



Public Agenda Briefing Forum

Notes

9 May 2023



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1. Official Opening

The Presiding Member opened the meeting at 6:29pm and welcomed Councillors, Staff and Members of the Public Gallery. 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

Councillors

South East Ward

Geoff Stallard

South West Ward

Mary Cannon

North West Ward

Sue Bilich

Lisa Cooper (Presiding Member)

Dylan O'Connor

North Ward

Kathy Ritchie

Margaret Thomas JP (Mayor)

Members of Staff

Chief Executive Officer

Gary Ticehurst - Acting Chief Executive Officer

Executive Team

Chris Thompson - A/Director Asset Services

Nicole O'Neill - Director Community Engagement

Jamie Patterson - A/Director Corporate Services

Nathan Ritchie - Director Development Services

Management Team

Regan Travers - A/Manager Approval Services

Administration Support

Donna McPherson - Executive Assistant to the CEO

Members of the Public 2

Members of the Press Nil.

Apologies

Cr John Giardina

Cr Janelle Sewell

Cr Brooke O'Donnell

Leave of Absence Previously Approved Nil.

3. Declarations of Interest**3.1. Disclosure of Financial and Proximity Interests**

- a. Members must disclose the nature of their interest in matter to be discussed at the meeting. (Section 5.56 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Section 5.70 of the *Local Government Act 1995*.)

Cr Sue Bilich declared a Proximity Interest on Item 10.2.1 Submission for the 2024/2025 Metropolitan Regional Roads Group Road Improvement Projects Program. Cr Bilich's family has two properties on Kalamunda Road near the proposed works.

3.2. Disclosure of Interest Affecting Impartiality

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

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4. Announcements by the Member Presiding Without Discussion

4.1 Nil.

5. Public Question Time

Public questions will be allowed and received following the presentation of the report.

6. Public Statement Time

Public statements will be allowed and received following the presentation of the report.

7. Public Submissions Received in Writing

7.1 Nil.

8. Petitions Received

8.1 Nil.

9. Confidential Items Announced But Not Discussed

9.1 10.1.1. Amendment 111 to Local Planning Scheme No. 3 - Proposed Rezoning of Lot 500 (3) Salix Way, Forrestfield – Submitters List

Reason for Confidentiality: Local Government Act 1995 (WA) Section 5.23 (2) (b) - "the personal affairs of any person."

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10. Reports to Council

10.1. Development Services Reports

10.1.1. Amendment 111 to Local Planning Scheme No. 3 - Proposed Rezoning of Lot 500 (3) Salix Way, Forrestfield


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

The A/Manager Approval Services provided a presentation on this report.

Previous Items	OCM 143/2022
Directorate	Development Services
Business Unit	Approval Services
File Reference	SL-01/003
Applicant	City of Kalamunda
Owner	State of Western Australia

Attachments	1. Amenment 111 to Local Planning Scheme No. 3 [10.1.1.1 - 7 pages]
	2. Scheme Amendment Map [10.1.1.2 - 1 page]
	3. Submission Table [10.1.1.3 - 2 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

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STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 1: Kalamunda Cares and Interacts

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

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

Priority 1: Kalamunda Cares and Interacts

Objective 1.2 - To provide a safe and healthy environment for community to enjoy.

Strategy - 1.2.1 Facilitate a safe community environment.

Priority 3: Kalamunda Develops

Objective 3.1 - To plan for sustainable population growth.

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

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider final adoption of Amendment 111 (A111) to Local Planning Scheme No. 3 (Scheme).
2. The Agreement of Sale conditions for the Forrestfield Library site at 3 Salix Way, included the requirement for the City of Kalamunda (City) to initiate and make all reasonable efforts to amend the Scheme to secure the future redevelopment of the site for the Forrestfield Police Station.
3. A111 proposes “Public Purpose – Police Station” reservation across the balance of Lot 500 (3) Salix Way, Forrestfield, in replacement of the “Residential R60” zone.
4. Council is recommended to adopt Amendment 111 without modification.

