reduced or completely offset by increased City management and rehabilitation costs, involving current and future costs to ratepayers to get the event approved and managed involving legal costs, staff time, community consultation, supervision of event organiser, complaints resolutions, future legal State and Federal environmental liabilities (as the City is the legal Manager of the Reserve), full environmental rehabilitation costs to designated DWER offset areas, infrastructure (pathways) impacts, against the current condition of the park.

Motion to Publish documents progressively and explain public access rights

The Electors request that Council consider and resolve to recommend that Council direct the CEO to publish all non exempt documents relating to the proposed lease as they are completed and received, and to publish a plain language summary of public rights to access Council documents under section 5.94 of the Local Government Act 1995 (WA) and the Freedom of Information Act 1992 (WA) within 14 days.

Category - Environment and Aboriginal Heritage

Motion to Reduce Equipment and Affects Likely to Affect Known Threatened Species

The Electors request that Council consider and resolve to recommend that Council direct the CEO to make it a required condition for any approval of the event at Jorgensen Park, that the event organizer complies with the National Light Pollution Guidelines for Wildlife measures, and is directed to: keep light intensity as low as possible in the vicinity of nocturnal foraging and roost areas to minimise impact; mute any large light spillage that cumulatively contributes to a significantly light polluted area of between 6-20 kilometres radius within the Park; no mobile light sources (such as wands) shining into nocturnal foraging roost habitat; avoid specific wavelengths that are problematic for species such as lights rich in blue, white and yellow light; instead use amber (low-CCT) lighting; maintain a dark zone between nocturnal foraging and roost habitats; ensure that fixed light sources are not installed in nocturnal foraging or roost areas, remove any animatronic or static animal sculptures or props and rigging, that are likely to impact native wildlife (such as plastic owls, large noisy animatronic animal depictions, reflective eyes, artificial spider webs or plastic spiders).

Motion to Confirm EPA and EPBC referral position and obtain DWER and DCCEEW advice if not referred.

The Electors request that Council consider and resolve to recommend that Council direct the CEO to confirm in writing whether the proposal

was referred to the EPA under Section 38 of the Environmental Protection Act 1986 (WA), as well as the Environment Protection and Biodiversity Conservation Act 1999, through the:

- a) "significant impact guidelines 1.2 – Actions on, or impacting upon, commonwealth land and Actions by Commonwealth Agencies";
 - b) and "Referral Guideline for 3 WA Threatened Black Cockatoo Species";
- and if it was not to any of the above, seek written advice from DWER, and the Federal Department of Climate Change, Energy, the Environment and Water (DCCEEW), on whether referral is required, and table that advice at the next Council meeting before further steps are taken to enable the event.

Motion for Notification of Environmental Approvals and Appeal Rights

The Electors request that Council consider and resolve to recommend that Council direct the CEO to issue written notice to all property owners within 500 metres of Jorgensen Park, and submission participants Bird Life Australia, Kaarakin Black Cockatoo Conservation Centre, within 7 days of any relevant environmental approval being granted, advising of the approval, the grounds and period for appeal or review where applicable, and any prescribed fee.

Motion for Aboriginal Assessment and Approvals before any Infrastructure

The Electors request that Council consider and resolve to recommend that Council meet its obligations under the Local Government Act 1995 – Section 1, Under (1A) (b) (i) and (ii) and recognises the particular interests of Aboriginal people, involve Aboriginal people in the decision making processes, require the CEO to conduct an independent heritage and Aboriginal Sites impact assessment prior to any approvals, infrastructure installation, site preparation, or ground disturbance within Jorgensen Park, and ensure Council does not permit works to commence until any required Aboriginal Sites clearances obtained and reported to Council, and have all the relevant information presented at the next Ordinary Council Meeting to ensure full transparency, regarding the actions taken and the decision made in relation to this motion.

Category – Event Management and Public Safety

Motion for Independent noise, light, and traffic assessments as preconditions

The Electors request that Council consider and resolve to recommend that Council direct the CEO to commission independent noise, light, and traffic impact assessments from qualified practitioners, publish each assessment within 7 days of receipt, and ensure Council does not execute,

give effect to, or grant site access under any lease or licence until all three assessments are published.

Motion for Banning of Temporary Food / Alcohol Providers for the Event

The Electors request that Council consider and resolve to recommend that Council direct the Chief Executive Officer to protect the City of Kalamunda Town Centre's established food bricks and mortar businesses, as a condition of lease and/or Community Event Application approval, rejecting any Trading In Public Places Permits (for temporary food/alcohol stalls), through the City's Health Service, in areas leading up to and within the leased area of Crown Reserve 50554, and Lot No 505 on Deposited Plan 62578 and Unallocated Crown Land (ID 3084268).

Motion for pre event site condition survey

The Electors request that Council consider and resolve to recommend that Council direct the CEO to commission and publish an independent pre-event site condition survey, including photographic and written documentation of all areas proposed to be accessed or used under the lease, prior to any site access being granted.

Motion to Establish baseline and operational noise assessment for residents adjoining Jorgensen Park

The Electors request that Council consider and resolve to recommend that Council direct the CEO to commission and publish, together with any other approvals under the Environmental Protection (Noise) Regulations 1997 (WA), before any site access, event construction, or operations commence, provide the following:

- an independent baseline sound assessment for residences adjoining Jorgensen Park, which includes:
 - • Daytime and night-time ambient noise measurements.
 - • Measurements aligned to the proposed operating hours of the event.
 - • Assessment of noise generated during periods of increased vehicle movements, pedestrian flow, and event support activities, including night-time bump-in, operations, and bump-out.
- and ensure the results are made publicly available and used to inform any further approvals, conditions, or mitigation measures.
- Require the event operator to operate a staffed telephone complaint service on every event night from 30 minutes before gates open to 30 minutes after close;
- The event organiser's application under Environmental Protection (Noise) Regulations 18(3) must be published within seven days of lodging.

Motion for dedicated event security for residential boundary protection and trespass response

The Electors request that Council consider and resolve to recommend that Council direct the CEO to make it a required condition for any approval of the event at Jorgensen Park, that the event organiser must submit a Security Plan 21 days before the event, in order to ensure that licensed security patrols and posts, will be set up near homes and access points, to stop attendees from entering private homes, crossing into residential boundaries, or using local streets as shortcuts, and provide actionable steps for residents dealing incidents (such as calling police, nightly incident log sent to the City within 24 hours and shared at the next Council meeting).

Motion for engagement with directly affected residents and amenity offset conditions

The Electors request that Council consider and resolve to recommend that Council direct the CEO to meet with residents directly adjoining or materially affected by the proposed event at Jorgensen Park before the event approval is granted and, if the event proceeds, ensure that lease conditions include compensation mechanism if the controls put in place exceed acceptable levels of noise, air quality, odour, light, vibration, and impacts on wellbeing including safety above the established baseline assessment.

