MINUTES
Planning and Engineering Services
Committee Meeting
Held on Monday 14 January 2019 at 4:00pm
City of Rockingham Boardroom
# Planning and Engineering Services Committee Minutes

**Monday 14 January 2019**

## CONTENTS

1. Declaration of Opening  
2. Record of Attendance/Apologies/Approved Leave of Absence  
3. Responses to Previous Public Questions Taken on Notice  
4. Public Question Time  
5. Confirmation of Minutes of the Previous Meeting  
6. Matters Arising from the Previous Minutes  
7. Announcement by the Presiding Person without Discussion  
8. Declaration of Member’s and Officer’s Interest  
9. Petitions/Deputations/Presentations/Submissions  
10. Matters for which the Meeting may be Closed  
11. Bulletin Items  
   Planning and Development Services Information Bulletin - January 2019  
   Engineering and Parks Services Information Bulletin - January 2019  
12. Agenda Items - Planning and Engineering Services Committee  
   Planning and Development Services  
   PD-001/19  Land Excision from R26359 from ‘Public Recreation’ to ‘Emergency Services’ and ‘Road Dedication’  
   PD-002/19  Tender T18/19-20 - Redevelopment of the City Square and Civic Plaza  
   Engineering and Parks Services  
   EP-001/19  WALGA Quote W18/19-34 - Supply of Two Tandem Axle Side Loading Refuse Trucks  
13. Reports of Councillors  
14. Addendum Agenda  
15. Motions of which Previous Notice has been given  
   Planning and Development Services  
   PD-003/19  Notice of Motion - Homeless Shelters  
   PD-004/19  Notice of Motion - Multi-Storey Parking - Waterfront Village  
16. Notices of Motion for Consideration at the Following Meeting  
17. Urgent Business Approved by the Person Presiding or by Decision of the Committee  
18. Matters Behind Closed Doors
<table>
<thead>
<tr>
<th></th>
<th>Date and Time of Next Meeting</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>20.</td>
<td>Closure</td>
<td></td>
</tr>
</tbody>
</table>


1. Declaration of Opening

The Chairperson declared the Planning and Engineering Services Committee Meeting open at **4:00pm**, welcomed all present, and delivered the Acknowledgement of Country.

2. Record of Attendance/Apologies/Approved Leave of Absence

<table>
<thead>
<tr>
<th>2.1 Councillors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cr Chris Elliott</td>
</tr>
<tr>
<td>Cr Barry Sammels (Mayor)</td>
</tr>
<tr>
<td>Cr Deb Hamblin (Deputy Mayor)</td>
</tr>
<tr>
<td>Cr Joy Stewart</td>
</tr>
<tr>
<td>Cr Mark Jones</td>
</tr>
<tr>
<td>(Deputising for Cr Katherine Summers)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.2 Executive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr Michael Parker</td>
</tr>
<tr>
<td>Mr Brett Ashby</td>
</tr>
<tr>
<td>Mr Peter Doherty</td>
</tr>
<tr>
<td>Mr Adam Johnston</td>
</tr>
<tr>
<td>Mr Mike Ross</td>
</tr>
<tr>
<td>Mr Rod Fielding</td>
</tr>
<tr>
<td>Mr David Caporn</td>
</tr>
<tr>
<td>Mr Kelton Hincks</td>
</tr>
<tr>
<td>Mr Manoj Barua</td>
</tr>
<tr>
<td>Mr Tony Bailey</td>
</tr>
<tr>
<td>Mr James Henson</td>
</tr>
<tr>
<td>Mr Stephan Timbrell</td>
</tr>
<tr>
<td>Mr Peter Varris</td>
</tr>
<tr>
<td>Mr Peter Le</td>
</tr>
<tr>
<td>Mr Tom Kettle</td>
</tr>
<tr>
<td>Mr Aiden Boyham</td>
</tr>
<tr>
<td>Ms Melinda Wellburn</td>
</tr>
<tr>
<td>Mrs Andrea Holman</td>
</tr>
<tr>
<td>Chairperson</td>
</tr>
<tr>
<td>A/Director Planning and Development Services</td>
</tr>
<tr>
<td>Director Legal Services and General Counsel</td>
</tr>
<tr>
<td>A/Director Engineering and Parks Services</td>
</tr>
<tr>
<td>Manager Statutory Planning</td>
</tr>
<tr>
<td>Manager Health and Building Services</td>
</tr>
<tr>
<td>Manager Compliance and Emergency Liaison</td>
</tr>
<tr>
<td>A/Manager Infrastructure Project Delivery</td>
</tr>
<tr>
<td>Manager Engineering Services</td>
</tr>
<tr>
<td>A/Manager Asset Services</td>
</tr>
<tr>
<td>Manager Land and Development Infrastructure</td>
</tr>
<tr>
<td>A/Manager Parks Services</td>
</tr>
<tr>
<td>Manager Governance and Councillor Support</td>
</tr>
<tr>
<td>Senior Legal and Councillor Liaison Officer</td>
</tr>
<tr>
<td>Administration Officer - Governance and Councillor Support</td>
</tr>
<tr>
<td>City Media Officer</td>
</tr>
<tr>
<td>EA to Director Planning and Development Services</td>
</tr>
<tr>
<td>EA to Director Engineering and Parks Services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.3 Members of the Gallery:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.4 Apologies:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cr Katherine Summers</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.5 Approved Leave of Absence:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
</tr>
<tr>
<td>3.</td>
</tr>
<tr>
<td>----</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>4.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>5.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>6.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>7.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>8.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>9.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>10.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>11.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
4.6 Permit Approvals
4.7 After Hours Noise and Smoke Nuisance Complaint Service
4.8 Complaint - Information
4.9 Noise Complaints - Detailed Information
4.10 Animal Exemptions
4.11 Building Plan Assessments
4.12 Septic Tank Applications
4.13 Demolitions
4.14 Swimming Pool and Drinking Water Samples
4.15 Rabbit Processing
4.16 Hairdressing and Skin Penetration Premises
4.17 Caravan Park and Camping Ground Inspections

Building Services
1. Building Services Team Overview
2. Human Resource update
3. Project Status Reports
4. Information Items
   4.1 Monthly Building Permit Approvals - (All Building Types)
   4.2 Other Permits
   4.3 Monthly Caravan Park Site Approvals

Compliance and Emergency Liaison
1. Compliance and Emergency Liaison Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Refurbishment of the New Compliance Headquarters
4. Information Items
   4.1 Ranger Services Action Reports
   4.2 Private Swimming Pool and Spa Inspection Program
   4.3 Emergency Management and Fire Prevention
   4.4 CRM
   4.5 Emergency Service Exercise/Training
   4.6 Burning Guidelines Review
   4.7 Firebreak Inspections
   4.8 Prohibited Burning Period
   4.9 SmartWatch Key Result Areas