BACKGROUND

5. **Land Details:**

Land Area	6,843sqm
Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Public Purpose, Residential R60

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6. **Locality Plan:**



7. **Zoning Map:**



8. **Structure Plan:**

The subject site is located within the Forrestdale District Centre Structure Plan 2012 (Structure Plan) area. It is identified in the Structure Plan as an 'opportunity' site. Opportunity sites have been identified as those areas or parcels of land within the centre which have characteristics suitable for new development.

9.



10. The site has been developed and used as the City's Forrestfield Library since its construction in 1979. It is included on the City's Municipal Inventory as a category 4, stating its Level of Significance is "little" and it should be photographically recorded prior to development or demolition, and to recognise and interpret the site if possible. The City completed a photographic record in early 2023.

11. Council considered the matter of the State Government's intent for a new Police Station at the February 2022 Ordinary Council Meeting in a confidential report. It resolved (OCM 21/2022) to adopt the recommendations within the report.
12. The Sale of the Library site to the State was executed by way of an Agreement for Sale on 18 May 2022.
13. The library facilities are being relocated to the Forrestfield Shopping Centre and approval has been granted for the demolition for the Library site.
14. Council determined to initiate A111 at its Ordinary Council Meeting 25 October 2022 for the purposes of commencing public advertising.

DETAILS AND ANALYSIS

15. The subject site has been sold to the West Australian Police (WAPOL) for the purpose of expanding the Forrestfield Police Station. The Agreement for Sale was signed on 18 May 2022, with settlement within 42 days of the agreement (29 June 2022).
16. One of the conditions of the Agreement for Sale is for the City, as vendor, within 6 months after settlement, to initiate an amendment to LPS 3 so that the land is reserved for Public Purposes – Police Station, and for the City to do all things reasonably within its power to have that amendment effected. The City complied with this condition by initiating this A111 on 25 October 2022.
17. A111 will result in the reclassification of the land from the current "Residential" R60 zone to a Reserve for "Public Purposes" for Police.
18. **Zoning**
The reserve objective "to provide for a range of essential physical and community infrastructure" will be consistent with the development of the new Forrestfield Police Station and ensure the zoning is consistent with the current zoning across the existing Police Station.
19. **Tree Retention**
The City's Local Planning Policy 33 – Tree Retention (LPP33) provides guidance on trees considered worthy of retention and exemptions to remove these trees. The future Police Station development will have due regard to the policy and enable the protection of trees across the site.

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APPLICABLE LAW

20. **Planning and Development (Local Planning Schemes) Regulations 2015**
Regulation 50(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) requires the local government to pass a resolution by the end of the consideration period to support without modification, support with proposed modifications to address issues raised in the submissions, or not to support the amendment.
21. The local government must provide the advertised amendment to the Commission for consideration in accordance with Regulation 53 of the Regulations.
22. Under the Regulations the A111 is considered a “standard” amendment for the following reasons:
- a) An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission.
 - b) An amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan.
 - c) The proposed amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
 - d) The proposed amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
23. A111 is neither complex nor basic, as defined under Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and therefore is classified as standard under the regulations.
24. **Metropolitan Region Scheme**
A111 remains consistent with the Metropolitan Region Scheme (MRS) zoning of Urban for the subject site.

APPLICABLE POLICY

25. **State Planning Policy 4.2 – Activity Centres for Perth and Peel**
The subject site forms part of the Forrestfield District Activity Centre which is one of four (4) District Centres within the north-east sub-region. A111 is therefore consistent with this designation.

26. **Draft State Planning Policy 4.2 – Activity Centres**
Draft State Planning Policy 4.2 – Activity Centres states that ‘precinct structure plans’ (PSP) should be endorsed by the Western Australian Planning Commission (WAPC) prior to a ‘major development’ being approved to ensure the development of the activity centre is integrated, cohesive and accessible.
27. The proposal, which will ultimately involve the expansion of the existing police station, does not meet the threshold of additional activity centre use floorspace and therefore, the requirement for a PSP is not triggered by this proposal. Furthermore, the A111 is considered to address an immediate and demonstrated local need.
28. **City of Kalamunda Local Planning Strategy**
The Local Planning Strategy (LPS) acknowledges that the Forrestfield District Activity Centre has expansion potential owing to the residential and population growth in Wattle Grove and Forrestfield.
29. A111 does not alter the intent of the strategy, with the reclassification securing the future of the new Police Station and delivering appropriate resources to support the growth of Wattle Grove and Forrestfield.
30. **City of Kalamunda Activity Centres Strategy**
A111 and the new police station aligns with the City’s Activity Centres Strategy (ACS).
31. **Forrestfield District Centre Structure Plan**
The site the subject of the Amendment is notated as an “opportunity” site. The ultimate use of this site for the expansion of the police station aligns with the intent of the Structure Plan.