Such mechanism is to provide affected residents with reasonable compensation to enable time away from the area during periods of impact, recognising that weekend operations and associated night-time activity remove residents' normal use and enjoyment of their homes.

Motion for minimum separation of event access, parking, and movement areas from residential boundaries

The Electors request that Council consider and resolve to recommend that Council direct the CEO to ensure that all event-related entry and exit points, pedestrian movement areas, any parking and storage locations, generators and fuel storage associated with the proposed event at Jorgensen Park are located a minimum of 100 metres from any residential boundary, and that this separation requirement be included as a condition of any lease or site access approval.

Motion for ensuring safety pathways remain after event has finished

The Electors request that Council consider and resolve to recommend that Council direct the CEO to ensure as a condition to the approval of any lease, permits and relevant approvals for the entirety of this event, must be contingent upon consultation with user groups and stakeholders on

path planning work, and that these works are installed from the car park and fairways to the entrance and exits of the leased area and throughout, at the cost of the event organiser.

APPLICABLE LAW

16. Local Government Act 1995, Section 5.33

APPLICABLE POLICY

17. Not applicable

STAKEHOLDER ENGAGEMENT

18. The relevant business units have provided input into the response to the motions from the Special Electors Meeting.

FINANCIAL CONSIDERATIONS

19. None at this time.

SUSTAINABILITY

20. N/A

RISK MANAGEMENT

21.	Risk: Council does not consider the decisions made at the Special Electors Meeting.		
	Consequence	Likelihood	Rating
	Moderate	Possible	Medium
	Action/Strategy		
	Ensure Council is aware of its statutory obligation to consider decisions made at Electors Meetings and the reasons for its action.		

CONCLUSION

22. The motions passed at the Special Electors Meeting have been structured for Council consideration in a way to ensure that Council meets its statutory obligations to consider decisions made at an Electors Meeting.

Voting Requirements: Simple Majority

Resolved OCM 2026/35

Amendment to the Officer Recommendation to add:

4. That a member of the NRP group and two members from the adjacent residences are invited to participate in an oversight advisory reference group to work with the City of Kalamunda for the duration of the event.

Reason: To involve interested members in the community to be involved in an advisory capacity and communicate with the City as required for oversight of what is happening at Jorgensen Park.

Moved: **Cr John Giardina**

Seconded: **Cr Josh Clark**

Vote: For: **Cr John Giardina, Cr Josh Clark**

Against: **Cr David Modolo, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Sue Bilich, Cr Lisa Cooper, Cr Kathy Ritchie, Mayor Margaret Thomas**

AMENDMENT LOST (2/7)

RESOLVED OCM 2026/36

That Council:

1. ACCEPTS the Minutes of the Special Electors Meeting held on 16 April 2026 as detailed in Attachment 1;
2. NOTES Motions 1, 2, 3, 5, 6 and 7 as detailed in the report.
3. NOTE the consideration of the environmental implications of the event as part of the Event Approval process in response to Motion 4 as detailed in the report.

Moved: **Cr Lisa Cooper**

Seconded: **Cr David Modolo**

Vote: For: **Mayor Margaret Thomas, Cr Mary Cannon, Cr Brooke O'Donnell, Cr**

Lisa Cooper, Cr Sue Bilich and Cr David Modolo

Against: **Cr Josh Clark, Cr John Giardina and Cr Kathy Ritchie**

CARRIED (6/3)

10.4. Community Reports

10.4.1. Short Term Lease - Part of Reserve 50554 and Part of Lot 505 Jorgensen Park - Summary of Submissions Received

Due to significant public interest in this matter, the item was brought forward and considered earlier in the meeting. As a result, the order of business differs from the published agenda, and the item numbering may appear out of sequence.

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

Previous Items	OCM 2026/13
Directorate	Community
Business Unit	Place & Community Experience
File Reference	
Applicant	
Owner	Freya Ayliffe – Manager Place & Community Experience
Attachments	1. Attachment 1 - Jorgensen Park - Public Submissions - Summary PDF [10.4.1.1 - 22 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 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.

EXECUTIVE SUMMARY

1. Following the February Ordinary Council Meeting, the City gave local public notice under sections 3.58(3)(a) and (4) of the Local Government Act 1995, inviting submissions on a proposed lease for a portion of Reserve 50554 (Jorgensen Park) to Kzemos Australia Pty Ltd from approximately 6 April 2026 to 31 July 2026, with an option to extend to 31 August 2026.
2. This report provides the number of responses, their key themes and City responses.

BACKGROUND

3. At its meeting held 24 February 2026 Council resolved that:

Council in accordance with section 5.42(1) of the Local Government Act 1995, DELEGATE to the Chief Executive Officer authority to –

1. *Give local public notice pursuant to section 3.58(3)(a) and (4) of the Act, inviting submissions to be made to the local government for a proposed partial disposition of Reserve 50554 (Jorgensen Park) by way of lease to Kzemos Australia Pty Ltd for the period from on or about 6 April 2026 to 31 July 2026 inclusive, with an option to extend until 31 August 2026;*
 2. *Consider, in accordance with section 3.58(3)(b) of the Act, any submissions made to the City;*
 3. *Subject to consideration of the submissions in accordance with (2) above, enter into negotiations with Kzemos Australia Pty Ltd for the purpose of executing a lease to give effect to a partial disposition of Reserve 50554 pursuant to the terms specified in the confidential attachment to this report and to execute as a deed the lease and any licences for ancillary and overflow parking;*
 4. *All submissions received to be reported to Council at its Ordinary Council Meeting on 28 April 2026; and*
 5. *Notes that the particulars of the matter are confidential in accordance with the Non-Disclosure Agreement entered into by the parties.*
4. In accordance with Council's resolution and the requirements of section 3.58(3)(b) of the Act, public notice was given on 27 February 2026 inviting submissions regarding the proposed partial disposition of Reserve 50554 via:
 - Local newspaper

- City website and social media
- Administration centre noticeboard
- City libraries

Submissions were invited until 4.00pm on 13 March 2026 (minimum 14-day period).

DETAILS AND ANALYSIS

5. The City received a total of 256 submissions during the submission period
Submissions comprised of varying perspectives and included 34 enquiries, 201 objections and 21 support for the proposal.
6. The submission details are presented in three formats:
 - a. A themed table (Table 1) shown in paragraph 8 of this report
 - b. A codified table of all responses – Attachment 1
 - c. Full submissions for Elected Member Consideration included as a confidential attachment to this report

Key themes were identified including:

- Lack of information regarding the proposed event/Non-Disclosure Agreement (NDA)
- Location and extent of the proposed leased area
- Environmental impacts including flora, fauna and wildlife, including long-term impacts
- Traffic, parking and visitor management
- Noise, lighting and disturbance to nearby residents and park users
- Access to Jorgensen Park, recreational trails, and ability to exercise dogs
- Impact on Local Businesses
- Costs to the City/Revenue
- Rubbish/Pollution Concerns
- Fire Risk and Emergency Management Concerns
- Planning, Development, Zoning, Compliance, Western Australian Planning Commission (WAPC), Department of Water and Environmental Regulation (DWER)
- Aboriginal Heritage Concerns

7. All submissions have been reviewed and provided to the CEO prior to consideration of the lease.
8. Table 1. – Response themes and City comment

Issue	Response
Lack of information regarding the proposed event / Non-Disclosure Agreement (NDA)	A commercial confidentiality agreement is in place while contractual arrangements, licensing and operational planning are finalised.