Strategic Planning and Environment
1. Strategic Planning and Environment Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Local Planning Strategy (LUP/1352)
   3.2 Tamworth Hill Swamp Management Plan
   3.3 Lake Richmond Management Plan Review - Stage 2
   3.4 Coastal Hazard Risk Management and Adaption Plan – Stage 2
   3.5 Bushland Management Plan
4. Information Items 2
   4.1 Notification of Approval of Structure Plans by the Western Australian Planning Commission

Land and Development Infrastructure
1. Land and Development Infrastructure Team Overview
2. Human Resource Update
3. Project Status Reports
4. Information Items
   4.1 Structure Plan Approval Referrals
   4.2 Subdivision Approval Referrals
   4.3 Urban Water Management Referrals
   4.4 Traffic Report Referrals
   4.5 Delegated Land and Development Infrastructure Assets Approvals
   4.6 Subdivision Clearance Requests
   4.7 Handover of Subdivisional Roads
   4.8 Development Application Referrals
   4.9 Delegated Subdivision Engineering and Public Open Space Practical Completions
   4.10 Delegated Authority to Approve the Release of Bonds for Private Subdivisional Works
   4.11 Managed Aquifer Recharge (MAR) - Feasibility Study

Statutory Planning
1. Statutory Planning Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Heritage Strategy
   3.2 Pedestrian Access Way Strategy Review
4. Information Items
   4.1 Land Use - Planning Enforcement
   4.2 Subdivision/Development Approval and Refusals by the WAPC
   4.3 Notifications and Gazettals
   4.4 Subdivision Clearances
   4.5 Subdivision Survey Approvals
   4.6 Subdivision Lot Production
   4.7 Delegated Development Approvals
   4.8 Delegated Development Refusals
   4.9 Delegated Building Envelope Variations
   4.10 Subdivision/Amalgamation Approved
   4.11 Strata Plans
   4.12 Subdivision/Amalgamation Refused

Planning and Development Directorate
1. Planning and Development Directorate Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Rockingham Primary Centre, Centre Plan Implementation (LUP/137-08)
   3.2 Northern Smart Village Sector - Masterplan, Development Policy Plan and Proposed Amendment No’s 161 and 162 to Town Planning Scheme No.2
   3.3 Leeuwin Sector - Masterplan, Development Policy Plan and Amendment to Town Planning Scheme No.2
   3.4 Northern Gateway Sector - Masterplan, Development Policy Plan and Amendment to Town Planning Scheme No.2
   3.5 Improvements to City Square and Civic Plaza (LUP/1933)
   3.6 Design Review Panel (LUP/2094)
   3.7 Safety Bay/Shoalwater Foreshore Revitalisation Master Plan
4. Information Items
   4.1 Joint Development Assessment Panel Decisions
   4.2 Proposed Amendment to Planning Policy No.3.2.5 - Development Policy Plan: Waterfront Village Sector - Building Height - Advertising Details

Advisory Committee Minutes
Committee Recommendation

Moved Cr Sammels, seconded Cr Hamblin:

That Councillors acknowledge having read the Planning Services Information Bulletin - January 2019 and the content be accepted.

Committee Voting – 5/0

Engineering and Parks Services Information Bulletin - January 2019

Engineering and Parks Services Directorate
1. Engineering and Parks Services Directorate Team Overview
2. Human Resource Update
3. Information Items
   3.1 Bushfire Risk
   3.2 Bent Street Navigation Channel

Asset Services
1. Asset Services Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Alignment of Asset Classes to A-Spec
   3.2 Drainage Condition Audit
   3.3 Asset System Data Audit
   3.4 Facility Security Plan
   3.5 Reserve Electrical Asset Mapping
4. Information Items
   4.1 Asset Maintenance Team
   4.2 Asset Maintenance - Buildings
   4.3 Asset Maintenance - Reserves

Infrastructure Project Delivery
1. Infrastructure Project Delivery Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Rockingham Beach Foreshore Revitalisation Stage One
4. Information Items
   4.1 Anvils Reserve, Secret Harbour - shade sails
   4.2 Aqua Jetty monolith sign, Warnbro
   4.3 Baldivis Road and Safety Bay Road, Baldivis
   4.4 Chelmsford Reserve replacement of aged park furniture, Port Kennedy
   4.5 Council Administration Building disability inclusion works, Rockingham
   4.6 Council Depot and Operation Centre security electric fence, Rockingham
   4.7 Fantasy Park light emitting diode (LED) lighting renewal, Waikiki
   4.8 Governor Road light emitting diode (LED) lighting renewal, East Rockingham
   4.9 Hymus Reserve shade sails, Rockingham
   4.10 Kingaroy Reserve play equipment and surrounds, Baldivis
   4.11 Lagoon Reserve landscape upgrade, Secret Harbour
   4.12 Lighting replacements
   4.13 Longbeach Rise Public Open Space, Port Kennedy
   4.14 Oasis Drive, Secret Harbour – ACROD parking bays and disability access
   4.15 Old Abattoir, Hillman
   4.16 Palermo Cove carpark lighting upgrade, Secret Harbour
   4.17 Secret Harbour Community Centre – refurbishment internal and external items
4.18 Secret Harbour Foreshore fitness equipment
4.19 Secret Harbour Foreshore – replacement of assorted park furniture
4.20 Surf Drive Reserve play equipment and seating, Secret Harbour
4.21 Townsend Reserve Gazebo, Rockingham
4.22 White Hart Lane retaining wall, Baldivis
4.23 The Ridge Estate pond retaining wall, Baldivis
4.24 Mersey Point carpark lighting replacement, Shoalwater
4.25 Depot nursery bush maintenance shed replacement, Rockingham
4.26 Rockingham Tennis Club extension works, Rockingham

Parks Services
1. Parks Services Team Overview
2. Human Resource Update
3. Project Status Reports
4. Information Items
   4.1 Delegated Public Open Space Handovers
   4.2 Axminster Reserve – Perimeter Bollard Fencing Replacement
   4.3 Larkhill Sporting Complex - Turf Renovations
   4.4 Karnup Reserve – Nyungar Trail Interpretive signage
   4.5 Perimeter Boundary Security - Lots 502 and 2058 Point Peron Road
   4.6 Rockingham Foreshore Temporary Landscaping
   4.7 Barri Barri Park, Baldivis - Bore Maintenance
   4.8 Safety Bay Foreshore, Pond Water Quality

