10.1.3. Property Matter - Edney Road

Reason for Confidentiality: *Local Government Act 1995 (WA) Section 5.23 (2) (h) - "such other matters as may be prescribed."*

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

Previous Items	OCM138/2011; OCM138/2011; OCM29/2012; OCM199/2011
Directorate	Development Services
Business Unit	Strategic Planning
File Reference	ED-03/015, ED-03/021
Applicant	N/A
Owner	City of Kalamunda
Attachments	Nil

RESOLVED OCM 2025/75

That Council:

1. NOTE the findings of the Land Asset Maximisation Investigation in Confidential Attachment 1, including that the financial data in Part 3: High Level Business Case is preliminary and may be subject to further refinement.

2. APPROVE further progressing Land Asset Maximisation Investigations on the basis of Option 3, Concept C.

3. NOTE that the progression of Option 3, Concept C (in full) would be ~~is~~ defined as a Major Land Transaction under Section 3.59 of the Act on the following basis:

Expected Consideration To Be Received:	$5,770,000.00
Anything Done By The Local Government to Effect Transaction:	$3,331,045.40
Total:	$9,101,045.40
Major Land Transaction Threshold (10% of City's 23/24 Financial Year OPEX):	$7,249,786.90

4. REQUEST the Chief Executive Officer:

a) PREPARE a Major Land Transaction Business Plan pursuant to Section 3.59(3) of the *Local Government Act 1995* that provides an overall assessment of the major land transaction, including details of:

i. Expected effect on the provision of facilities and services by the local government;
ii. Expected effect on other persons providing facilities and services in the district;
iii. Expected financial effect on the local government;
iv. Expected effect on matters referred to in the local government's current plan prepared under section 5.56 of the *Local Government Act 1995* (i.e. City's Strategic Community Plan); and
v. Ability of the local government to manage the undertaking or the performance of the transaction.

b) GIVE Statewide public notice of the Major Land Transaction Business Plan in accordance with Section 3.59(4) of the *Local Government Act 1995* for a minimum of 6 weeks, advising where the business plan can be inspected and that submissions may be made.

c) PREPARE a report to Council following conclusion of the statewide public notice that details the following:

i. Details of the statewide public notice;
ii. Details of any submissions received, with the City of Kalamunda's assessment; and
iii. Recommendations and next steps (as relevant).

Moved: **Cr Dylan O'Connor**

Seconded: **Cr John Giardina**

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

Against: **Nil**

CARRIED UNANIMOUSLY (8/0)