	<p>This is common practice for major international experiences, particularly where intellectual property and licensing arrangements are involved.</p>
<p>Location and extent of the proposed leased area</p>	<p>The proposal is for a portion of the land parcel of appx. 12Ha and for 17 weeks. Approximately 31% (or 12.4ha) will be temporarily restricted, leaving 69% (or 27.5ha) of Jorgensen Park accessible</p> <p>The leased area is Crown land, supported by a management order, which allows the City to lease the reserve (or part) for a term no longer than 21 years, subject to Minister consent</p> <p>Purpose: Recreation and Conservation, to protect the natural environment, provide recreational and cultural opportunities, safeguard important landscapes and sites of cultural or historical significance and provide for public access</p>
<p>Environmental impacts including flora, fauna and wildlife, including long-term impacts</p>	<p>An Ecological Assessment has been received by the City to ensure the protection of vegetation, wildlife, lighting management and restoration of the site post event. A pre & post inspection of the site will be carried out by the City.</p> <p>The Ecological Assessment & proposed mitigation measures will be reviewed by an external environmental consultant. The event approval will have a condition that ties the proponent to the recommendations in the ecological assessment.</p> <p>The event lighting & noise impact is anticipated to be low, contained to the installation and subject to future event approval consideration. All lighting and noise installations will meet the requirements of National Light Pollution Guidelines for Wildlife - DCCEEW.</p> <p>The ecological assessment indicates that:</p> <ul style="list-style-type: none"> • the site has high ecological value, particularly for black cockatoos and hollow-dependent species. • the event is temporary, located on existing trails, limited to evening hours, and lists detailed mitigation measures. • There are no hollows located along the proposed trail • The event occurs outside the red-tailed black cockatoo breeding season

	<ul style="list-style-type: none"> the draft assessment concludes that significant long-term impacts are unlikely if the recommended controls are implemented. <p>Conditions have been included in the lease to protect the park.</p>
Traffic, parking and visitor management	A detailed traffic/transport management plan is required to demonstrate that the local road network can safely accommodate the projected volumes. Any temporary infrastructure or traffic management measures must be approved by the City prior to implementation.
Noise, lighting and disturbance to nearby residents and park users	<p>A noise & lighting management plan will be submitted, with strict management conditions forming part of the event approval.</p> <p>The noise modelling indicates that there is low impact to nearby residents, theatrical lighting is positioned in front of the installations, along the walk trail.</p>
Access to Jorgensen Park, recreational trails, and ability to exercise dogs	<p>Approximately 31% (or 12.4ha) will be temporarily restricted due to the lease, leaving 69% (or 27.5ha) of Jorgensen Park accessible for off lead dog exercise. This is less than the estimated size of the restriction that was included in the notice which indicated 15ha.</p> <p>The City has a network of off lead dog exercise areas across 24 gazetted sites, and 3 enclosed dog parks, all which continue to remain accessible to the community. Five of these are within 2km of Jorgenson Park</p>
Impact on Local Businesses	<p>Forecast id modeling, based on the information used to develop the public notice indicated:</p> <ul style="list-style-type: none"> Visitor expenditure attributable to the event \$18M Modelling estimates \$23.2M in total economic output 204 local jobs <p>City-led Activation <i>Winter Elevated</i> marketing campaign to support local businesses</p> <ul style="list-style-type: none"> Positioning Kalamunda as more than the event location Showcasing local businesses and precincts Encouraging pre and post visit spend through targeted offers and itineraries Converting event-driven visitation into repeat visitation

<p>Costs to the City/Revenue</p>	<p>An independent valuation was undertaken with expected consideration exceeding the provided figure.</p> <p>The City is not expected to incur direct event delivery costs, as those costs are borne by the proponent. Internal officer time associated with assessment, regulation and compliance will be managed within existing resources/budgets.</p> <p>A portion of revenue received from the proposal will be reinvested into remedial improvements to the existing trail, including re-grading and the placement of gravel to improve surface condition, drainage, and usability. These works are identified within the City's forward works planning as required, but unfunded improvements. This will deliver an enduring public benefit by supporting increased community use, improving the overall user experience, and preserving the functionality of the trail over the longer term.</p>
<p>Rubbish/Pollution Concerns</p>	<p>Addressed in both the Risk & Waste Management Plan.</p>
<p>Fire Risk and Emergency Management Concerns</p>	<p>The event is occurring during low-threat season, is temporary and no concerns have been identified by Department of Fire and Emergency Services.</p> <p>The risk of bushfire/fire is addressed in the Risk & Emergency Management Plans</p>
<p>Planning, Development, Zoning, Compliance, WAPC, DWER</p>	<p>The site of the proposed event is zoned under the Metropolitan Region Scheme (MRS), rather than the Local Planning Scheme (LPS).</p> <p>The MRS is more general in its provisions than an LPS, however it is clear that exemption pathways are available for certain types of development. If an exemption does not apply, a Development Application would need to be lodged with the City, and forwarded to the Western Australian Planning Commission (WAPC) for determination.</p> <p>If a development meets an exemption, it does not have to meet any requirements of the MRS or LPS such as advertising, or referral to state agencies. Officers of the Department of Planning, Lands and Heritage (DPLH) confirmed that it is for the City to self-assess whether an exemption applies.</p> <p>The City confirmed its application of an exemption. When an exemption is applied, the City's remaining</p>

	<p>regulatory assessment process is through an Event Approval.</p> <p>The event operator remains responsible for requirements under separate legislation.</p>
Aboriginal Heritage Concerns	The City has received confirmation from the Department of Planning, Lands & Heritage that No approvals under the Aboriginal Heritage Act 1972 (AHA) are required in this instance.

9. A confidential attachment to this report provides each submission received in full.

APPLICABLE LAW

10. *Local Government Act* (section 3.58)
Land Administration Act 1997 (section 18)

APPLICABLE POLICY

11. LGA3 Leases and Licence Agreements

STAKEHOLDER ENGAGEMENT

12. In accordance with Council’s resolution and the requirements of section 3.58(3)(b) of the Act, public notice was given on 27 February 2026 inviting submissions regarding the proposed partial disposition of Reserve 50554 via:
- Local newspaper
 - City website and social media
 - Administration centre noticeboard
 - City libraries

Submissions were invited until 13 March 2026 (minimum 14-day period).

