MINUTES

Corporate and Community Development Committee Meeting

Held on Tuesday 12 December 2017 at 4:00pm
City of Rockingham Boardroom
City of Rockingham  
Corporate and Community Development Committee Meeting Minutes  
4:00pm Tuesday 12 December 2017

<p>| CONTENTS |
|-----------------|---|
| 1. Declaration of Opening | 4 |
| 2. Record of Attendance/Apologies/Approved Leave of Absence | 4 |
| 3. Responses to Previous Public Questions Taken on Notice | 5 |
| 4. Public Question Time | 5 |
| 5. Confirmation of Minutes of the Previous Meeting | 5 |
| 6. Matters Arising from the Previous Minutes | 5 |
| 7. Announcement by the Presiding Person without Discussion | 6 |
| 8. Declaration of Member's and Officer's Interest | 6 |
| 9. Petitions/Deputations/Presentations/Submissions | 6 |
| 10. Matters for which the Meeting may be Closed | 6 |
| Community Development | 7 |
| CD-031/17 Recommendation from the Neighbours Unite Advisory Committee Meeting held on 30 October 2017 (Absolute Majority) | 7 |
| Corporate and General Management Services Information Bulletin – December 2017 | 9 |
| Community Development Information Bulletin – December 2017 | 11 |
| 12. Agenda Items – Corporate and Community Development Committee | |
| Corporate Services | 13 |
| CS-020/17 Review of Council Policy – Leasing | 13 |
| CS-021/17 Delegated Authority for the Award of Tender T17/18-34 - Capping of Landfill Cells 12 and 13 and a portion of Cells 14 and 15 and associated works at the Millar Road Landfill Facility, Baldivis (Absolute Majority) | 17 |
| General Management Services | 20 |
| GMS-027/17 Expression of Interest Challenger Precinct Redevelopment Project | 20 |
| Community Development | 30 |
| CD-032/17 Children and Young People Strategy 2018 - 2023 | 30 |
| 13. Reports of Councillors | 36 |
| 14. Addendum Agenda | 36 |
| 15. Motions of which Previous Notice has been Given | 36 |
| 16. Notices of Motion for Consideration at the Following Meeting | 36 |</p>
<table>
<thead>
<tr>
<th></th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.</td>
<td>Urgent Business Approved by the Person Presiding or by Decision of the Committee</td>
</tr>
<tr>
<td>18.</td>
<td>Matters Behind Closed Doors</td>
</tr>
<tr>
<td>19.</td>
<td>Date and Time of Next Meeting</td>
</tr>
<tr>
<td>20.</td>
<td>Closure</td>
</tr>
</tbody>
</table>
1. Declaration of Opening

The Chairperson declared the Corporate and Community Development Committee Meeting open at 4:00pm, welcomed all present, and delivered the Acknowledgement of Country.

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

| 2.1 Councillors |  |  |
|-----------------|------------------|
| Cr Joy Stewart  | Chairperson      |
| Cr Lee Downham  |                  |
| Cr Mark Jones   |                  |
| Cr Andrew Burns |                  |
| Cr Leigh Liley  |                  |
| Cr Chris Elliott (from 4:01pm) | Observer |

| 2.2 Executive |  |  |
|---------------|------------------|
| Mr Andrew Hammond | Chief Executive Officer |
| Mr John Pearson | Director Corporate Services |
| Mr Michael Holland | Director Community Development |
| Mr Peter Doherty | Director Legal Services and General Counsel |
| Mr Khushwant Kumar | Manager Financial Services |
| Mr Michael Yakas | Manager Customer and Corporate Support |
| Mr Allan Moles (from 4:16pm) | Manager Waste Services |
| Ms Karin Strachan | Manager Strategy and Corporate Communications |
| Mr Ben Searcy | Manager Human Resources Development |
| Mr Peter Varris | Manager Governance and Councillor Support |
| Mr Rafał Kolodnyński | Manager Internal Audit |
| Ms Mary-Jane Rigby | Manager Community Support and Safety Services |
| Mrs Jillian Obiri-Boateng | Manager Community Capacity Building |
| Ms Alison Oliver | Manager Library and Information Services |
| Mrs Jelette Edwards | Governance Coordinator |
| Ms Jo Hunter | Senior Projects Officer (Office of the CEO) |
| Ms Carly Kroczek | Senior Community Infrastructure Planning Officer |
| Mr Matthew Plummer | Coordinator Community Facilities |
| Ms Sue Langley | Governance Officer |
| Mrs Diane Zanre | PA to Director Community Development |

| 2.3 Members of the Gallery: | 2 |
| 2.4 Apologies: | Nil |
| 2.5 Approved Leave of Absence: | Nil |
3. Responses to Previous Public Questions Taken on Notice

Nil

4:01pm Cr Elliott joined the meeting.

4. Public Question Time

4:01pm The Chairperson invited members of the Public Gallery to ask questions.

4.1 Mr Sunny Miller, Safety Bay - Various

The Chairperson invited Mr Miller to present his questions to the Corporate and Community Development Committee. Mr Miller asked the following questions:

1. Mr Miller noted he recently received correspondence from the City which comprised two pages, single sided. Can the City save paper and resources by printing letters double sided?