Engineering Services
1. Engineering Services Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Rockingham Future Traffic Modelling
   3.2 Integrated Transport Plan 8 Year Review
4. Information Items
   4.1 Delegated Authority for Temporary Thoroughfare Closure
   4.2 Delegated Authority for approval of Directional Signage
   4.3 Delegated Authority for approval of Heavy Haulage
   4.4 Authorised Traffic Management Plans for Works on City Controlled Roads
   4.5 Civil Works Program 2018/2019
   4.6 Civil Maintenance Program 2018/2019
   4.7 Road Rehabilitation Program Main Roads Grant 2018/2019
   4.8 Road Renewal Program Municipal Works 2018/2019
   4.9 Drainage Renewal Program Municipal Works 2018/2019
   4.10 Footpath Renewal Program Municipal Works 2018/2019
   4.11 Litter and Street Sweeping Program 2018/2019
   4.12 Graffiti Program 2018/2019
   4.13 Delegated Authority for the payment of crossover subsidies
   4.14 Third Party Works within the City
   4.15 Asset Inspections
   4.16 Verge Treatment Applications
   4.17 Verge Issues
   4.18 Coastal Infrastructure
   4.19 Coastal Management

Advisory Committee Minutes
### Committee Recommendation

**Moved Cr Sammels, seconded Cr Hamblin:**

That Councillors acknowledge having read the Engineering and Parks Services Information Bulletin - January 2019 and the content be accepted.

Committee Voting – 5/0
12. Agenda Items

Planning and Development Services

### Planning and Development Services

Statutory Planning Services

<table>
<thead>
<tr>
<th>Reference No &amp; Subject:</th>
<th>PD-001/19</th>
<th>Land Excision from R26359 from ‘Public Recreation’ to ‘Emergency Services’ and ‘Road Dedication’</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>LUP/2072 and LUP/2074</td>
<td></td>
</tr>
<tr>
<td>Applicant:</td>
<td>Department of Fire and Emergency Services (DFES)</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Crown</td>
<td></td>
</tr>
<tr>
<td>Author:</td>
<td>Mr Mike Ross, Manager Statutory Planning</td>
<td></td>
</tr>
<tr>
<td>Other Contributors:</td>
<td>Mr David Waller, Coordinator Statutory Planning</td>
<td></td>
</tr>
<tr>
<td>Date of Committee Meeting:</td>
<td>14 January 2019</td>
<td></td>
</tr>
<tr>
<td>Previously before Council:</td>
<td>May 2017 (PDS-019/17)</td>
<td></td>
</tr>
<tr>
<td>Disclosure of Interest:</td>
<td>Executive</td>
<td></td>
</tr>
<tr>
<td>Nature of Council’s Role in this Matter:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site:</td>
<td>Reserve 26359, Lot 1300 Mandurah Road, Port Kennedy</td>
<td></td>
</tr>
<tr>
<td>Lot Area:</td>
<td>6.4395ha</td>
<td></td>
</tr>
<tr>
<td>LA Zoning:</td>
<td>Regional Reserve Parks and Recreation</td>
<td></td>
</tr>
<tr>
<td>MRS Zoning:</td>
<td>Regional Reserve Parks and Recreation</td>
<td></td>
</tr>
<tr>
<td>Attachments:</td>
<td>Map/Diagrams:</td>
<td></td>
</tr>
<tr>
<td>Maps/Diagrams:</td>
<td>1. Location Plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Aerial Image of Reserve 26359</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Current Land Excision</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Proposed Land Excision and Stakehill Road Dedication</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. Proposed 40m wide Stakehill Road ‘Road Reserve’</td>
<td></td>
</tr>
</tbody>
</table>
Purpose of Report

To consider a land excision of Reserve 26359, from the Local Government to create a new reserve for the purpose of ‘Emergency Services’ with a Management Order in favour of the Department of Fire and Emergency Services (DFES) and the central portion of Reserve 26359 to be dedicated as ‘Road Reserve’.

Background

In July 2015, the City completed advertising of a land excision from Reserve 26359 to surrender the northern portion to Racing Wagering Western Australia (RWWA) where it administers the adjoining Reserve 51284. In keeping with creating a reserve with logical boundaries the land identified north as a ‘Road Reserve’ (Lot 501) is proposed to be absorbed into Reserve 51284. This land excision was referred to the Department of Lands (now Department of Planning, Lands and Heritage, DPLH) and is yet to be finalised.

In May 2017, Council resolved to support the surrender of the southern portion of Reserve 26359, Mandurah Road, Port Kennedy in favour of DFES for the purpose of a future Career Fire and Rescue Fire Station and Volunteer Hub and Regional Office.
3. Current Land Excision for surrender of northern portion to RWWA

**Details**

The City has been liaising with DFES and the DPLH and while the 2015 land excision advertising has been accepted by the DPLH, advice has been received from DPLH directing the City to advertise:

(i) The surrender of the southern portion of Reserve 26359, Mandurah Road, Port Kennedy in favour of the DFES, for the purpose of a future Career Fire Station and Volunteer Hub and Regional Office; and

(ii) That a portion of Reserve 26359 be dedicated as road reserve.

4. Proposed land excision and Stakehill Road dedication
A 40m wide (integrator arterial) road reserve is required based on “Future Regional Road” designation depicted in the South Metropolitan Sub-regional Planning Framework, Western Australian Planning Commission (March 2018) as it applies to the future extension of Stakehill Road from the intersection with Ennis Avenue to Warnbro Sound Avenue.

### Implications to Consider

**a. Consultation with the Community**

Subject to consent from Council, the proposal will be advertised in accordance with DPLH guidelines for s152 Reserves under the Planning and Development Act 2005 (P&D Act 2005), through signposting on Reserve 26359, advertising in a local newspaper and notification of surrounding landowners.

On DPLH advice, the proposed dedication of Stakehill Road (extension) is proceeding pursuant to section 28 of the Land Administration Act 1997. As the road reserve is being dedicated from a s152 Reserve (P&D Act 2005), it will be advertised in accordance with the above consultation requirements.

**b. Consultation with Government Agencies**

The City has been liaising with the DPLH, DFES and RWWA in relation to the land excision proposal. Further consultation will occur following consent from Council to advertise the proposal.