FINANCIAL CONSIDERATIONS

13. Nil.

SUSTAINABILITY

14. Nil.

RISK MANAGEMENT

15.	Risk: City not complying with statutory process resulting in compliance and reputational risk.		
	Consequence	Likelihood	Rating
	Significant	Rare	Low
	Action/Strategy		
	Ensure statutory process is followed		

CONCLUSION

16. Submissions received during the public notice period have been considered, in accordance with section 3.58(3)(b) of the Act, and are reported to Council as per it’s resolution made 24 February 2026.

Voting Requirements: Simple Majority

RESOLVED OCM 2026/37

That Council:

1. NOTES that the City gave local public notice of the proposed lease for a portion of Reserve 50554 (Jorgensen Park) in accordance with section 3.58 of the *Local Government Act 1995*.
2. NOTES the submissions received in respect of the proposed partial disposition of Reserve 50554, as detailed in this report and its summarised attachment.

Moved: **Cr Lisa Cooper**

Seconded: **Cr David Modolo**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr Mary Cannon, Cr Brooke**

O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo

Against: **Cr John Giardina**

CARRIED (8/1)

The Presiding Member adjourned the meeting at 8.17pm and reconvened the meeting at 8.24pm.

10.1. Development Reports

No reports presented.

10.2. Infrastructure Reports


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

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

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

- | | |
|-------------|--|
| Attachments | 1. Summary Project Cost Attachment 1 [10.2.1.1 - 3 pages] |
| | 2. Canning Road Concept Plan- Attachment 2 [10.2.1.2 - 5 pages] |
| | 3. Welshpool Lewis Intersection Upgrade Concept Design- Attachment 3 [10.2.1.3 - 1 page] |
| | 4. Presentation 3 stages map [10.2.1.4 - 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 Council determines a matter that directly impacts a person’s rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal

STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 3: Kalamunda Develops

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

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

EXECUTIVE SUMMARY

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

Both projects align with the City of Kalamunda's (City) strategic transport planning objectives and will contribute to improved road safety and network efficiency.
3. MRRG Road Improvement Projects grants support upgrades to existing roads to improve safety, traffic capacity and overall road network performance

Submissions for 2027/2028 are due in May 2026 and must be endorsed by Council.
4. It is recommended Council endorse the proposed submission, comprising two projects.

BACKGROUND

5. Each year, Main Roads WA (Main Roads) invites project submissions for funding consideration as part of the MRRG Road Improvement Projects Program. This report is to seek endorsement for funding for projects in the 2027/2028 financial year.
6. This funding opportunity allows the City to implement critical infrastructure improvements that will provide long-term benefits to the

community, such as improved road conditions, enhanced pedestrian and cyclist safety, and better transport connectivity.

7. The MRRG program provides grants covering up to two-thirds of the cost for road improvement projects aimed at enhancing safety, efficiency, and network capacity. These projects focus on roads carrying significant traffic volumes, ensuring they meet modern road standards and improve transport network reliability.
8. Submissions are assessed and prioritised based on criteria including road condition, traffic volume, crash history, and projected benefits. Final approvals are determined by the Minister for Transport.
9. **Project 1 - Canning Road Upgrade**
The Canning Road Upgrade was initially proposed under the Black Spot Program. However, due to the extent of necessary scope modifications, it exceeded the program's funding limits.
10. The City engaged engineering consultants for design to support a grant submission historically for the 2026/2027 MRRG Road Improvement funding round.

The project was proposed to be delivered in multiple stages.

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

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

11. The design fully aligns with Main Roads WA (MRWA) standards and incorporates key safety enhancements, including improved road geometry, better sightlines, and traffic-calming measures. These works will address long-standing safety concerns along Canning Road, which has a high crash history and is a key regional transport route.
12. **Project 2 - Welshpool Road East / Lewis Road intersection Upgrade**
The Welshpool Road East / Lewis Road intersection Upgrade was initially proposed under the Black Spot Program. However, due to the extent of necessary scope modifications, it exceeded the program's funding limits.

13. The City engaged engineering consultants for design and intersection modelling to support grant submissions. In July 2022, Council endorsed an application for the 2023/2024 and 2024/2025 MRRG Road Improvement funding rounds.

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

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

DETAILS AND ANALYSIS

14. **Project 1 - Canning Road - Road Upgrade – Stage 2 Construction 2027/2028**

The existing approved stage 1 of works is anticipated to complete in 2026/2027 utilising existing funding approvals. This stage involves critical preparatory works including the relocation of Western Power poles and tree-clearing permits from the Department of Water and Environmental Regulation (DWER).

The City has appointed an environmental consultant to assist with the DWER applications and underground utility scans are underway to identify any infrastructure that may be impacted by the proposed works to avoid disruptions during future construction phases. Designs for street lighting upgrades are being progressed, and Western Power has been engaged to finalise plans for the relocation of electrical infrastructure.

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

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

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

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

Stage 2 (2027/2028)

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

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

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

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

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

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

Stage 2 (2027-2028)

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

APPLICABLE LAW

19. Nil.

APPLICABLE POLICY

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

STAKEHOLDER ENGAGEMENT

21. **Community Engagement Summary**

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

FINANCIAL CONSIDERATIONS

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

A summary of project costs is provided in Attachment 1.

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

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

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

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

SUSTAINABILITY

26. **Project 1 - Canning Road Upgrade (Stage 2):**
Aims for a safer, more efficient road through design. Preliminary work considers environmental impacts with assessments and utility scans to

minimise future disruptions. Trail path upgrades support sustainable transport.

- 27. **Project 2 - Welshpool Road East / Lewis Road intersection (Stage 2):** Focuses on safer and more efficient turning moments by proposing dual lane roundabout which improves road safety, traffic flow. While some trees will be removed, replacements will be planted.

RISK MANAGEMENT

28.

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

29.

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

CONCLUSION

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

Voting Requirements: Simple Majority

RESOLVED OCM 2026/38

That Council ENDORSE the City of Kalamunda submission for:

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

Moved: **Cr David Modolo**

Seconded: **Cr Josh Clark**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY (9/0)


10.2.2. Western Australian Local Government Association Climate Change Advocacy Position

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

Previous Items	AGM 3/2020; OCM 33/2020; 74-2021; 79/2022; 13/2023
Directorate	Infrastructure
Business Unit	Asset Planning
File Reference	OR-IGR-005-18
Applicant	N/A
Owner	N/A

Attachments	1. Attachment 1 - WALGA Climate Change Policy Statement - July 2018 [10.2.2.1 - 15 pages]
	2. Attachment 2 - WALGA Consultation Paper - Climate Change Advocacy Position - January 2026 [10.2.2.2 - 14 pages]

TYPE OF REPORT

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 2: Kalamunda Clean and Green

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

Strategy 2.1.1 - Implementation of the Local Environment Strategy

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

Strategy 2.1.3 - Development and implementation of the Local Biodiversity Strategy

Priority 2: Kalamunda Clean and Green

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

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

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

Priority 2: Kalamunda Clean and Green

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

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

EXECUTIVE SUMMARY

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

BACKGROUND

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

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

our City's environment, economy, infrastructure, community health, safety, and wellbeing.