The Director Corporate Services, Mr Pearson advised that the City does not double side print its letterhead stock paper due to the challenges it can present for the visually impaired to read. The City does undertake default double sided, monochrome printing for all internal purposes.

2. Safety Bay appears to be increasingly the target of a graffiti vandal with the tag ‘KMUNZ’. What can the City do about this particular vandal?

The Manager Community Support and Safety Services, Ms Rigby advised that the WA Police and the City have websites for reporting graffiti where residents can report graffiti and the police can investigate.


3. On the Safety Bay foreshore there are various areas where people may exercise dogs, either on leash or off leash. The signage for these areas are slightly confusing. Can the City investigate the signage on the foreshore?

The Chief Executive Officer advised that while he was not supportive of a proliferation of signage, he would direct the Ranger’s Team to investigate Mr Miller’s concern for signage clarity.

4:07pm There being no further questions the Chairperson closed Public Question Time.

5. Confirmation of Minutes of the Previous Meeting

Moved Cr Downham, seconded Cr Liley:

That Committee CONFIRMS the Minutes of the Corporate and Community Development Committee Meeting held on 21 November 2017, as a true and accurate record.

Committee Voting – 5/0

6. Matters Arising from the Previous Minutes

Nil
<table>
<thead>
<tr>
<th></th>
<th>7. Announcement by the Presiding Person without Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>4:07pm</strong> The Chairperson announced to all present that decisions made at Committees of Council are recommendations only and may be adopted in full, amended or deferred when presented for consideration at the next Council meeting.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>8. Declarations of Members and Officers Interests</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>4:07pm</strong> The Chairperson asked if there were any interests to declare.</td>
</tr>
<tr>
<td></td>
<td>There were none.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>9. Petitions/Deputations/Presentations/Submissions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Nil</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>10. Matters for which the Meeting may be Closed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>4:07pm</strong> The Chairperson advised in accordance with section 5.23(2)(b) of the Local Government Act 1995 – if there are any questions or debate on Confidential Item CD-031/17 Recommendation from the Neighbours Unite Advisory Committee Meeting held on 30 October 2017, then the Corporate and Community Development Committee will need to defer the matter for consideration at Agenda Item 18 - Matters Behind Closed Doors.</td>
</tr>
<tr>
<td></td>
<td>There were no questions or request for debate.</td>
</tr>
</tbody>
</table>
CONFIDENTIAL ITEM
NOT FOR PUBLIC ACCESS
Section 5.95(3) Local Government Act 1995 (the Act)
This item may be discussed behind closed doors as per Section 5.23(2)(b) of the Act

Community Development
Community Support and Safety Services

<table>
<thead>
<tr>
<th>Reference No &amp; Subject:</th>
<th>CD-031/17 Recommend from the Neighbours Unite Advisory Committee Meeting held on 30 October 2017 (Absolute Majority)</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>CSV/2998-02</td>
</tr>
<tr>
<td>Author:</td>
<td>Ms Jo Harriman, Community Safety Events and Administration Officer</td>
</tr>
<tr>
<td>Other Contributors:</td>
<td>Ms Mary-Jane Rigby, Manager Community Support and Safety Services</td>
</tr>
<tr>
<td>Date of Committee Meeting:</td>
<td>12 December 2017</td>
</tr>
<tr>
<td>Disclosure of Interest:</td>
<td>Executive</td>
</tr>
<tr>
<td>Nature of Council’s Role in this Matter:</td>
<td></td>
</tr>
<tr>
<td>Attachments:</td>
<td>Minutes of the Neighbours Unite Advisory Committee Meeting, 30 October 2017</td>
</tr>
<tr>
<td>Maps/Diagrams:</td>
<td>Confidential Attachment as per Section 5.95 of the Local Government Act 1995</td>
</tr>
</tbody>
</table>

Voting Requirements
Absolute Majority

Recommendation to the Corporate and Community Development Committee

Advisory Committee Recommendation 1 of 1:
That Council **APPOINITS** Ms Sarah O’Sullivan to the Neighbours Unite Advisory Committee.

Officer Recommendation if Different to Advisory Committee Recommendation
That Council **APPOINITS** Ms Sarah O’Sullivan to the Neighbours Unite Advisory Committee until September 2018.
The Officer’s Reason for Varying the Advisory Committee Recommendation

It is a requirement to add the term of the appointment.

Committee Recommendation

Moved Cr Downham, seconded Cr Liley:
That Council **APPOINTS** Ms Sarah O’Sullivan to the Neighbours Unite Advisory Committee until September 2018.

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
## 11. Bulletin Items

### Corporate and General Management Services Information Bulletin – December 2017

**Corporate Services**

1. Corporate Services Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Team Plan and Budgeting module
   3.2 Mobile Computing - Infringements
   3.3 Email Archive Solution
   3.4 Implementation of a Contracts Register
   3.5 Call Recordings
   3.6 Upgrade System Centre Configuration Manager (SCCM) and Windows 10 Standard Operating Environment (SOE)
   3.7 Electronic Floodlight Pre-payment Solution Trial
   3.8 Capping of Cells 12 to 15
4. Information Items
   4.1 Amendment to Rate Record - Non-rateable Land s6.26 (2) (g) of the Local Government Act
   4.2 Monthly Financial Management Report October 2017
   4.3 Awarding of Tenders by CEO - Delegated Authority
   4.4 Development Contribution Scheme
   4.5 Lease Management
   4.6 Excisions