**c. Strategic Community Plan**

This item addresses the Community’s Vision for the future and specifically the following Aspiration and Strategic Objective contained in the Strategic Community Plan 2019-2029:

*Aspiration 3: Plan for Future Generations*

*Strategic Objective:* Responsive Planning and Control of Land Use - Plan and control the use of land to meet the needs of the growing population, with consideration of future generations.

d. **Policy**

Nil
e. **Financial**

Advertising costs and land surveying costs associated with this land excision have not been quantified, however, the City could seek a reimbursement of its costs from DFES.

f. **Legal and Statutory**

Reserve 26359 is within a Regional Reserve for Parks and Recreation in Town Planning Scheme No.2 (TPS2) and the Metropolitan Region Scheme (MRS). Reserve 26359 is a Bush Forever site.

g. **Risk**

All Council decisions are subject to risk assessment according to the City’s Risk Framework.

Implications and comment will only be provided for the following assessed risks.

- **Customer Service / Project management / Environment:** High and Extreme Risks
- **Finance / Personal Health and Safety:** Medium, High and Extreme Risks

Nil

**Comments**

Reserve 26359 is not required by the City, and its surrender to DFES has previously been supported by Council. When the matter was previously considered by Council, the extent of the Stakehill Road reserve width was unknown and has since been defined. In order for the Minister for Lands to consider granting approval to the land excision, it is necessary to advertise the modified proposal for public comment. It is recommended that Council surrender the southern portion of Reserve 26359 to DFES and dedicate the central portion of the Reserve as ‘Road Reserve’, for advertising purposes.

**Voting Requirements**

Simple Majority

**Officer Recommendation**

That Council **SUPPORTS** the surrender of the southern portion of Reserve 26359 Mandurah Road, Port Kennedy for the purpose of ‘Emergency Services’ in favour of the Department of Fire and Emergency Services for the purpose of a future Career Fire and Rescue Fire Station and Volunteer Hub and Regional Office, and the 40m wide central portion of Reserve 26359 being dedicated as a ‘Road Reserve’, subject to advertising, as shown on the map below.
**Committee Recommendation**

**Moved Cr Sammels, seconded Cr Jones:**

That Council **SUPPORTS** the surrender of the southern portion of Reserve 26359 Mandurah Road, Port Kennedy for the purpose of ‘Emergency Services’ in favour of the Department of Fire and Emergency Services for the purpose of a future Career Fire and Rescue Fire Station and Volunteer Hub and Regional Office, and the 40m wide central portion of Reserve 26359 being dedicated as a ‘Road Reserve’, subject to advertising, as shown on the map below.

![Map of Proposed 'Emergency Services' land excision and 'Road Reserve' dedication](image)

Proposed ‘Emergency Services’ land excision and ‘Road Reserve’ dedication

Committee Voting – 5/0

**The Committee’s Reason for Varying the Officer’s Recommendation**

Not Applicable

**Implications of the Changes to the Officer’s Recommendation**

Not Applicable
## Purpose of Report

To provide Council with details of the tenders received for Tender T18/19-20 Redevelopment of City Square and Civic Plaza Construction Project.
Background

In mid 2016, a program was initiated to explore opportunities to redevelop the City Square and Civic Plaza to improve the appearance, functionality, while also addressing the long term maintenance requirements.

Following Council approval in September 2017, the City Square and Civic Plaza project proceeded to detailed design and subsequent tender advertising.

Details

Tender T18/19-20 - Redevelopment of the City Square and Civic Plaza was advertised in the West Australian on Saturday 13 October 2018. The Tender closed at 2.00pm, Wednesday 21 November 2018 and was publicly opened immediately after the closing time.

Evaluation of the tenders, in accordance with the advertised assessment criteria revealed that all submissions exceeded the allocated budget and were therefore not assessed further.

Implications to Consider

a. Consultation with the Community
   Nil

b. Consultation with Government Agencies
   Nil

c. Strategic
   Strategic Community Plan
   This item addresses the Community’s Vision for the future and specifically the following Aspirations and Strategic Objectives contained in the Strategic Community Plan 2019-2029:

   **Aspiration 2:** Grow and Nurture Community Connectedness and Wellbeing
   **Strategic Objective:** Accessibility - Ensure that the City’s infrastructure and services are accessible to seniors and to people with a disability.

   **Aspiration 3:** Plan for Future Generation
   **Strategic Objective:** Infrastructure Planning - Plan and develop community, sport and recreation facilities which meet the current and future needs of the City’s growing population.
   **Strategic Objective:** Responsive Planning and Control of Land Use - Plan and control the use of land to meet the needs of the growing population, with consideration of future generations.

d. Policy
   In accordance with the City’s Purchasing Policy, for purchases above $150,000, a public tender process is to be conducted in accordance with the provision of section 3.57 of the Local Government Act 1995; and Local Government (Functions and General) Regulations 1996, Part 4, Division 2, regulation 11A(1).

e. Financial
   Subject to declining to accept all tenders there are no financial implications for Council to consider.

f. Legal and Statutory
   In accordance with section 3.57 of the Local Government Act 1995 and Local Government (Functions and General) Regulations 1996, Part 4, Division 2, regulations:

   “11(1). Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than $150,000 unless sub regulation (2) states otherwise.”
11 (2) c (i) The local government has, according to the requirements of this Division, publicly invited tenders for the supply of the goods or services but no tender was submitted that met the tender specifications or satisfied the value for money assessment.

18 (5) The local government may decline to accept any tender.”

g. Risk

All Council decisions are subject to risk assessment according to the City’s Risk Framework.

Implications and comment will only be provided for the following assessed risks.

- Customer Service / Project management / Environment: High and Extreme Risks
- Finance / Personal Health and Safety: Medium, High and Extreme Risks

Nil

Comments

While all tenders were submitted on time and at a place specified by invitation, preliminary consideration of the tender submissions revealed that the pricing was more than thirty percent greater than expected and well above the estimate of probable costs (QS).

It is therefore recommended that Council decline to accept all tenders as they do not align with the current funding allocation for the project.

It is also recommended that subsequent to the decision of Council, the design requirements be reviewed to reduce the scope, followed by executing a formal quotation process to complete the planned works within budget constraints.

Voting Requirements

Simple Majority

Officer Recommendation

That Council DECLINES to accept all tenders as they are not within the current allocated budget.

Committee Recommendation

Moved Cr Hamblin, seconded Cr Sammels:

That Council DECLINES to accept all tenders as they are not within the current allocated budget.

Committee Voting – 5/0

The Committee’s Reason for Varying the Officer’s Recommendation

Not Applicable

Implications of the Changes to the Officer’s Recommendation

Not Applicable
## Purpose of Report

To provide Council with details of the quotes received for WALGA Quote W18/19-34 - Supply of Two Tandem Axle Side Loading Refuse Trucks, document the results of the quotes assessment and make recommendations regarding award of the quote.