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

5. Since WALGA's adoption of a 2018 Climate Change Policy Statement which establishes an existing advocacy position, there have been substantial legislative, policy, technological, and scientific developments, including:
 - Enactment of the national *Climate Change Act 2022* and introduction of the *Western Australian Climate Change Bill 2023*.
 - Passage of the *Local Government Amendment Act 2023*, which expanded the general functions of Western Australian local governments to include planning for, and mitigating, risks associated with climate change.
 - Release of the Australian Government's National Climate Risk Assessment and National Adaptation Plan in 2025.
 - Accelerated transition to renewable energy, increased uptake of electric vehicles, and strengthened energy efficiency standards under the National Construction Code.
 - Advancements in climate science and projections at international, national, and Western Australian levels, providing clearer evidence of climate-related risks and reinforcing the need for action to address associated impacts.

6. WALGA undertook some preliminary high-level consultation on a reviewed advocacy position which was considered by State Council in March 2025. Along with feedback from the Environment Policy Team, WALGA has developed a revised draft Climate Change Advocacy Position for Local Government feedback. The draft position affirms that:
 1. Local Government acknowledges the risks posed by climate change and is committed to addressing them.
 2. WALGA calls on the Australian and Western Australian Governments to:
 - Provide strong climate leadership, coordination, and action to support an orderly transition to achieve emissions reduction targets and respond to the impacts of climate change.
 - Deliver dedicated funding, guidance, and practical support to enable Local Governments to implement emissions reduction and climate adaptation initiatives.

7. The revised draft Climate Change Advocacy Position is provided in Attachment 2. WALGA are seeking Council endorsed feedback on the position.

DETAILS AND ANALYSIS

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

APPLICABLE LAW

15. *Local Government Act 1995*

APPLICABLE POLICY

16. Nil.

STAKEHOLDER ENGAGEMENT

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

FINANCIAL CONSIDERATIONS

18. Nil.

SUSTAINABILITY

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

RISK MANAGEMENT

20.

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

21.

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

CONCLUSION

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

Voting Requirements: Simple Majority

RESOLVED OCM 2026/39

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

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

Moved: **Cr Kathy Ritchie**

Seconded: **Cr Lisa Cooper**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY (9/0)

10.2.3. Kalamunda Water Park Asset Management Plan 2025

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

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

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

BACKGROUND

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

DETAILS AND ANALYSIS

7. This Kalamunda Water Park AMP covers the following subjects:
 - a) Introduction (Background)
 - b) Current Status of Water Park Assets
 - c) Level of Service
 - d) Future Demand
 - e) Life Cycle Management
 - f) Risk Management

- g) Financial Summary
- h) Improvement, Monitoring and Review

8. The Water Park precinct comprises a diverse range of assets essential for its operation, safety, and visitor experience. Key asset categories include:

- **Buildings:** Includes a variety of buildings.
- **Car Parks:** Two car parks located off Collins Road in the southern section of the park.
- **Electrical:** Main switchboard and two sub boards, supported by 22 underground conduits and 13 conduit pits for the Water Park, plus one conduit and pit for "Rollerama".
- **Fences:** A 475m boundary fence and two internal fences (23m and 15.5m).
- **Irrigation:** Reticulation pipe system, pump system, and water storage tank.
- **Kerbs:** Surrounding the car park perimeter.
- **Lighting:** One large light post located on Pathway 1.
- **Open Space Furniture:** 11 picnic settings including tables and bench seating.
- **Park Infrastructure:** Drinking fountains for the Water Park and Skate Park, and a bike rack.
- **Playground Equipment:** Skate Park structures and seven shade sails.
- **Pool Structures:** Pool basins, surrounding walkways and ramps, water slides, and diving blocks.
- **Retaining Walls:** 15 retaining walls throughout the park.
- **Signs:** Welcome and facility signage.
- **Stormwater Pits:** Three stormwater pits within the park.

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

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

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

Scenario 1 – Full Replacement (All Pools)

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

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

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

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

APPLICABLE LAW

14. *Local Government Act 1995.*

APPLICABLE POLICY

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

STAKEHOLDER ENGAGEMENT

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

FINANCIAL CONSIDERATIONS

17. The City’s current Long-Term Financial Plan forecast integrates with the predicted annual average funding required for future years.
18. There are no financial implications of the endorsement of this AMP.
19. A funding strategy will need to be developed to fund the options outlined in the AMP.
20. It is estimated that a minimum of \$7 - \$17m will be required to replace pools to ensure the Park can remain operational for a period exceeding five years, in addition to an average \$800,000 maintenance and operational costs each year.
21. These figures do not include renewal of non-pool assets, such as buildings and car parks, and do not include cost escalations associated with steadily increasing construction costs in WA.

SUSTAINABILITY

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

RISK MANAGEMENT

23.

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		
Facilitate informed decision relating to renewals and maintenance in the Long-Term Financial Plan and continue to improve asset management practices.		

CONCLUSION

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

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

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

Motion lapsed for want of a mover. Council considered the alternate motion.

ALTERNATE MOTION

Voting Requirements: Simple Majority

RESOLVED OCM 2026/40

That Council

1. **ENDORSE** the Kalamunda Water Park Asset Management Plan 2025.
2. **NOTE** that the current annual maintenance budget allocation for the Kalamunda Water Park of approximately \$75,000 is not sufficient to meet the recommended level of maintenance of \$190,000 identified in the GHD Australia Remaining Life Assessment Report.
3. **REQUEST** the Chief Executive Officer present a funding strategy for the Kalamunda Water Park to Council no later than the October 2026 Ordinary Council Meeting, including consideration of GHD's recommended staged approach of priority patch repairs followed by major works within two to three years.
4. **REQUEST** the Chief Executive Officer ensure that the annual maintenance allocation for the Kalamunda Water Park is reviewed as part of the 2026/27 Annual Budget process to address the gap between the current allocation and the level recommended by GHD.

Moved: **Cr Josh Clark**

Seconded: **Cr Kathy Ritchie**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY (9/0)

10.3. Corporate Reports

No reports presented.

10.5. Office of the CEO Reports

No reports presented.

10.6. Chief Executive Officer Reports

10.6.1. Monthly Financial Statements to 31 March 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	<ol style="list-style-type: none"> 1. Statement of Financial Position as at 31 March 2026 (1) [10.6.1.1 - 1 page] 2. Statement of Financial Activities for the period ended 31 March 2026 (1) [10.6.1.2 - 1 page] 3. Net Current Funding Position as at 31 March 2026 (1) [10.6.1.3 - 1 page] 4. 2025-26 Budget Amendment - OCM 28.04.2026 [10.6.1.4 - 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 nine months ended 31 March 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 March 2026 and note the Voted Works details.