STAKEHOLDER ENGAGEMENT

32. **Public Advertising**
Pursuant to Regulation 47 of the Regulations and LPP11, A111 was advertised from 8 February 2023 to 22 March 2023 via the following methods:
- a) A notice on the City of Kalamunda’s website;
 - b) A notice in the local paper;
 - c) A sign on site;
 - d) Letters to surrounding landowners; and
 - e) Letters to relevant external agencies.

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- 33. Five (5) submissions were received during the advertising of A111, comprising of 1 comment and 4 submissions from government agencies. Refer to attachment 3 which contains all the submissions received along with the City’s response to each submission.
- 34. The one comment received had no objection to the proposal, however, wanted the retention of trees to be assessed and considered through the design of the Police Station. Noting the principles established under Local Planning Policy 33 – Tree Retention will be given due regard through the City’s response to the development application, there is scope for tree retention to occur on-site.
- 35. Each of the four (4) government agencies who provided a submission had no objection or concerns with the proposal.

FINANCIAL CONSIDERATIONS

- 36. N/A

SUSTAINABILITY

- 37. **Social**
The proposed public purpose reserve will facilitate the upgrade of public infrastructure to allow the police station to adequately service the region. No issues were identified through the advertising period in relation to the expansion of the public purpose reserve.
- 38. **Economic**
The proposed amendment is a requirement of the Agreement of Sale, therefore supporting the amendment will fulfill the conditions. Limited external economic impacts will occur from the extension of the public purpose reserve.
- 39. **Environmental**
The subject site contains a significant number of trees worthy of retention. It is understood tree retention can be facilitated on site with additional trees also expected through the future development.

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RISK MANAGEMENT

40.	Risk: The proposed amendment is not supported or deferred resulting in the City not fulfilling a condition of sale requirement.		
	Consequence	Likelihood	Rating
	Significant	Possible	High
	Action/Strategy		
	Ensure that the intent of the scheme amendment and requirements of sale of the site is understood.		

CONCLUSION

- 41. During the 2021 State Election, the McGowan Government made an election pledge to build a new Forrestfield Police Station.
- 42. The Council agreed to sell the current library site to WAPOL. An Agreement for Sale of the land was signed on 18 May 2022 and contains a condition requiring an amendment to LPS3 to change the classification of the land to a reserve for “Public Purposes” for a Police Station.
- 43. No objections were raised through the advertising period, with the development application process able to deal with any comments raised.
- 44. It is recommended that Council adopt the A111.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

- 1. NOTE the submissions received during the advertising of Scheme Amendment No. 111 to Local Planning Scheme No. 3.
- 2. ADOPT proposed Scheme Amendment No.111 to Local Planning Scheme No.3 – (Lot 500 (3) Salix Way, Forrestfield) pursuant to Regulation 50(3)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 3. NOTE the Amendment document may undergo minor formatting and administrative updates to ensure consistency with model requirements, prior to being referred to the Western Australian Planning Commission.
- 4. FORWARD to the Western Australian Planning Commission the summary of submissions and responses and all required Scheme amendment

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documentation pursuant to Regulation 53 (Standard) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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10.2. Asset Services Reports

10.2.1. Submission for the 2024-2025 Metropolitan Regional Roads Group Road Improvement Projects Program

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

The A/Director Asset Services provided a presentation on this report.

Councillors sought clarification in relation to various aspects of the design and consultation for Kalamunda Road.

Cr Stallard queried if the second round of funding was delayed what implications would this have on the project. The A/Director Asset Services advised if the City was not successful would need to resubmit in future funding rounds.