**Governance and Councillor Support**

1. Governance and Councillor Support Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Review of Local Laws
   3.2 Optimisation of Tablet Technology for Business Papers
   3.3 Review of Council Policy, Code of Conduct, Guides
4. Information Items
   4.1 Local Government Act 1995 Review
   4.2 Freedom of Information (FOI) Requests
   4.3 Citizenships
   4.4 Australian Coastal Councils Association Inc. Newsletter
   4.5 Coming Events
   4.6 Notice of Motion – Status Report

**Human Resources**

1. Human Resources Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Employee Wellness Programme
   3.2 Corporate Training Programme
   3.3 RESPECT Programme
   3.4 Occupational Safety and Health (OSH) Programme
   3.5 Leadership and Management Programme
4. Information Items
   4.1 Recruitment
   4.2 Occupational Safety and Health Statistics
### Strategy and Corporate Communications

1. Strategy and Corporate Communications Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Risk Management Framework
   3.2 Re-development of Community Plan
   3.3 Implementation and Printing of Community Plan
   3.4 Governance Portal – Rock Port
   3.5 Community Plan Strategy Focus Groups
   3.6 LGMA Benchmarking Project
   3.7 Replacement of Signage
   3.8 Tourism and Marketing
4. Information Items
   4.1 Organisational performance measurement
   4.2 Community Engagement
   4.3 8th Generation Team Plans
   4.4 Social Media
   4.5 Media Tracking

### Investment Attraction

1. Investment Attraction Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Commercial Business and Property Investment Attraction - General
   3.2 Commercial Business and Property Investment Attraction - Defence
   3.3 Small Business Support
   3.4 Economic Development Strategy
   3.5 Renaissance Technopole
4. Information Items
   4.1 Various Meetings
   4.2 Smart Cities Demystified: Economic Development Australia (EDA)

### Legal Services & General Counsel

1. Legal Services & General Counsel Team Overview
2. Human Resource Update
3. Project Status Reports
4. Information Items
   Provision of Legal Advice
   4.1 Legal Advice – Local Government Operational Matters
   4.2 SAT (State Administrative Tribunal) Matters
   4.3 Supreme Court of Western Australia - Appeals
   4.4 Training and Professional Development

### Committee Recommendation

Moved Cr Liley, seconded Cr Downham:

That Councillors acknowledge having read the Corporate and General Management Services Information Bulletin – December 2017 and the content be accepted.

Committee Voting – 5/0
<table>
<thead>
<tr>
<th>Community Development Information Bulletin – December 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Support and Safety Services</strong></td>
</tr>
<tr>
<td>1. Community Support and Safety Services Team Overview</td>
</tr>
<tr>
<td>2. Human Resource Update</td>
</tr>
<tr>
<td>3. Project Status Reports</td>
</tr>
<tr>
<td>4. Information items</td>
</tr>
<tr>
<td>4.1 Youth and Community Support Services</td>
</tr>
<tr>
<td>4.2 Rockingham Connect Community Transport Project</td>
</tr>
<tr>
<td>4.3 Community Safety</td>
</tr>
<tr>
<td>4.4 Compliance Community Engagement</td>
</tr>
<tr>
<td><strong>Library Services</strong></td>
</tr>
<tr>
<td>1. Library Services Team Overview</td>
</tr>
<tr>
<td>2. Human Resource Update</td>
</tr>
<tr>
<td>3. Project Status Reports</td>
</tr>
<tr>
<td>4. Information items</td>
</tr>
<tr>
<td>4.1 October 2017 Library Services Statistics</td>
</tr>
<tr>
<td>4.2 Mary Davies Library and Community Centre</td>
</tr>
<tr>
<td>4.3 Rockingham Central Library</td>
</tr>
<tr>
<td>4.4 Safety Bay Library</td>
</tr>
<tr>
<td>4.5 Warnbro Community Library</td>
</tr>
<tr>
<td>4.6 October 2017 Library Facebook Activity</td>
</tr>
<tr>
<td>4.7 Library eResources</td>
</tr>
<tr>
<td><strong>Community Infrastructure Planning</strong></td>
</tr>
<tr>
<td>1. Community Infrastructure Planning Team Overview</td>
</tr>
<tr>
<td>2. Human Resource Update</td>
</tr>
<tr>
<td>3. Project Status Reports</td>
</tr>
<tr>
<td>3.1 Baldivis District Sporting Complex</td>
</tr>
<tr>
<td>3.2 Veteran’s Memorial Skate Park (Port Kennedy) – Planning and Concept Design</td>
</tr>
<tr>
<td>3.3 Baldivis Outdoor Recreation Space – Planning and Concept Design</td>
</tr>
<tr>
<td>3.4 Rockingham Central (Library / Youth / Community Centre) - Planning and Concept Design</td>
</tr>
<tr>
<td>3.5 Baldivis Outdoor Courts - Planning</td>
</tr>
<tr>
<td>4. Information Items</td>
</tr>
<tr>
<td>4.1 Koorana Reserve Master Plan</td>
</tr>
<tr>
<td>4.2 Projects in progress</td>
</tr>
<tr>
<td><strong>Community Capacity Building</strong></td>
</tr>
<tr>
<td>1. Community Capacity Building Team Overview</td>
</tr>
<tr>
<td>2. Human Resource Update</td>
</tr>
<tr>
<td>3. Project Status Reports</td>
</tr>
<tr>
<td>3.1 KidSport</td>
</tr>
<tr>
<td>3.2 Perth Symphony Orchestra</td>
</tr>
<tr>
<td>4. Information Items</td>
</tr>
<tr>
<td>4.1 Community Grants Program</td>
</tr>
<tr>
<td>4.2 Community Capacity Building</td>
</tr>
<tr>
<td>4.3 Disability Access and Inclusion Plan and Strategy 2016-2019</td>
</tr>
<tr>
<td>4.4 Seniors</td>
</tr>
<tr>
<td>4.5 Youth Development</td>
</tr>
<tr>
<td>4.6 Sport, Recreation and Health and Wellbeing</td>
</tr>
<tr>
<td>4.7 Cultural Development and the Arts</td>
</tr>
<tr>
<td>Community and Leisure Facilities</td>
</tr>
<tr>
<td>----------------------------------</td>
</tr>
<tr>
<td>1. Community and Leisure Facilities Team Overview</td>
</tr>
<tr>
<td>2. Human Resource Update</td>
</tr>
<tr>
<td>3. Project Status Reports</td>
</tr>
<tr>
<td>4. Information items</td>
</tr>
<tr>
<td>4.1 Mike Barnett Sports Complex</td>
</tr>
<tr>
<td>4.2 Warnbro Community Recreation Centre</td>
</tr>
<tr>
<td>4.3 Aqua Jetty</td>
</tr>
<tr>
<td>4.4 Rockingham Aquatic Centre</td>
</tr>
<tr>
<td>4.5 Gary Holland Community Centre</td>
</tr>
<tr>
<td>4.6 Autumn Centre</td>
</tr>
<tr>
<td>4.7 Mike Barnett Sports Complex Transition Update</td>
</tr>
</tbody>
</table>