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 nine months ended 31 March 2026.

7. This Statement reveals a net result surplus of \$19,062,721 compared to the budgeted surplus of \$12,287,121 resulting in a variance of \$6,775,600. The variance is largely due to an operating activities variance of \$9,158,356 and the variance of \$1,788,128 & \$(4,170,882) respectively from investing & financing activities.

Operating Revenue

8. Total Revenue including rates is over budget by \$802,465. This is made up as follows:
- a) Rates generation remained along budget with a variance of \$313,549 mainly due to the actual billing amount being slightly higher than budgeted amount and the generation of Interim rating valued at \$639,440.
 - b) Operating Grants, Subsidies and Contributions are over budget by \$598,042. The variance of \$391,098 is due to FAG grants received in advance.
 - c) Fees and charges are over budget by \$161,990 resulting from Refuse collection fees remained higher than the budget by \$141,368.
 - d) Interest income is under budget by \$198,184 mainly due to timing difference.
 - e) Ex-Gratia Rates Revenue is tracking lower than budget by \$105,681 due to a timing variance in relation to the receipt of the Ex-Gratia Rates due from the Dampier Bunbury Natural Gas Pipeline (DBNGP). The funds normally get paid in the later part of the year.

Operating Expenditure

9. Total expenditure is under budget by \$3,939,721. The significant variances within the individual categories are as follows:
- a) Employment Costs remained slightly under budget by \$483,504 with the overall variance sitting at 1.9% of budget. This is partially due to vacancies, timing and adjustments to the annual and long service leave provisions.
 - b) Materials and Contracts are under budget by \$4,707,905. The variance is mainly due to a timing difference for building and infrastructure maintenance costs valued at \$733,747 and waste services valued at \$1,092,706.

- c) Utilities are tracking along the budget with minor positive variance of \$131,693 with the bulk coming from parks maintenance valued at \$54,754.
- d) Depreciation, although a non-cash cost, is tracking above budget with a variance of \$(1,443,161). This is partially due to the capitalisation of assets as of 30 June 2025.
- e) Interest expense remained below the budget by \$12,626. The major reason for the variance is the due to the timing of the drawdown of the Asset Finance Loan on Fleet Vehicles dependant on the delivery of the vehicles.
- f) Insurance expense is tracking over budget by \$(26,729) due to the LGIS premium received for buildings that was higher than budgeted.
- g) Loss on Asset Disposal reported an adverse variance of \$15,285 related primarily to disposal of vehicles that was not budgeted.
- h) Other expenditure is under budget by \$89,165 mainly due to a timing difference of contributions and donations to community groups and land acquisition costs of \$70,497 budgeted for the Forrestfield Industrial Area Scheme.

Investing Activities

Non-operating Grants and Contributions

10. The non-operating grants and contributions is under budget by \$8,242,844. This is mainly due to a timing difference and lower capital works.

Capital Expenditure

11. The total Capital Expenditure on Property, Plant, Equipment, and Infrastructure Assets is under budget by \$6,802,592. The delayed spend is due to the City working through some large projects which are progressing through various stages.

Financing Activities

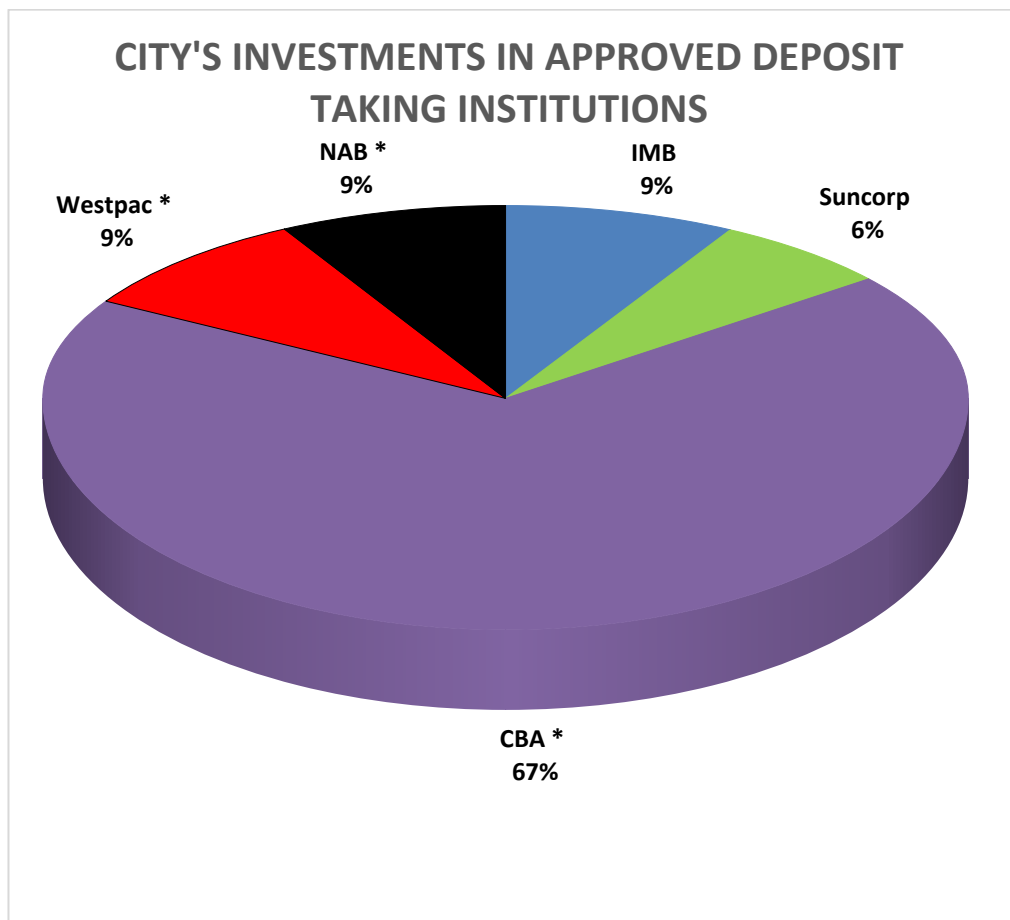
12. The amounts attributable to financing activities show a variance from budget by \$(4,170,882) which is mainly due to transfers to reserves required in line with the Budget 2025-26. These are normally done at the year end.