## Background

The City’s plant replacement program identified Volvo 6 wheel side loading refuse trucks registrations RO40 and RO24 for replacement in 2018/2019 financial year. The new tandem axle side loading refuse trucks are to be used for refuse bin collection.

## Details

Quote W18/19-34 - Supply of Two Tandem Axle Side Loading Refuse Trucks was sent out via the WALGA E-Quote system on Monday, 1 October 2018. Quotes closed at 2:00pm Wednesday, 17 October 2018. Quotes were sent to the five companies on WALGA’s Preferred Supply for Trucks and Associated Equipment.

---

1 Correction of typographical error
Submissions were received from three companies. The three companies provided two options for waste compactor bodies for either Bucher Municipal or Superior Pak. The trucks were subjected to mechanical and operator assessments undertaken by suitably qualified and experienced City officers. Daimler Trucks Perth was unable to provide trucks for assessments.

<table>
<thead>
<tr>
<th>Company</th>
<th>Truck Make and Model</th>
<th>Waste Compactor Body</th>
<th>Price for Supply, Delivery and Licensing of two new tandem axle side loading refuse trucks</th>
</tr>
</thead>
<tbody>
<tr>
<td>AV Truck Service Pty Ltd - Option 1</td>
<td>Iveco ACCO</td>
<td>Bucher Municipal</td>
<td>$741,000.00</td>
</tr>
<tr>
<td>AV Truck Service Pty Ltd - Option 2</td>
<td>Iveco ACCO</td>
<td>Superior Pak</td>
<td>$730,992.00</td>
</tr>
<tr>
<td>Truck Centre (WA) Pty Ltd - Option 1</td>
<td>Volvo FE320</td>
<td>Bucher Municipal</td>
<td>$801,960.00</td>
</tr>
<tr>
<td>Truck Centre (WA) Pty Ltd - Option 2</td>
<td>Volvo FE320</td>
<td>Superior Pak</td>
<td>$791,608.00</td>
</tr>
<tr>
<td>Daimler Trucks Perth - Option 1</td>
<td>Mercedes Benz Econic 2630LL</td>
<td>Bucher Municipal</td>
<td>$840,260.00</td>
</tr>
<tr>
<td>Daimler Trucks Perth - Option 2</td>
<td>Mercedes Benz Econic 2630LL</td>
<td>Superior Pak</td>
<td>$817,064.00</td>
</tr>
<tr>
<td>Daimler Trucks Perth - Option 1</td>
<td>Mercedes Benz Econic 2630LL</td>
<td>Bucher Municipal</td>
<td>$840,260.00</td>
</tr>
<tr>
<td>Daimler Trucks Perth - Option 2</td>
<td>Mercedes Benz Econic 2630LL</td>
<td>Superior Pak</td>
<td>$817,064.00</td>
</tr>
</tbody>
</table>

A panel comprising the City’s Manager Engineering Services, Manager Waste Services, Coordinator Waste Collection Services and Fleet Management Supervisor undertook evaluations of the quotes.

Evaluation of the quotes, in accordance with the advertised assessment criteria produced the following weighted scores:

<table>
<thead>
<tr>
<th>Assessment Criteria</th>
<th>Level of Service 24 Pts</th>
<th>Performance and Experience 36 Pts</th>
<th>Tendered Price/s 40 Pts</th>
<th>Total Weighted Scores 100 Pts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck Centre WA Pty Ltd – Option 2 Volvo FE320 / Superior Pak Compactor</td>
<td>18.3</td>
<td>34</td>
<td>37</td>
<td>89.3</td>
</tr>
<tr>
<td>Truck Centre WA Pty Ltd – Option 1 Volvo FE320 / Bucher Compactor</td>
<td>18.8</td>
<td>27</td>
<td>36.5</td>
<td>82.3</td>
</tr>
<tr>
<td>AV Truck Services Pty Ltd – Option 2 Iveco Acco / Superior Pak Compactor</td>
<td>16.6</td>
<td>20</td>
<td>40</td>
<td>76.6</td>
</tr>
<tr>
<td>AV Truck Service Pty Ltd – Option 1 Iveco Acco / Bucher Compactor</td>
<td>17</td>
<td>19</td>
<td>39.5</td>
<td>75.5</td>
</tr>
<tr>
<td>AV Truck Services Pty Ltd – Option 2 Iveco Acco / Superior Pak Compactor</td>
<td>16.6</td>
<td>20</td>
<td>40</td>
<td>76.6</td>
</tr>
<tr>
<td>Daimler Trucks Perth – Option 2 Mercedes Benz / Superior Pak Compactor</td>
<td>16</td>
<td>8</td>
<td>35.8</td>
<td>59.8</td>
</tr>
<tr>
<td>Daimler Trucks Perth – Option 1 Mercedes Benz / Bucher Compactor</td>
<td>16.4</td>
<td>8</td>
<td>34.8</td>
<td>59.2</td>
</tr>
</tbody>
</table>

**Implications to Consider**

a. Consultation with the Community
   - Not Applicable
b. Consultation with Government Agencies
   Not Applicable

c. Strategic
   Community Plan
   This item addresses the Community’s Vision for the future and specifically the following Aspiration and Strategic Objective contained in the Community Plan 2019-2029:

   **Aspiration 3:** Plan for Future Generations

   **Strategic Objective:** Sustainable waste solutions – Incorporate new opportunities that support responsible and sustainable disposal of waste.

d. Policy
   In accordance with the City’s Purchasing Policy, purchases from WALGA’s Preferred Supply Contract, can be used as a procurement option.

e. Financial
   Funds are allocated for the purchase of two tandem axle side loading refuse trucks in the 2018/2019 budget. General ledger accounts 419243.0025.086 and 419244.0025.086 contain $415,000 each, totalling $830,000. The total cost for the recommended vehicles is $791,608.

f. Legal and Statutory
   In accordance with the Local Government (Functions & General) Regulations 1996, Part 4 - division 2 Section 11 subsection (2)(b), a tender exemption applies to WALGA’s Preferred Supply Contracts, and therefore local governments are not required to go to public tender when purchasing from WALGA’s arrangement, irrespective of contract value or length.

   Section 11(1) ‘Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than $150,000 unless sub regulation (2) states otherwise’

   Section (2) - ‘Tenders do not have to be publicly invited according to the requirements of this Division if –

   Section (2)(b) the supply of the goods or services is to be obtained through the Council Purchasing Service of WALGA’

g. Risk
   Risk Implications of Not Implementing Officer Recommendation

   All Council decisions are subject to risk assessment according to the City’s Risk Framework.
   Implications and comment will only be provided for the following assessed risks.