**Committee Recommendation**

Moved Cr Burns, seconded Cr Jones:

That Councillors acknowledge having read the Community Development Information Bulletin – December 2017 and the content be accepted.

Committee Voting – 5/0
12. Agenda Items

Corporate Services

Corporate Services
Director and Support

<table>
<thead>
<tr>
<th>Reference No &amp; Subject:</th>
<th>CS-020/17 Review of Council Policy – Leasing</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>CPM/154-02</td>
</tr>
<tr>
<td>Proponent/s:</td>
<td>Mr Scott Wildgoose, Senior Projects Officer</td>
</tr>
<tr>
<td>Author:</td>
<td>Ms Helen Savage, Coordinator City Properties</td>
</tr>
<tr>
<td>Other Contributors:</td>
<td></td>
</tr>
<tr>
<td>Date of Committee Meeting:</td>
<td>12 December 2017</td>
</tr>
<tr>
<td>Previously before Council:</td>
<td>CS-002/15 27 January 2015</td>
</tr>
<tr>
<td></td>
<td>CS-007/15 24 March 2015</td>
</tr>
<tr>
<td>Disclosure of Interest:</td>
<td></td>
</tr>
<tr>
<td>Nature of Council’s Role in this Matter:</td>
<td>Executive</td>
</tr>
<tr>
<td>Site:</td>
<td></td>
</tr>
<tr>
<td>Lot Area:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Council Policy – Leasing (reviewed)</td>
</tr>
<tr>
<td>Maps/Diagrams:</td>
<td></td>
</tr>
</tbody>
</table>

Purpose of Report

To seek Council approval of the reviewed Council Policy – Leasing for the purposes of public advertising.

Background

On 27 January 2015, Council endorsed the Leasing Policy for public comment and on 24 March 2015 Council adopted the Policy in its current format.

Details

The current Leasing Policy has been in place for over two and a half years and assists the City to abide by the following principles:

- Provide and maintain its properties to meet community needs for present and future generations.
• Recognise and support the contribution made by community groups in achieving an active and sustainable community.
• Encourage the use of properties by organisations which provide a benefit to the community.
• Promote leasing arrangements which are consistent, equitable and make transparent the true cost of subsidisation.
• Promote leasing arrangements which provide access to the property by the wider community where appropriate.
• Promote leasing arrangements which offset the operational and maintenance costs of facilities.
• Standardise the requirements of leases, addressing items such as maintenance, insurance, cleaning, security and other obligations.

Since its adoption, the practical implementation of the Leasing Policy has identified several matters that need to be addressed through a policy review. In summary, the main revisions to this policy when compared to the policy adopted in 2015 are:

• Commercial rent increases will no longer be dependent on CPI and instead will have an annual fixed percentage increase of 3%. The intention of this change is to bring the practice in line with industry standards and remove the administrative burden of checking the current CPI when each lease anniversary occurs.
• Commercial lease tenant responsibilities have been updated to include maintenance and capital works.
• A new section has been added to provide requirements for entering into commercial leases with telecommunication carriers over land owned in freehold or Crown Land under the care, control and management of City pursuant to the Land Administration Act 1997.
• Fire inspections have been included as the responsibility of the City when dealing with Community Leases.
• The Community Type Two leases now incorporates the responsibilities and requirements of all community lessees that would have previously been separated into type two and type three leases. The aim of this change is to streamline the process and to provide greater consistency for community groups.
• The requirement for Community Type Two lessees to maintain roofing has been removed to improve operational ease when a building has a City-managed portion with lettable spaces included.

