PROPOSED MAJOR LAND TRANSACTION BUSINESS PLAN
15-21 EDNEY ROAD, HIGH WYCOMBE

Frequently Asked Questions

What is a Major Land Transaction?

As a WA local government, the main legislation that governs the City of Kalamunda's functions is the *Local Government Act 1995* (LG Act) and its associated regulations. Under the LG Act, a Major Land Transaction means the acquisition, disposal or development of land owned or managed by a local government where the total value of the transaction is more than:

a) $10,000,000; or

b) 10% of the operating expenditure incurred by the City from its municipal fund in the last completed financial year.

What is a Major Land Transaction Business Plan?

Where a local government proposes to undertake a Major Land Transaction, the LG Act requires a local government to prepare a Business Plan that describes the proposed Major Land Transaction. The LG Act regulations require the Business Plan to include the following details about the Major Land Transaction:

a) Its expected effect on the provision of facilities and services by the local government;

b) Its expected effect on other persons providing facilities and services in the district;

c) Its expected financial effect on the local government;

d) Its expected effect on matters referred to in the local government's forward plan;

e) The ability of the local government to manage the performance of the transaction; and

f) Any other matter prescribed for the purpose of this subsection.

What is the City of Kalamunda proposing?

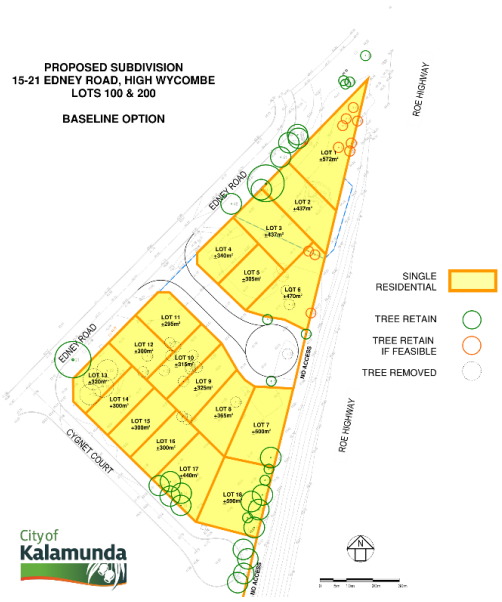
The City's proposal for the site is a residential subdivision. Two options are contemplated:

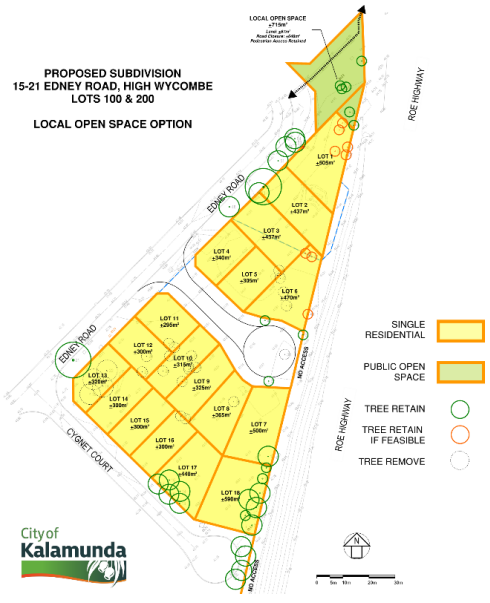
Baseline Option:

- Creation of a new public road (cul-de-sac).
- Creation of 18 single residential lots, with lot sizes ranging from 295m2 to 590m2.
- Future divestment of the 18 lots by sale in the open market.
- Retention of 32 existing trees, with the potential for retention of an additional 10 trees if feasible.
- Creation of high quality streetscapes including tree planting in the Edney Road and Cygnet Court road reserves.

Local Open Space Option:

- Generally per Baseline Option.
- Formal closure of the unconstructed (redundant) section of Edney Road between Berle Way and Roe Highway.
- Amendment to the shape and size of Lot 1.
- Formal designation of the closed section of Edney Road and portion of Lot 1 as 'Local Open Space'.
- Retention of two (2) additional existing trees.
- Retention of the existing pedestrian access to Roe Highway.





Why is the City intending to do this project?