Statement of Net Current Funding Position as of 31 March 2026

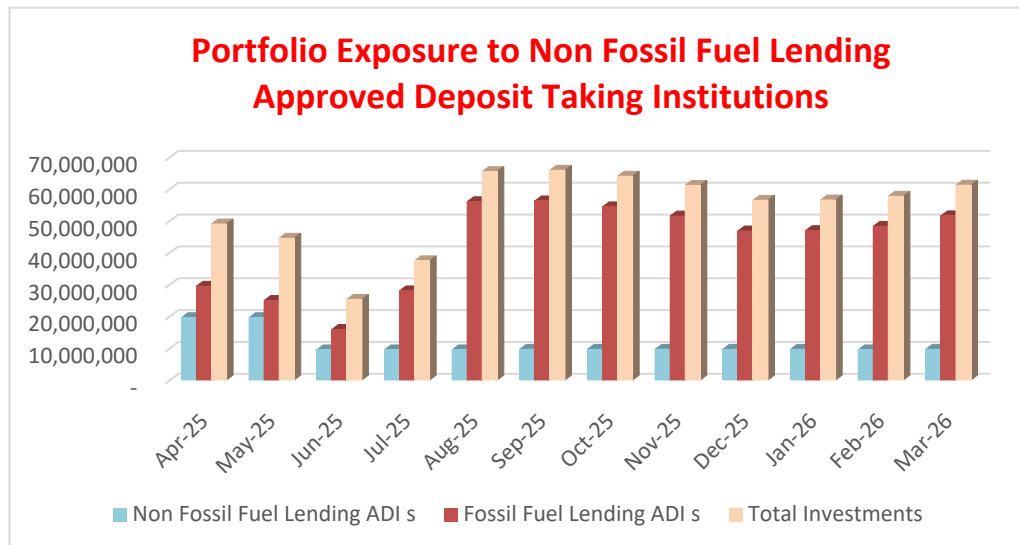
- 13. The commentary on the net current funding position is based on a comparison of March 2026 to the March 2025 actuals.
- 14. Net Current Assets (Current Assets less Current Liabilities) total \$19.1 million as compared to \$30.1 million for the previous year. The current assets include \$30.7 million receivable from EMRC, which was previously classified under non-current receivables. The restricted cash position is \$40.1 million which is higher than the previous year’s balance of \$32.1 million.
- 15. The following graph indicates the financial institutions where the City has investments as of 31 March 2026. Investments yields are between 4%-4.6% depending on the length of deposits. The Reserve Bank of Australia increased the cash rate by a further 25 basis points to 4.10%.

Recent economic data, indicates that further interest rates rises are likely in this financial year.

16.



*Financial Institutions with Investments in the Fossil Fuel Industry



17. Rates debtors are currently \$2.7 million (and similarly \$2.9 million in 2025), further details are contained in the Rates Report to Council.
18. Sundry debtors are higher than the prior year at \$2.3 million. Further details are contained in the Debtors and Creditors Report to Council.
19. Receivables Other represent \$38.4 million including:
 - a) Emergency Service Levy receivables \$2.3 million.
 - b) Receivables Sanitation \$1.2 million.
 - 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.
20. Provisions for annual and long service leave have increased by \$593,466 from \$4.4 million to \$5.0 million when compared to the previous year. The majority of the provision is cash backed via specific reserves.

Proposed Budget Amendments and Voted Works

21. There is no notice of motions on voted works for this month hence there are no budget amendments for Voted Works. An allocation of \$100,000 remains.
22. There is one budget amendments, worth \$23,000 (Attachment 4, reference 2026.04.1) which relates to the re-allocation of project expenditure to pay for internal staffing costs to fund a temporary resource to progress the Community Infrastructure Strategy – Facility Type Investments.

There is no impact on the closing surplus position as a result of the budget amendment change request.

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 31 March 2026 reflects a large draft closing surplus position of \$19,062,721 mainly due to underspends in materials and contracts and capital works projects. The opening surplus position has been amended to reflect the audited balance.

Voting Requirements: Absolute Majority

RESOLVED OCM 2026/41

1. That Council RECEIVE the Monthly Statutory Financial Statement for the month of February 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).

2. Pursuant to section 6.8 (1)(c) of the *Local Government Act 1995* AUTHORISE amendment to the 2025/26 Budget as detailed in Attachments 4 and point 22 above.

Moved: **Cr Lisa Cooper**

Seconded: **Cr Josh Clark**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY / ABSOLUTE MAJORITY (9/0)


10.6.2. Debtors and Creditors Reports for the month of March 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	<ol style="list-style-type: none"> 1. Creditor Payments for the period ended 31 March 2026 – Public [10.6.2.1 - 13 pages] 2. Corporate Credit Card Payments 23 January 2026 to 25 February 2026 – Public [10.6.2.2 - 3 pages] 3. Summary of Creditors for month of March 2026 [10.6.2.3 - 1 page] 4. Summary of Debtors for month of March 2026 [10.6.2.4 - 2 pages]
Confidential Attachments	<ol style="list-style-type: none"> 5. Creditor Payments for the period ended 31 March 2026 – (Confidential) 6. Corporate Credit Card Payments 23 January 2026 to 25 February 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 month of March 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 March 2026.
3. The report provides details of payments made from the Municipal and Trust Fund Accounts for March 2026. It also includes details of employee purchases made via purchasing cards 23 January 2026 to 25 February 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 March 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 23 January 2026 to 25 February 2026.
 - c) the outstanding debtors and creditors report for the month of March 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 31 March was \$5,102,067. This includes \$3,008,063 of current debts and \$2,181 unallocated credits (excess or overpayments).
9. Invoices over 30 days total \$222,620.50 debts of significance:
 - a) Acott Equities Pty Ltd, \$210,000, Cash in Lieu – Subdivision.
 - b) Kalamunda Cricket Club, \$7,967, Reserve Hire; and
 - c) Forrestfield Cricket Club, \$3,578, Reserve Hire.
10. Invoices over 60 days total \$13,244, debts of significance:
 - a) Municipal Workforce, \$9,076, Workers Compensation reimbursement.
 - b) Private Citizen, \$1,815, Hazard Reduction Burn; and
 - c) Kalamunda City, \$1,235, Reserve Hire.
11. Invoices over 90 days total \$1,860,321, debts of significance:
 - a) Department of Planning, Land & Heritage, \$1,800,000, High Wycombe Community Hub Grant. The matter has been discussed with the Director General at DPLH by senior City staff.
 - b) Municipal Workforce, \$47,812, Workers Compensation reimbursement.
 - c) Ignite Performing Arts, \$2,292, Theatre hire;
 - d) Private Citizen, \$1,907, Veterinary fees; and
 - e) Kalamunda Chamber of Commerce, \$1,580, reserve hire.

Creditors

12. Payments totalling \$10,748,382.10 were made during the month of March 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	\$
Department of Fire and Emergency Services (DFES)	Emergency Service Levy 2025/2026 - Quarter 3	2,514,277.34
New Ground Water Services Pty Ltd	Claim # 5 & 6 - RFT 2509 -Ray Owen Oval refurbishment	2,038,347.07
AE Hoskins Building Services	Progress claim for general building maintenance contract and routine services at various locations	1,567,511.43
Australian Taxation Office	PAYG payments	543,399.59
Cleanaway	Waste / recycling & bulk bin disposal services fees	425,634.53
Roadline Civil Contractors	TER for the capital works - roads, drainage & footpaths project	303,299.55
Aware Super Pty Ltd	Superannuation contributions	247,014.69
Re.Cycle (Canning Vale) Pty Ltd	Waste recycling processing	207,838.58
Synergy	Power charges	195,078.58
Kennedys Tree Services (Cosmag Pty Ltd)	Tree removal / under powerline pruning for various locations	180,197.44
Prestige Property Maintenance Pty Ltd	Landscape & parks maintenance services for various locations in February & March 2026	140,673.28
Western Australian Treasury Corporation	Loan no. 228 fixed component	125,934.45
City of Cockburn	Waste disposal services from the weekly residential collection	100,846.26

These payments total \$8,590,052.79 and represent 80% of all payments for the month.