**Implications to Consider**

a. **Consultation with the Community**
   
   If endorsed, the Council Policy – Leasing will be advertised in community newspapers and on the City’s website to receive comments throughout a 14-day public consultation period.

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(s) contained in the Community Plan 2015-2025:

   **Aspiration B:** Strong Community

   **Strategic Objective:** Services and Facilities - Community facilities and services that accommodate contemporary community expectation and are justified, well used, cost effective and, where appropriate, multi-functional.
d. **Policy**

The Council Policy – Leasing is considered to be a general council policy under the Council Policy Framework. In accordance with the Policy Framework, the substantially amended Council Policy – Leasing (based on the nature of the changes) will undergo a 14-day public consultation process.

e. **Financial**

Advertising costs are estimated to be $300 which can be covered by current budget allowances within the City Properties Leasing Team.

f. **Legal and Statutory**

The Local Government Act 1995, in particular Section 3.58, relates to the disposing of property, including leasing, and covers the requirement to give public notice and the consideration of submissions in respect of proposals.

The Commercial Tenancies (Retail Shops Agreements) Act 1985 regulates commercial tenancy agreements in relation to particular types of premises, namely retail shops and any premises used wholly or predominantly for the carrying on of a retail business or a specified business.

The Land Administration Act 1997, specifically section 18(2), requires the prior approval of the Hon. Minister for Lands, as delegated, for transactions involving interests in Crown Land.

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**

After two and a half years of operating with the current Leasing Policy it is now a prudent time to review the document and seek to provide extra clarity around certain areas of the document. The intent of the changes made is to improve the efficiency of the City when dealing with lessees and to improve the document’s clarity.

It is believed that the proposed Council Policy – Leasing will improve the governance systems currently used to oversee leases within the City. It is widely recognised the enormous contribution that incorporated not-for-profit associations make to the Rockingham community. As such, this policy clearly articulates what is expected of the City and lessees to ensure uniformity and equity across all groups.

**Voting Requirements**

Simple Majority

**Officer Recommendation**

That Council **APPROVES** the reviewed Council Policy – Leasing for the purpose of public comment.

**Committee Recommendation**

Moved Cr Downham, seconded Cr Burns:

That Council **APPROVES** the reviewed Council Policy – Leasing for the purpose of public comment.

Committee Voting – 5/0
<table>
<thead>
<tr>
<th><strong>The Committee’s Reason for Varying the Officer’s Recommendation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Implications of the Changes to the Officer’s Recommendation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Applicable</td>
</tr>
</tbody>
</table>
## Purpose of Report

For Council to delegate authority to the Chief Executive Officer (CEO) to award Tender T17/18-34 - Capping of Landfill Cells 12 and 13 and a portion of Cells 14 and 15 and associated works at the Millar Road Landfill Facility, Baldivis.

## Background

The City has filled Landfill Cells 12 -15 with waste and is required to construct a landfill cap on the completed cells that is designed as per the Victorian Best Practice Environmental Management Guide (BEPM) for the “siting, design, operation and rehabilitation of landfills”.

T17/18-34 – Capping of Landfill Cells 12 and 13 and a portion of Cells 14 and 15 and associated works at the Millar Road Landfill Facility, Baldivis Tender is anticipated to close in late January or early February 2018.
Details

The scope of work for the tender is the earthworks, installation of synthetic liners and other associated works for the capping of the landfill cells 12 and 13 and a portion of 14 and 15. The geo-synthetic lining materials used for these capping works require a 6-9 week procurement period followed by a 2-3 week construction quality assurance sampling and laboratory testing regime.

Implications to Consider

a. Consultation with the Community
   Nil

b. Consultation with Government Agencies
   The Department of Water and Environment Regulation has accepted the Capping Plan prepared by the City as required under the Licence.

c. Strategic
   Community Plan
   This item addresses the Community’s Vision for the future and specifically the following Aspirations and Strategic Objectives contained in the Community Plan 2015-2025:
   
   **Aspiration C:** Quality Leadership
   **Strategic Objective:** Infrastructure – Civic buildings, sporting facilities, public places and transport infrastructure planned, designed, constructed and maintained using best practice principles and life cycle cost analysis, and implemented in line with informed population growth analysis.

   **Aspiration D:** Sustainable Environment
   **Strategic Objective:** Carbon Footprint and Waste Reduction - Carbon footprint reduction and waste minimisation programs focussed on community education and awareness, and the use of new technologies proven to be environmentally acceptable and financially sustainable.

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), unless the purchase is through a Western Australia Local Government Association (WALGA) Preferred Supplier Contract.

e. Financial
   An amount of $3,300,000 has been allocated in the 2017/2018 budget for these works.

f. Legal and Statutory
   Under the Local Government Act 1995 section 5.42, a local government may delegate by Absolute Majority to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under the Local Government Act 1995 other than those referred to in section 5.43.

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

The project requires a 9-12 week material procurement and testing period before construction can occur. To limit the impact of wet weather on the project as construction approaches the winter months, delegated authority is requested to allow the CEO to award the tender as soon as practicable following the tender evaluation.