   **Customer Service / Project management / Environment:** High and Extreme Risks

   **Finance / Personal Health and Safety:** Medium, High and Extreme Risks

   **Nil**

Comments
Following consideration of the submissions in accordance with the quote criteria, Truck Centre WA Pty Ltd and AV Truck Services Pty Ltd demonstrated the capability, capacity and resources to deliver the trucks according to the City’s specification. Since Daimler Trucks Perth was unable to supply trucks for mechanical and operator assessment it scored low in the ‘Performance and Experience’ category and was considered unsuitable for supplying the required trucks. The information provided in the submission received from Truck Centre WA Pty Ltd for the Volvo FE320 fitted with the Superior Pak side loading compactor rated highest in the assessment. The assessment panel considered that the quotation received from Truck Centre WA Pty Ltd, 76 Great Eastern Highway South Guildford, WA 6056, for the supply of two new tandem axle side loading refuse trucks represented the best value to the City and is therefore recommended as the preferred supplier.
Voting Requirements

Simple Majority

Officer Recommendation

That Council ACCEPTS the quotation in accordance with WALGA’s Contract No. NPN 04-12 submitted by Truck Centre WA PTY Ltd, 76 Great Eastern Highway South Guildford, WA 6056, for quotation W18/19-34 - Supply of Two Tandem Axle Side Loading Refuse Trucks fitted with superior pak side loading waste compactor bodies for the total price of $791,608 excluding GST and disposal of existing Volvo side loading refuse trucks registrations RO40 and RO24 at public auction.

Committee Recommendation

Moved Cr Stewart, seconded Cr Jones:

That Council ACCEPTS the quotation in accordance with WALGA’s Contract No. NPN 04-12 submitted by Truck Centre WA PTY Ltd, 76 Great Eastern Highway South Guildford, WA 6056, for quotation W18/19-34 - Supply of Two Tandem Axle Side Loading Refuse Trucks fitted with superior pak side loading waste compactor bodies for the total price of $791,608 excluding GST and disposal of existing Volvo side loading refuse trucks registrations RO40 and RO24 at public auction.

Committee Voting – 5/0

The Committee’s Reason for Varying the Officer’s Recommendation

Not Applicable

Implications of the Changes to the Officer’s Recommendation

Not Applicable
13. **Reports of Councillors**
   - Nil

14. **Addendum Agenda**
   - Nil
15. Motions of which Previous Notice has been given

Planning and Development Services

Planning and Development Services

Statutory Planning Services

<table>
<thead>
<tr>
<th>Reference No &amp; Subject:</th>
<th>PD-003/19 Notice of Motion - Homeless Shelters</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>LUP/1762-19</td>
</tr>
<tr>
<td>Proponent/s:</td>
<td>Cr Whitfield</td>
</tr>
<tr>
<td>Author:</td>
<td>Mr Chris Parlance, Senior Planning Officer</td>
</tr>
<tr>
<td>Other Contributors:</td>
<td>Mr Mike Ross, Manager Statutory Planning</td>
</tr>
<tr>
<td>Date of Committee Meeting:</td>
<td>14 January 2019</td>
</tr>
<tr>
<td>Previously before Council:</td>
<td></td>
</tr>
<tr>
<td>Disclosure of Interest:</td>
<td>Executive</td>
</tr>
<tr>
<td>Nature of Council’s Role in this Matter:</td>
<td>Various</td>
</tr>
<tr>
<td>Site:</td>
<td></td>
</tr>
<tr>
<td>Lot Area:</td>
<td></td>
</tr>
<tr>
<td>Attachments:</td>
<td></td>
</tr>
<tr>
<td>Maps/Diagrams:</td>
<td>TPS2 Zoning Table</td>
</tr>
</tbody>
</table>

Purpose of Report

To provide advice on Cr Whitfield’s Notice of Motion put forward at the ordinary Meeting held on 18 December 2018:

“That Council:

1. **DIRECTS** the CEO to fully investigate potential sites within the City of Rockingham where the City Planning experts deem it would be considered potentially appropriate for homeless shelters to be located.

2. **DIRECTS** the City then keeps those on a register should serious interested agencies enquire about potential sites.”

Details

The reasons given for the Notice of Motion by Cr Whitfield are listed below:

“The Community as a whole appears to be incredibly supportive of the concept of homeless shelters to help those who are disadvantaged, be they male or female.

However we often find that the community then has serious concerns about the potential proposed sites for such facilities.
By being proactive in identifying potential sites we can hopefully attract and assist those agencies who are looking to help others.

These potential sites will not be placed on the public record, simply made available to serious agencies and it is acknowledged that these sites are only potential and all decisions would need to be considered by the Council of the day”.

**Implications to Consider**

a. Consultation with the Community
   
   Nil

b. Consultation with Government Agencies
   
   Nil

c. Strategic

   **Community Plan**
   
   This item addresses the Community’s Vision for the future and specifically the following Aspiration and Strategic Objective contained in the Strategic Community Plan 2019-2029:

   **Aspiration 3:** Plan for Future Generations
   
   **Strategic Objective:** Responsive planning and control of land use - Plan and control the use of land to meet the needs of the growing population, with consideration of future generations.

d. Policy
   
   Nil

e. Financial
   
   Nil

f. Legal and Statutory

   **Town Planning Scheme No.2 (TPS2)**
   
   Accommodation for homeless persons could potentially fall within either a “Residential Building” or “Lodging House” land use classifications under Town Planning Scheme No.2 (TPS2), depending on the nature of individual proposals, where:

   “**Residential Building**”: has the same meaning as in the R-Codes, as follows:

   “A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

   - Temporarily by two or more persons; or
   - Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school;

   “**Lodging House**”: has the same meaning as is given to it in and for the purposes of the Health Act 1911 (as amended), as follows:

   “means any building or structure, permanent or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the family of the keeper thereof, for hire or reward; but the term does not include –

   (a) Premises licensed under a publican’s general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 1911; or
   (b) Residential accommodation for students in a non-government school within the meaning of the School Education Act 1999; or
   (c) Any building comprising residential flats.
As indicated in the Zoning Table below, each land use is potentially permissible (discretionary) in various zones throughout the City, while being prohibited (“X” Use) in others.