Cr Stallard questioned the rationale in relation to the roundabout at Hawkevale Road Given the did not qualify for black spot funding what is the reason for the installation of a roundabout at this location? Taken on Notice

Mr Peter Forrest made a statement in relation to safety at the junction of Roe Highway and Kalamunda Road.

Previous Items	OCM 72/2021; OCM 99/2022
Directorate	Asset Services
Business Unit	Asset Planning
File Reference	4.00011767
Applicant	N/A
Owner	N/A

Attachments	1. Kalamunda Rd - Hawkevale Project extent [10.2.1.1 - 1 page]
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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 3.2.3 - Provide and advocate for improved transport solutions and better connectivity through integrated transport planning.

EXECUTIVE SUMMARY

1. The purpose of this report is to seek endorsement of a submission for funding as part of the 2024/2025 Metropolitan Regional Roads Group (MRRG) Road Improvement Projects Program. The proposed project is to undertake the construction phase of Kalamunda Road Improvements from west of Roe Highway to east of Cyril Road including the Hawkevale intersection. This is referred to as the Kalamunda-Hawkevale Road Upgrade Project (Project).
2. Like its partner program (for road rehabilitation), the MRRG program provides the opportunity for local governments to seek a grant from the State Government of two thirds of the cost of projects for road improvement projects.
3. The recommendation is for Council to endorse the submission for the construction phase of the Kalamunda-Hawkevale Road Upgrade Project as shown in Attachment 1, with an estimated construction cost of \$1.19 million.

BACKGROUND

4. Each year, Main Roads WA (MRWA) invites project submissions for funding consideration as part of the MRRG Road Improvement Projects Program.
5. At the July 2022 OCM Council endorsed a submission from the City of Kalamunda (City) to submit an application for 2023/2024 MRRG Road Improvement Funding for the Kalamunda - Hawkevale Road Upgrade Project. OCM 99/2022 refers.

6. The City's submission was for funding to undertake design and services relocation in Year 1 (2023/2024) with construction in Year 2 (2024/2025).
7. The City has received advice from MRRG that whilst our initial submission for funding over two financial years was received, they will only consider funding applications on a year-by-year basis. Accordingly, they are dealing currently with the funding application for 2023/2024 design works and require a fresh application for construction funding in 2024/2025.

DETAILS AND ANALYSIS

8. Road Improvement Projects are those proposed for existing or future roads, where an efficiency and safety gain can be realised.
9. The Project was identified as part of the Kalamunda Road Functional Review and Upgrade Plan (Abernethy to Roe) (the Plan) and adopted by Council in August 2020 (OCM 169/2020). The Project proposed for the MRRG Road Improvement Program is part of Section 3 from the Plan, being west of Roe Highway (adjoining existing interchange works), to just east of Cyril Road.
10. Attachment 1 shows the schematic design for the project. The main features are:
 - a) a new roundabout at Hawkevale Road;
 - b) a new road connection at Range Court;
 - c) a closure of Range View Road at Kalamunda Road;
 - d) improved streetscaping treatments along Kalamunda Road and at the new intersections;
 - e) new cycling infrastructure and path upgrades to suit the new intersection; and
 - f) street lighting upgrades at the new intersections.
11. Notable project impacts include:
 - a) the need to relocate power poles and potentially move some of the power cables underground; and
 - b) the removal of two small trees and one medium sized tree located at the end of Range Court.
12. The overall Project is estimated to cost \$1.968 million, of which the total grant will cover \$1.295 million with the City municipal funds providing \$0.673 million. The Project will be delivered in two stages during 2023/2024 and 2024/2025, subject to funding.

- a) Stage 1 in 2023/24 will involve all service relocations, and specifically the relocation of power poles and undergrounding of power services, with a total project cost estimated at \$777,810.
 - b) Stage 2 in 2024/25 will involve construction and the new road connections, with a total project cost estimated at \$1,189,880.
 - c) Successful MRRG Improvement projects are funded on basis of MRRG funding of 2/3rd of Project cost with the City funding 1/3rd of the Project cost and internal overheads.
13. Budget funds have been provided in the draft 2023/2024 Capital Works program for design and services relocations.
 14. The City has been advised that as yet formal approval for any 2023/2024 MRRG Improvement projects has not been given, however it is understood that the City submission is worthy of consideration.
 15. This report now confirms the need to apply for construction funding in the 2024/2025 Financial Year under the MRRG Improvement program for State funding of \$793,253 matched with City funding of \$396,627 for a total of \$1,189,880.
 16. Submissions were due on 19 May 2023, and the City has submitted already in order to meet this deadline. Council is requested to endorse the submission based on the concept design shown in Attachment 1. If the submission is not endorsed, then it can be withdrawn.