Voting Requirements

Absolute Majority

Officer Recommendation

That Council **DELEGATES** authority to the Chief Executive Officer to award Tender T17/18-34 – Capping of Landfill Cells 12 and 13 and a portion of Cells 14 and 15 and associated works at the Millar Road Landfill Facility, Baldivis.

Committee Recommendation

Moved Cr Jones, seconded Cr Burns:

That Council **DELEGATES** authority to the Chief Executive Officer to award Tender T17/18-34 – Capping of Landfill Cells 12 and 13 and a portion of Cells 14 and 15 and associated works at the Millar Road Landfill Facility, Baldivis.

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
Corporate and Community Development Committee Minutes
Tuesday 12 December 2017
GMS-027/17

CONFIRMED AT A CORPORATE AND COMMUNITY DEVELOPMENT MEETING HELD ON TUESDAY 16 JANUARY 2018

PRESIDING MEMBER

General Management Services

General Management Services

General Management Services

Reference No & Subject: GMS-027/17 Expression of Interest Challenger Precinct Redevelopment Project

File No: Q16/17-102
Proponent/s: Ansell Strategic
Author: Ms Jo Hunter, Senior Projects Officer
Other Contributors: Mr Andrew Hammond, Chief Executive Officer
Date of Committee Meeting: 12 January 2018
Previously before Council: 12 December 2017
Disclosure of Interest: Executive
Nature of Council’s Role in this Matter: Executive

Site:
Lot Area: Lots 1484, 1534 and 1610 (2) Ray Street, Rockingham.
Attachments:
1. Challenger Precinct Redevelopment Project – Proponent EOI Summary
2. Proponent Organisation Background Summary Matrix
Maps/Diagrams:

Purpose of Report

To seek Council endorsement for the Challenger Precinct development proponent.

Background

The City of Rockingham (“the City”) appointed Ansell Strategic to assist with a public tender process seeking expressions of interest (EOI) for the redevelopment of the Challenger Precinct site located on 2 Ray Street, Rockingham.

In accordance with the City’s objectives, a comprehensive information memorandum (IM) was developed providing information on the lots comprising the Challenger Precinct site (Lot 1484, 1610 and 1534), as well as details pertaining to the Challenger Court retirement village and the vacant Challenger Lodge building.

Throughout the EOI period, Ansell Strategic approached a number of operators of aged care homes and/or retirement villages to discuss the opportunity. The IM was made available through the City’s tender link webpage and Ansell Strategic’s Opportunity webpage. It was also advertised in the West Australian (in print) and The Weekly Source online newsletter.
In addition, the City and Ansell Strategic maintained an interest register of organisations who accessed the IM from the City’s webpage and from the Ansell Strategic website. Throughout the EOI period, this opportunity attracted a considerable amount of interest from aged care providers, operators of retirement villages, builders and architectural firms with a total of 67 different organisations accessing the IM.

Based on conversations held between Ansell Strategic and a number of prospective proponents, it was anticipated that at least four organisations would submit an EOI.

**Details**

By the closure of submissions of EOI at 2pm AWST November 8, a total of five submissions were collected from the City’s tender box. The organisations that submitted an EOI are:

- Baptistcare Incorporated;
- Southern Cross Care WA;
- RAAFA (WA);
- Amaroo Village & Thomas Building; and
- Opal Specialist Aged Care.

Further details on the proponents’ EOI submissions and their respective rankings are detailed below and have been included in Attachment One. In addition to the detail below, a comparative summary of all proponents’ organizational profiles, values and business mission has been attached in Attachment Two.

The following commentary provides detail on the five proponents’ submissions:

**BAPTISTCARE INCORPORATED**

**Positives**

- Detailed and strong EOI submission.
- Positive organisational reputation.
- Approved provider of residential aged care, in-home support, disability services and an operator of retirement villages under the *Retirement Villages Act (1992)*.
- Strong aged care facility/retirement village reputation.
- Sound experience in mergers and acquisitions (M&A), brownfield and greenfield developments in both metropolitan and regional WA.
- Demonstrates a thorough understanding of the City’s project vision by incorporating residential aged care, retirement living units, affordable housing, indigenous community considerations, innovative accommodation options and a community activation centre named the Heart Centre.
- Environmental considerations outlined in the EOI through a proposed five star rated building.
- Good proposed use of the site’s yield, with a proposed 70 bed aged care facility, 300 assisted living units and 120 independent living units which is in line with the provisions under the *Planning Policy 3.2.5 DPP Waterfront Village Sector*.
- Good consideration of existing residents through a proposed staged roll out of the accommodation process.
- Consideration of 99 year lease (peppercorn) tenure model is considered reasonable and fair.
- Thorough detail around lessor/lessee obligations.
- Based on their submission the proponent has financial capacity for implementation. The EOI has been endorsed by the Board.
- A review of the need for additional bed licences through future ACAR processes would be completed as part of the business case for the project.
Negatives

- Environmental considerations were not as detailed compared to other submissions.

Execution Risk

- The proponent possesses strong M&A, brownfield and greenfield experience. Therefore, overall risk appears low.
- In the EOI submission, Baptistcare assumed the existence of 40 offline bed licenses on the site. The City of Rockingham have since confirmed that these 40 bed licenses have been returned to the Commonwealth since the closing of Challenger Lodge. During discussions between Ansell Strategic and Baptistcare around the EOI submission, Baptistcare has detailed that the lack of 40 bed licenses does not impact on the proposal. Baptistcare would apply for additional bed licenses in future ACAR rounds. This assumption therefore appears to pose minimal execution risk.