### TPS2 Zoning Table

<table>
<thead>
<tr>
<th>USE CLASS</th>
<th>ZONE</th>
<th>Residential Development</th>
<th>Primary Centre City Centre</th>
<th>Business Centre Inner Core Business Centre Outer Core</th>
<th>Primary Centre Urban Village</th>
<th>Primary Centre Urban Centre</th>
<th>Commercial District Centre</th>
<th>Residential Building</th>
<th>Lodging House</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>X</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>D</td>
<td>D</td>
<td>X</td>
<td>D</td>
<td>X</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>D</td>
<td>D</td>
<td>X</td>
<td>D</td>
<td>X</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>D</td>
<td>D</td>
<td>X</td>
<td>D</td>
<td>X</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

The symbols used in the cross-reference in the Zoning Table have the following meanings:-

- ‘D’ means the use is not permitted unless the Council grants development approval;
- ‘A’ means the use is not permitted unless the Council, granted development approval after it advertises the proposal;
- ‘X’ means the use is a prohibited land use that will not be permitted by the Council.

Within any Residential zoned property for example a “Residential Building” and “Lodging House” are not permitted unless the Council exercises its discretion to grant development approval.

### g. Risk

All Council decisions are subject to risk assessment according to the City’s Risk Framework.

Implications and comment will only be provided for the following assessed risks.

- Customer Service / Project management / Environment: High and Extreme Risks
- Finance / Personal Health and Safety: Medium, High and Extreme Risks

Nil

### Comments

As evidenced by reference to the Zoning Table above, ‘homeless shelters’ (being classified as either a Residential Building or a Lodging House) are able to be approved by the Council in a wide range of zones (from Residential to Rural). This basically encapsulates most of the zoned land within the City.

Whether or not a particular ‘homeless shelter’ proposal would be acceptable (or capable of being approved under the Town Planning Scheme), depends on a range of factors, including (but not limited to):

- Site context (size of property, adjoining land uses)
- Built form (existing and proposed)
- Traffic implications
- Access to surrounding centres
- Public consultation results
- Size of proposed development
- Nature of proposed development (operating hours, management options)

Without knowing the particulars of any proposed development, it is impossible to assess the suitability of any site for the purpose of ‘homeless shelter’.

It is not the role of the City to offer planning consultancy advice in order to select a site for an applicant to examine.
City Officers provide specialist advice, within the bounds of policy and legislation, and to this extent, can provide pre-lodgement advice to an applicant on what ‘could’ or ‘could not’ be supported. As with all applications, it is the applicant’s responsibility to engage their own expertise to look at options for their proposals, regardless of location.

The role of the City’s Planning Services is to assess all applications for planning merit and the extent of compliance with TPS2 and the relevant planning framework.

It is not considered appropriate, nor practical, for City Officers to investigate potential sites suitable for the accommodation for homeless people, for the following reasons:

- There would be a clear conflict of interest, should the City’s Planning Services identify a list of potentially suitable sites, and then be required to assess, and provide an objective planning recommendation on one of those sites it had identified as potentially suitable. The public perception of 'bias' and 'compromised professionalism' would be ever-present.
- TPS2 currently provides the planning guidance necessary to assist applicants in their due diligence and site selection processes, by virtue of the Zoning Table, land use definitions and classifications.
- The onus is on the applicant to demonstrate the suitability of a site for an intended use, in the context of the lodgement of a Development Application. It is the role of the Council, upon receipt of an application, to assess the proposal on its planning merits, given the particular circumstances involved.
- Accommodation for homeless people can take various forms depending on the service provider involved, their clients and business model. Without firm planning proposals to base such an investigation on, any site selection investigation would involve assumptions that would not necessarily reflect reality.
- Homeless shelters by their very nature can be highly contentious land uses. The creation of a register of suitable sites will not assuage a community that perceives itself to be affected by such a planning proposal.
- Attempting to identify suitable sites may cause unnecessary concern or uncertainty to residents where no firm proposal is available to assess and where no proposal may ever be forthcoming.

It is recommended that Council not support the Notice of Motion having regard to the above.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **NOT SUPPORT** Cr Whitfield’s Notice of Motion.

### Notice of Motion from Cr Whitfield

That Council:

1. **DIRECTS** the CEO to fully investigate potential sites within the City of Rockingham where the City Planning experts deem it would be considered potentially appropriate for homeless shelters to be located.

2. **DIRECTS** the City then keeps those on a register should serious interested agencies enquire about potential sites.

**Note:** As a Committee member had not been authorised by Cr Whitfield to move his Notice of Motion, this Item will be referred to Council on Tuesday, 22 January 2019 without a Committee Recommendation.
Planning and Development Services
Directorate, Planning Services

Reference No & Subject: PD-004/19 Notice of Motion - Multi-Storey Parking - Waterfront Village

Proponent/s: Cr Matthew Whitfield
Author: Mr Peter Ricci, Manager Major Planning Projects
Other Contributors: Mr Bob Jeans, Director Planning and Development Services
Date of Committee Meeting: 14 January 2019
Previously before Council:

Disclosure of Interest: Executive
Nature of Council’s Role in this Matter: Executive

Site:
Lot Area:
LA Zoning:
MRS Zoning:
Attachments:
Maps/Diagrams:

Purpose of Report
To provide advice in respect to Cr Whitfield’s Notice of Motion, as follows:

“That Council:

1. DIRECTS the CEO to fully explore all options, costings and potential sites for multi storey car parks within the Rockingham foreshore precinct (all options also includes private enterprise options - car park operators)

2. DIRECTS the Chief Executive Officer to present those options to the Full Council before the end of the financial year."

Background
At its Ordinary meeting held in December 2018, in considering a Notice of Motion from Cr Stewart, Council resolved that the City investigate further options at the Rockingham Foreshore to increase parking capacity in the short-term, to compensate for the on-street car parking reduced as a consequence of the townscape improvements currently being undertaken (‘Rockingham Beach Foreshore Revitalisation’).

This investigation is currently being progressed with a view to having the matter presented to Council in March 2019.
Details

The reasons for Cr Whitfield’s Notice of Motion are provided below:

“Parking is an issue, or perceived to be an issue, and with the Rockingham foreshore redevelopment it is timely to fully consider all the parking options.

Currently there are no multi storey car parks in the business plan and no firm costings. With the Wanliss Street proposed marina project we also have factors out of our control in that we have no idea when the development will take place and therefore we could be waiting for an unspecified amount of time for the parking contributions as well as extended parking options.

This Notice of motion is asking that we take control over the parking situation so that a future Council could make a fully informed decision on multi storey parking options.”