APPLICABLE LAW

17. The *Main Roads Act 1930* provides for the City to manage local roads, which includes road upgrades.

APPLICABLE POLICY

18. There is no policy directly relevant to this report.

STAKEHOLDER ENGAGEMENT

19. The community was consulted during the preparation of the Kalamunda Road Functional Review and Upgrade Plan (Abernethy to Roe). Further engagement is planned as detail design progresses.

FINANCIAL CONSIDERATIONS

- 20. The overall construction cost has been estimated at \$1,189,890. Should the City be successful with its submission, grant funding will be received at an estimated \$0.793 million, with municipal funding providing the remaining \$0.396 million plus overheads.
- 21. The project was listed on the City's Capital Works Program at a prior funding level and will now be updated and incorporated into the Long Term Financial Plan modelling.
- 22. Project budgets include allowances for contingency. Mechanisms exist within MRRG funding schemes that allow for some additional funding if at time of tender, insufficient funding exists to undertake the works.

SUSTAINABILITY

- 23. The change in arrangement of roads at the Hawkevale Road intersection, and improved streetscaping, pedestrian and cycling infrastructure will improve the social amenity for the majority of the community.

RISK MANAGEMENT

24.

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.		

25.

Risk: There is significant dissatisfaction from the community regarding the future change in road connections.		
Consequence	Likelihood	Rating
Major	Unlikely	Medium
Action/Strategy		
The City will be undertaking further consultation and will attempt to address all concerns as part of the design process in 2023/2024 (well before the project construction in 2024/2025).		

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CONCLUSION

26. If successfully funded, the first project identified in the Kalamunda Road Functional Review (Abernethy-Roe) can be delivered at an estimated total cost of \$1.968 million with \$1.295 million grant funding (subject to 2023/2024 and 2024/2025 budget approvals).
27. The City will be consulting with the community in 2023/2024 while working on the detailed design thus ensuring we address as many concerns as we can around the changing road layouts.
28. As the submission was due by 19 May 2023, the submission has already been entered. Should Council not support the submission it can be withdrawn.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council ENDORSE the submission for the construction phase of the Kalamunda-Hawkevale Road Upgrade Project for the 2024/2025 Metropolitan Regional Roads Group Road Improvement Projects Program based on the concept design as shown in Attachment 1.

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10.3. Corporate Services Reports

No reports presented.

10.4. Community Engagement Reports

10.4.1. Service 9 Community Group Leases

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


The Director Community Engagement provided a presentation on this report.

Council sought clarification in relation to the draft lease policy.

Mr Peter Forrest asked if the lease arrangements included cost of the use of floodlighting at sporting reserves. The Director Community Engagement advised floodlighting does not fall within the lease. The city does charge for floodlighting usage.

Previous Items Directorate Business Unit File Reference Applicant Owner	OCM 302/2021 Community Engagement Economic and Cultural Services City of Kalamunda
Attachments	1. Draft Service 9 Sporting and Community Leases revised 2023 [10.4.1.1 - 5 pages] 2. Current Community group leases Service-9 Adopted 2021 [10.4.1.2 - 3 pages]

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STRATEGIC PLANNING ALIGNMENT

Kalamunda Advancing Strategic Community Plan to 2031

Priority 1: Kalamunda Cares and Interacts

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

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

Strategy 1.1.2 - Empower, support and engage all of the community.

Strategy 1.1.3 - Facilitate opportunity to pursue learning.

Priority 1: Kalamunda Cares and Interacts

Objective 1.2 - To provide a safe and healthy environment for community to enjoy.

Strategy - 1.2.1 Facilitate a safe community environment.

Strategy - 1.2.3 Provide high quality and accessible recreational and social spaces and facilities.