Payroll

14. Salaries are paid in fortnightly cycles. A total of \$1,736,054.81 was paid in net salaries for the month of March 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 March 2026.

CELL 9		Amount (\$)
Date	Description	
25/03/2026	Thomson Geer – for Legal advice invoice for Cell 9	230.00

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

RESOLVED OCM 2026/42

That Council:

1. RECEIVE the monthly lists of payments made from the Municipal Accounts for the months of March 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 24 January to 25 February 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 March 2026.

Moved: **Cr Lisa Cooper**

Seconded: **Cr Mary Cannon**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**


CARRIED UNANIMOUSLY (9/0)

10.6.3. Rates Debtors Report for the period 1 March to 31 March 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

1. 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 31 March was \$53,331,632. This balance includes, initial billing, interims and the brought forward balance from 2024/25. Collections to date stand at \$50,887,128.

BACKGROUND

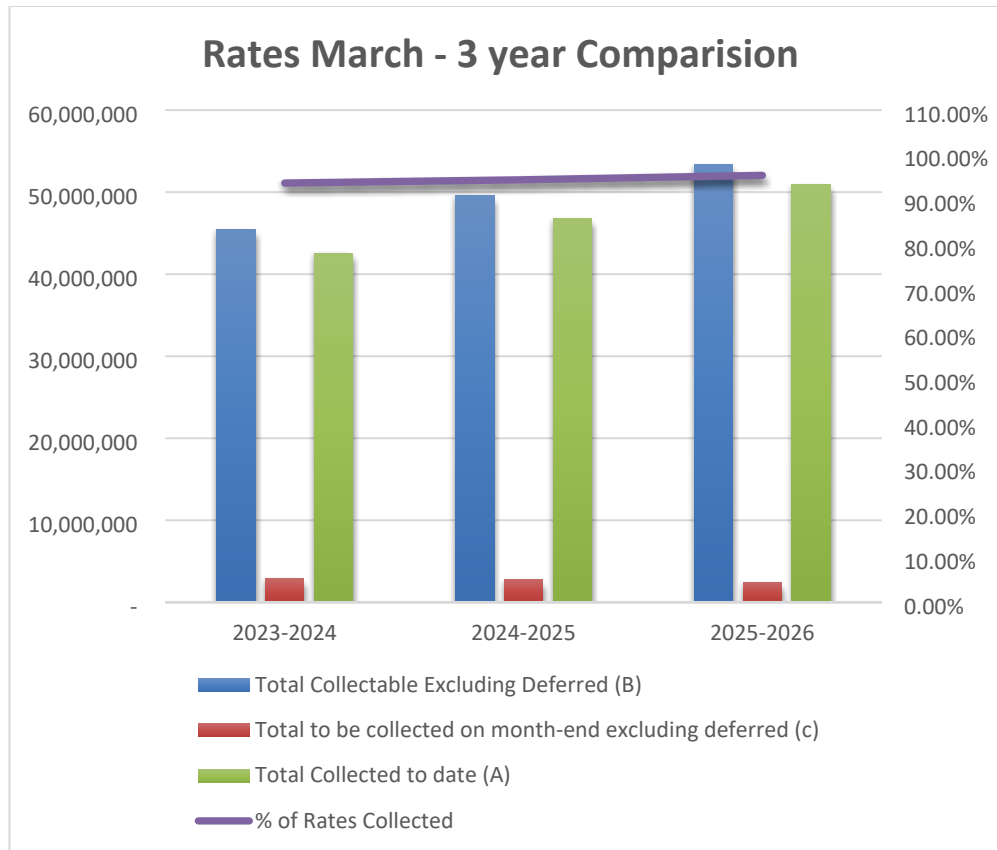
3. Rate Notices were issued on 15 July 2025 with the following payment options available:

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 31 March 2026, rates levied and collectable for the 2025/2026 Financial Year total is \$53,331,632 (excluding deferred rates), with collections standing at \$50,887,128.
6. The above collection rate of \$50,887,128 represents a collection rate of 95.42% which is slightly better than the previous year of 94.43%. 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 35% (\$890,415).
- c) The % collectable at 31 Mar 2026 is 4.58% 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 General Procedure Claims (GPC) notices and Judgements in March 2026 which will be followed up with Property (Seizure and Sale) Order (PSSO) in April 2026.

9.

The interim rating has commenced for 2025/2026. To 31 March 2026 \$738,055 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 9,744 ratepayers has taken up an instalment option or have entered a payment arrangement. This represents a 5.4% 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 March 2026 to 31 March 2026, there was a total of 489 calls, equating to 22.55 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 95.42% compared to 94.43% last year. The City continues to effectively implement its rate collection strategy.

Voting Requirements: Simple Majority

RESOLVED OCM 2026/43

That Council RECEIVE the Rates Debtors Report for the Period covering 1 March 2026 to 31 March 2026.

Moved: **Cr Josh Clark**

Seconded: **Cr Lisa Cooper**

Vote: For: **Mayor Margaret Thomas, Cr Josh Clark, Cr John Giardina, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie, Cr Sue Bilich and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY (9/0)

12. Questions by Members Without Notice

12.1 Nil.

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

13.1.1 Cr David Modolo (Public Agenda Briefing Forum 14 April 2026)

[Referring to item 10.2.1 Metropolitan Regional Roads Group Road Improvement - 2027/2028 Submissions]

Q1. For the council's information this project was moved from black spot funding to the road improvement funding program. Just wondering if the city can perhaps provide some insight into how that happened and perhaps why it happened?

A1. Projects are moved between MRRG Improvement and Black Spot programs to ensure they align with eligibility criteria, maximise funding success, and match the intended purpose of each funding stream. This is due to differences in funding criteria, objectives, and eligibility requirements.

The City applied for both MRRG Improvement Grant and Federal Black Spot funding for the Welshpool Road East / Lewis Road intersection upgrade.

The Federal Black Spot Program is capped at \$3 million. As the project's estimated cost was at that upper limit, it was considered higher risk by the grant assessment body in terms of potential cost escalation beyond the cap.

This is why the City adopted a dual application approach, providing an alternative funding pathway and improving the likelihood of the project proceeding.

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

14.1 Nil.

15. Meeting Closed to the Public

15.1 Nil.