Key Conditions and Issues

- Timeframes in Schedule 2 of Baptistcare’s submission propose approvals within 12 months of acceptance of their EOI submission by the City. During discussions between Ansell Strategic and Baptistcare around the EOI submission, Baptistcare has provided clarification around this condition by detailing the use of a stage-gate project delivery process. This process allows for Baptistcare to prepare a robust business case which includes a thorough demographic and demand analysis for each of the proposed accommodation models identified in the submission. Within 12 months of EOI acceptance it is envisaged that Baptistcare will have completed this process and progressed with necessary development approvals subject to Local Government and development approvals statutory processes and timeframes. Legal agreements between Baptistcare, the City and the Crown regarding the transfer of land will also need to be negotiated during this period. This condition therefore appears to pose minimal execution risk.
- Within Baptistcare’s concept plans for the redeveloped site, there are 5 storey buildings proposed for the south eastern corner of Lot 1610 in an area restricted to 3 storeys. Baptistcare have provided feedback on the proposed development plans, outlining that Baptistcare is able to contain the development to 3 storeys on the south eastern corner of lot 1610 and leverage additional yields by expanding the development footprint within permissible plot ratio guidelines. This development strategy detail therefore appears to pose minimal execution risk.

Ranking Against Criteria

1. Organisational Development Profile: 25/25
2. Financial Capacity & Risk: 25/25
3. Development Strategy: 45/50
4. Total: 95/100

Overall Ranking

1st

RAAFA (WA)

Positives

- Detailed and well planned EOI.
- Positive organisational reputation.
- Experience in operating intergenerational facilities similar to that proposed for the Challenger Precinct Redevelopment Project.
- Approved provider of residential aged care, in-home support services and an operator of retirement villages under the Retirement Villages Act (1992).
- Sound experience in brownfield and greenfield developments in both metropolitan and regional WA.
- Demonstrates a thorough understanding of the City’s project vision by incorporating residential aged care, retirement living units, affordable housing and indigenous community accommodation options in an intergenerational “community”.
- Strong environmental sustainability considerations and reasonable project timeline.
- Thorough consideration of existing residents, maintaining their rights and dignity throughout the development via a detailed staged development process.
- Good consideration and research supporting proposed resident tenure models for the accommodation.
- Proposed 99 year (peppercorn) lease agreement with the City is reasonable.
- Good analysis and strategy to obtain bed licenses in the Rockingham aged care planning region.
- Approval from the Division Council indicates that the project is aligned with RAAFA’s strategic intent.
- Proposal to self-fund the development.
- Dementia friendly considerations are proposed.
- Collaborative approach with the City is proposed.

**Negatives**
- Lacks innovative solutions compared to other submissions.
- Less detail provided surrounding lease agreement with the City.
- Not an approved home care provider.

**Execution Risk**
- Experience with brownfield and greenfield developments.
- Support from Divisional Council.
- Overall, risk appears low.

**Key Conditions and Issues**
- The development is subject to reaching a mutually agreeable execution agreement and allocation of risk between RAAFA and the City, however, the principles for allocating risk appear reasonable.

**Ranking Against Criteria**
1. Organisational Development Profile: 20/25
2. Financial Capacity & Risk: 20/25
3. Development Strategy: 45/50
4. Total: 85/100

**Overall Ranking**
2nd

**SOUTHERN CROSS CARE WA**

**Positives**
- Detailed and strong EOI.
- Approved provider of residential aged care, home care, operator under the *Retirement Villages Act (1992)* and a registered community housing provider.
- Currently operating and developing affordable and community housing facilities co-located with aged care and retirement living (see Ridgewood development).
- Strong organisational reputation.
- Demonstrates a thorough understanding of the City’s project vision by incorporating residential aged care, retirement living units, affordable housing and a community hub. Objectives of the development appear aligned with the City’s.
- Obtained initial board approvals for the proposed development.
- Thorough environmental sustainability considerations demonstrated through consultation with Perdman Advanced Energy.
- Good consideration of existing residents through a sound proposed staged roll out of accommodation process and a proposal to offer existing residents alternative accommodation options.
- Proposed consultation with the community and existing residents.
- Shorter development timelines than other submissions, with a proposed commencement date of 2018 and completion date of 2025.
- Strong innovative solutions through proposed 9C dual key apartments and integration of Southern Plus health and wellness hubs that are open to the community.
- Emphasis on benefitting the local community.
- Plans to accommodate approximately 300 residents.

**Negatives**
- Less consideration around proposed tenure models with the City compared to other submissions.
- Transaction and development experience appears limited compared to other proponents.
- EOI submission is predominantly service and management centred, with less detail provided on the development with no concept plans or site yield estimates included.

**Execution Risk**
- Current arrangements with the City (Bert England Lodge) are not considered an execution risk as Bert England Lodge and Challenger Precinct are two separate sites.