Strategy 1.2.2 - Advocate and promote healthy lifestyle choices by encouraging the community to become more active citizens.

Priority 1: Kalamunda Cares and Interacts

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

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

Strategy 1.3.2 - Encourage and promote the active participation in social and cultural events in the City of Kalamunda.

Priority 4: Kalamunda Leads

Objective 4.1 - To provide leadership through transparent governance.

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

Priority 4: Kalamunda Leads

Objective 4.2 - To proactively engage and partner for the benefit of community.

Strategy 4.2.1 - Actively engage with the community in innovative ways.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider undertaking public advertising draft policy "Service 9 – Sporting and Community Group Leases" (Attachment 1)

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2. The draft policy has been developed utilising feedback received from Sporting Clubs and Community Organisations during the Leases and Licenses review.
3. The recommendation is to adopt the policy for the purposes of public advertising.

BACKGROUND

4. Policies form part of the Governance and Policy Framework. Section 2.7 (2)(b) of the *Local Government Act 1995* states that the Council is to 'determine the local government's policies'.
5. The Current Policy, Service 9 Community Group Leases, was adopted in October 2021. (Attachment 2)
6. The City undertook a leases and licenses review between December 2022 and February 2023, receiving feedback from all sporting clubs and community organisations that currently have leases in the City of Kalamunda.

DETAILS AND ANALYSIS

7. The City is committed to providing leased facilities to sporting clubs and community organisations within the City to support their activities for the benefit of the community.
8. The City is committed to providing available community spaces as hire facilities to sporting and community organisations, groups and the broader community on a casual basis for special events.
9. The Policy will guide the creation of leases which would include the basis community groups will be responsible for the consumables they use, minor maintenance and other nominal costs.
10. Similarly the Policy will recognise that Sporting and community organisations also have the option to hire a facility on a temporary, or regular basis, in accordance with the City's fees and charges and the Casual Facility Hire terms and conditions at the rate applicable.
11. The City encourages co-location and multipurpose usage of its community facilities, in order to maximise usage and increase the overall benefits to the community.

12. Seasonal lease agreements are the City's preferred lease arrangement for its active sporting reserves to allow season-based sharing of community facilities. In general, clubs will have exclusive access to facilities in their regular sporting seasons as the in-season club, with any out of season access to be negotiated and agreed between the users separately.

APPLICABLE LAW

13. Local Government Act 1995
14. Associations Incorporation Act 2015.

APPLICABLE POLICY

15. Service 9 – Community Group Leases

STAKEHOLDER ENGAGEMENT

16. The City of Kalamunda undertook a review into the way the Leases and Licences process operates between December 2022 and February 2023, this involved contacting all Lessees to ascertain information and input into the way the Leases and Licences process operates.
17. The draft Policy has now been developed, and the City proposed to undertake further community consultation with both lease holders and the wider community in regard to the draft.

FINANCIAL CONSIDERATIONS

18. Costs to advertise the draft Policy are included in the current operating budget, with no additional costs required.
19. The management and maintenance of sporting and community facilities provided by the City of Kalamunda represents a significant investment.
20. In recognition of the community benefit provided by sporting clubs and community organisations, the draft Policy proposes the lease fee applicable will be set at \$1,000 per annum for lessee's or as agreed via an expressions of interest process and report to Council.

SUSTAINABILITY

21. The draft Policy aims to ensure the management of community buildings is as sustainable as possible, noting a significant contribution for the provision of such facilities by local government, for the benefit of community.

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RISK MANAGEMENT

22.	Risk: Development of the revised Policy not supported, leaving a dated policy position not aligned with requirements for regular review.		
	Consequence	Likelihood	Rating
	Moderate	Unlikely	Low
	Action/Strategy		
	Consider reasons for lack of support and review policy provisions where necessary		

CONCLUSION

- 23. The current policy has been reviewed considering all of the information received from current sporting and community organisations with leases in the City of Kalamunda.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

- 1. ADOPT Service 9 - Sporting and Community Group Leases for the purposes of public advertising.
- 2. NOTE advertising will take place for a period of 60 days.

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10.5. Office of the CEO Reports

No reports presented.

11. Closure

There being no further business, the Presiding Member declared the Meeting closed at 7:52pm.