Implications to Consider

a. Consultation with the Community
   Nil

b. Consultation with Government Agencies
   Nil

c. Strategic
   Community Plan
   This item addresses the Community’s Vision for the future and specifically the following Aspiration and Strategic Objective contained in the Community Plan 2019-2029:
   Aspiration 1: Actively Pursue Tourism and Economic Development
   Strategic Objective: Coastal Destination – Promote the City as the premier metropolitan coastal tourism destination.

d. Policy
   Nil

e. Financial
   The construction of decked parking will incur significant expense. The Rockingham Strategic Metropolitan Centre Public Parking Strategy (December 2017) estimated the cost to be between $33,000 - $44,000 per bay.
   The cost of exploring all options, costings and potential sites for multi-storey car parks within the Rockingham Foreshore Precinct is unknown at this stage, however, it could require a variety of specialist consultant advice. There is currently no funding provision in the 2018/2019 Budget for the study.
   Over recent years, through a requirement in the Town Planning Scheme, the City has been collecting cash payments in-lieu of commercial parking being provided on-site at the Waterfront Village through conditions of Development Approval. The ‘Public Car Park Reserve - Cash-in-Lieu Contributions’ currently contains approximately $2M which will contribute to the construction of decked parking when required.

f. Legal and Statutory
   Nil

g. Risk
   All Council decisions are subject to risk assessment according to the City’s Risk Framework.
   Implications and comment will only be provided for the following assessed risks.
   Customer Service / Project management / Environment: High and Extreme Risks
   Finance / Personal Health and Safety: Medium, High and Extreme Risks
   Nil
Comments

In responding to Cr Stewart’s Notice of Motion in December 2018, it was explained that the City’s approach to parking at the Waterfront Village has been informed by a number of initiatives over the years including the superseded Rockingham Beach Carparking Strategy 2004, the Rockingham Beach Foreshore Master Plan 2015 (‘the Master Plan’) and the Rockingham Strategic Metropolitan Centre Parking Strategy 2017 (‘the Parking Strategy’).

The Parking Strategy provides Council with a structured approach to address public parking. It relies on public parking usage data as a basis to make decisions on how parking demand should be managed, and in doing so, removes the perceptions that exist.

The Parking Strategy, in the same way as the other parking initiatives before it, recommends that the majority of new parking be provided in a decked (multi-storey) parking format south of Kent Street upon land managed by the City. It identifies seven potential sites where additional public parking can be established, including decked parking over the public carparks in proximity to the Gary Holland Community Centre, Rockingham Museum and Rockingham Bowling Club.

The approach in the Parking Strategy also involves long term parking occurring at these locations, which are a two – five minute walk from the foreshore, with the on-street parking close to the foreshore being shorter terms including drop-off bays (a proposed change to the parking time limits will be presented to Council in February 2019).

Parking Surveys

Having regard to the implementation actions set out in the adopted Parking Strategy, there is no basis to investigate options to construct decked parking within the Waterfront Village at this stage. In this respect, the parking surveys conducted during the preparation of the Parking Strategy revealed that there is public parking availability within the Waterfront Village on almost all occasions, outside of large community events.

The Parking Surveys were carried out on a typical Sunday in February 2017 and established that the average occupancy of the on-street bays was less than 70% with the busiest streets being Val Street, Rockingham Beach Road and Railway Terrace. The off-street foreshore carparks at Flinders Lane and (the former) Railway Terrace were the busiest with an average occupancy of 68% and 92% respectively. All other off-street carparks had an average occupancy of less than 45%.

During the surveys, there was an average of 381 bays available within the Waterfront Village.

The majority of the available bays require visitors to park and walk (less than five minutes) to their destination which has been the philosophy around which the Waterfront Village has been planned over many years.

These survey results were consistent with an audit undertaken during the preparation of the Master Plan in 2015.

Conducted on a Thursday in January and a Sunday in February 2015, the parking surveys revealed that the maximum on-street occupancy was 93% and the average occupancy across all parking within the Waterfront Village was approximately 50%.

The Parking Strategy recommends that public parking usage be regularly surveyed to establish occupancy rates, and when it is demonstrated that the public parking supply cannot regularly meet demand (i.e. over 85% occupancy), measures be put in place to manage demand. One of these measures will be additional parking provision.

City Officers have been monitoring the parking availability since the foreshore construction works ceased for the summer period. This has revealed significant parking availability, particularly at the Gary Holland Community Centre and the Museum carparks during the busy December/January period, including New Year’s day. This is consistent with previous surveys. Monitoring of the parking will continue with the possibility of improved signage being considered to better identify parking options.

The proposed decked parking sites identified in the Parking Strategy are at locations currently not being fully utilised.
Following the completion of the ‘Rockingham Beach Foreshore Revitalisation’ works, the City will begin regular surveys to establish parking occupancy trends such that any decision on how parking demand is satisfied is based on evidence.

When the surveys reveal that parking occupancy regularly exceeds 85%, the matter will be referred to Council for consideration and direction at which time the matters raised in Cr Whitfield’s Notice of Motion will be examined.

Conclusion

The City is currently progressing various matters to satisfy the Parking Strategy, including a review of the parking time limits (scheduled to be presented to Council in February 2019) and the identification of additional on-street bays, in satisfaction of Cr Stewart’s Notice of Motion (scheduled to be presented to Council in March 2019).

Addressing these matters along with additional proposed surveying will further inform supply and demand for parking in this precinct.

In light of the above, there is no basis to investigate the issue raised in the Notice of Motion at this stage and it is not supported.

**Voting Requirements**

Simple Majority

**Officer Recommendation**

That Council **NOT SUPPORT** Cr Whitfield’s Notice of Motion.

**Notice of Motion from Cr Whitfield**

That Council:

1. **DIRECTS** the CEO to fully explore all options, costings and potential sites for multi storey car parks within the Rockingham foreshore precinct (all options also includes private enterprise options - car park operators)

2. **DIRECTS** the Chief Executive Officer to present those options to the Full Council before the end of the financial year.

**Note:** As a Committee member had not been authorised by Cr Whitfield to move his Notice of Motion, this Item will be referred to Council on Tuesday, 22 January 2019 without a Committee Recommendation.
<table>
<thead>
<tr>
<th></th>
<th>Notices of Motion for Consideration at the Following Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>17.</td>
<td>Urgent Business Approved by the Person Presiding or by Decision of the Committee</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>18.</td>
<td>Matters Behind Closed Doors</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>19.</td>
<td>Date and Time of Next Meeting</td>
</tr>
<tr>
<td></td>
<td>The next Planning and Engineering Services Committee Meeting will be held on <strong>Monday 18 February 2019</strong> in the Council Boardroom, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 4:00pm.</td>
</tr>
<tr>
<td>20.</td>
<td>Closure</td>
</tr>
<tr>
<td></td>
<td>There being no further business, the Chairperson thanked those persons present for attending the Planning and Engineering Services Committee meeting, and declared the meeting closed at <strong>4:14pm</strong>.</td>
</tr>
</tbody>
</table>