Most local governments are heavily reliant on rates as the primary source of income to fund the services, facilities and projects they provide to their local communities. The reliance on rates is a risk to a local government's long-term financial sustainability, because the ability to maintain and deliver an acceptable level of service is therefore contingent on rate rises. Many local governments are therefore looking for opportunities to diversify revenue streams, and taking a commercial approach to local government property assets is a key method for generating non-rate revenue. This approach is identified in the City's adopted Corporate Business Plan: Kalamunda Achieving 2024-2028.

Why has the City chosen this site?

This site has been identified for optimisation because it has been classified as an underutilised City land asset. The site is considered to be underutilised because:

- The City owns the site in freehold title;
- The site is undeveloped, of substantial size and located in an established neighbourhood;
- The site has not been identified as being required by the City for a current or strategic operational or community purpose (including as public open space); and
- The site has an underlying zoning of Residential.

What are the benefits of the project?

The City considers that there are a large number of benefits associated with the project:

1. Contribution of new land supply for housing in the High Wycombe area through the creation of 18 development ready residential lots, which aligns with the strategic objectives of both the City and State Government.
2. Enhancement of the City's open spaces through the contribution of approximately $180,000-$190,000 of land sale proceeds to the City's 'Public Open Space Funds Reserve – High Wycombe', which is a specially designated financial account of the City that is used to fund upgrades and improvements to parks and open spaces in High Wycombe.
3. Retention of 32 significant trees on the site and street verges under the Baseline Option, with the potential for an additional 10 trees to be retained where feasible. Additional tree planting in the Edney Road and Cygnet Court verges will also be provided.

4. Increased height to the Roe Highway noise wall, which is expected to contribute to a further reduction in noise for the existing neighbourhood compared to current conditions.
5. The potential to formalise an area of local open space adjacent to the corner of Edney Road and Berle Way, subject to consideration and approval of the State government.

When will the project happen?

Implementation of the project is first dependent on the City of Kalamunda Council providing its endorsement to proceed with the Major Land Transaction.

If Council supports proceeding with the Major Land Transaction, the City anticipates that the project will take approximately 18-24 months to complete – indicatively the end of 2027. More specific details around the implementation timeframe will be made publicly available should the project proceed.

Where can I review the Major Land Transaction Business Plan?

The Major Land Transaction Business Plan can be inspected at:

City of Kalamunda Engage website	https://engage.kalamunda.wa.gov.au
City of Kalamunda Administration Centre	2 Railway Road, Kalamunda WA 6076

Can I make a submission on the proposal?

Yes. The Local Government Act permits public submissions on a Major Land Transaction Business Plan for a period of six (6) weeks. The submission period for this proposal commences on Friday 25 July 2025 and concludes at 5:00pm on Monday 8 September 2025.

How do I make a submission on the proposal?

Public submissions on the Proposed Major Land Transaction Business Plan may be made in writing as follows:

Reference / Subject	Submission on Proposed Major Land Transaction Business Plan – 15-21 Edney Road, High Wycombe.
Mail	Chief Executive Officer City of Kalamunda

	PO Box 42 KALAMUNDA WA 6926
Online	https://engage.kalamunda.wa.gov.au
Email	enquiries@kalamunda.wa.gov.au
Physical Delivery	City of Kalamunda Administration Centre 2 Railway Road, Kalamunda WA 6076

Submissions must be received by 5:00pm on Monday 8 September 2025.

What happens after I make a submission?

At the conclusion of the submission period, City Officers will review all submissions received and undertake an assessment of potential implications for the proposal. A summary of the submissions and City Officers' assessment will then be tabled in a report prepared for the City of Kalamunda Council at an upcoming Ordinary Council Meeting (currently expected to be 25 November 2025). At this meeting, Council will consider the submissions and assessment by City Officers, and make a decision on whether to proceed with the Major Land Transaction.

Can I purchase one of the lots?

There are several preliminary steps that need to be completed before the City is able to implement the proposal and consider any land transactions. This includes providing public notice of the Major Land Transaction Business Plan, considering any submission received, and obtaining the City of Kalamunda Council's endorsement to proceed with the Major Land Transaction.

If Council supports proceeding with the Major Land Transaction, the lots will be publicly marketed for sale if and when conditional subdivision approval is granted by the WA Planning Commission. Should this occur, any member of the public will be able to submit offers to purchase any of the lots at that point in time.

Who can I contact if I have any questions on the proposal?

Any questions on the proposal can be directed to the City's Property Services on (08) 9257 9999 or by email to enquiries@kalamunda.wa.gov.au.