**Key Conditions and Issues**
- Consultation with the City regarding design, building masses and resident affordability.

**Ranking Against Criteria**
1. Organisational Development Profile: 20/25
2. Financial Capacity & Risk: 20/25
3. Development Strategy: 40/50
4. Total: 80/100

**Overall Ranking**
3rd

**OPAL SPECIALIST AGED CARE**

**Positives**
- Largest private provider of residential aged care in Australia.
- Approved provider of residential aged care and in-home services.
- Strong organisational reputation.
- Very strong experience in mergers and acquisitions, brownfield and greenfield developments in both metropolitan and regional WA, as well as in other states in Australia.
Has maintained solid partnerships in the operation of retirement villages co-located with their residential aged care facilities across Australia (predominantly with St Ives in WA).

Some consideration around the development of the retirement village component by proposing to partner with Pindan.

Proposal of a 99 year lease (peppercorn) tenure model is considered reasonable and fair.

Demonstrates an understanding of the City’s vision throughout the development strategy.

Negatives

- EOI lacks detail compared to other submissions.
- Environmental considerations are minimal compared to other submissions.
- Lack of innovative solutions.
- A condition precedent to the development is the ability for Opal to transfer 108 AIPs to the site.
- Not a Home Care provider or an operator of retirement villages.

Execution Risks


Overall, risk is considered low.

Key Conditions and Issues

- The development is subject to the following conditions precedent:
  - Ability to transfer the 108 AIPs to the site;
  - Obtaining development approval for the development of a 120 bed residential aged care facility; and
  - Obtaining financing approval from Opal’s financiers.

Ranking Against Criteria

1. Organisational Development Profile: 15/25
2. Financial Capacity & Risk: 20/25
3. Development Strategy: 30/50
4. Total: 65/100

Overall Ranking

4th

AMAROO VILLAGE & THOMAS BUILDING (JOINT VENTURE AGREEMENT)

Positives

- Amaroo Village is an approved in-home services provider and registered community housing provider.
- Amaroo Village possesses a good reputation as a provider and operator of high quality residential age care and retirement living accommodation.
- Amaroo Village possesses brownfield and greenfield development experience across metropolitan Perth and regional WA.
- Proposed development partnership with Thomas Building.
- Development strategy is high level but broadly appears to align with the City’s vision.
- Thomas Building appears to have a strong financial position for the proposed development.
- Thomas Building appears to be a highly experienced builder across metropolitan Perth and regional WA.
The range of tenure options proposed appear reasonable and fair.

**Negatives**
- Lacking development strategy and vision detail in EOI.
- Minimal innovative solutions proposed.
- Unclear environmental considerations.
- Board and finance approvals are required.
- No development timeline was included.
- Limited emphasis on community benefits.
- Considerations around existing residents are unclear.
- Thomas Building is primarily a commercial builder with limited experience in aged care and retirement village developments.
- Amaroo Village is a small-scale operator with limited experience in managing a large-scale development compared to other proponents.

**Execution Risk**
- Board and finance approvals.
- Limited experience by Thomas Building in the development of aged care and retirement living.

**Ranking Against Criteria**
1. Organisational Development Profile: 15/25
2. Financial Capacity & Risk: 10/25
3. Development Strategy: 25/50
4. Total: 50/100

**Overall Ranking**
5th

**SUMMARY MATRIX**

<table>
<thead>
<tr>
<th>Assessment Criteria</th>
<th>Baptistcare Incorporated</th>
<th>RAAFA (WA)</th>
<th>Southern Cross Care WA</th>
<th>Opal Specialist Age Care</th>
<th>Amaroo Village &amp; Thomas Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organisational Development Profile (25%)</td>
<td>25/25</td>
<td>20/25</td>
<td>20/25</td>
<td>15/25</td>
<td>15/25</td>
</tr>
<tr>
<td>Development Strategy (50%)</td>
<td>45/50</td>
<td>45/50</td>
<td>40/50</td>
<td>30/50</td>
<td>25/50</td>
</tr>
<tr>
<td>Ranking (100%)</td>
<td>95/100</td>
<td>85/100</td>
<td>80/100</td>
<td>65/100</td>
<td>50/100</td>
</tr>
</tbody>
</table>
Implications to Consider

a. Consultation with the Community

At the commencement of this project, the City developed a comprehensive communication plan and engaged with existing Challenger Court residents regarding the planned redevelopment and proposed transition of the business to a new organisation. The EOI process was explained to residents at a meeting on 13 September 2017. A future meeting is scheduled for 21 December 2017 to inform residents of the successful proponent.

Proponents were requested to provide their development strategy and objectives to benefit the local community through the development of purpose built aged care, retirement living and affordable housing accommodation. In addition to the development strategy, numerous proponents outlined strategies to consult with the local community and create outward-facing services for community engagement.

Three proponents, including Baptistcare, RAAFA (WA) and Southern Cross Care provided strategies to consult with existing Challenger Court residents through the development a resident relocation process to meet their preferences and minimise disruption.

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(s) contained in the Community Plan 2015-2025:

**Aspiration B:** A Strong Community.

**Strategic Objective:** Mobility and Inclusion – Community services, programs and infrastructure that effectively cater for all residents including seniors, youth and vulnerable populations.

d. Policy

Nil

e. Financial

Using marginal costs, the Challenger facility is breakeven at the moment, but as the facility gets older it will require more maintenance and inevitably, replacement. Therefore future liability would be significant in the context of managing aging assets, but more importantly, funding the capital cost of replacement.

On the other hand, if the project goes ahead, the redevelopment and all new facilities will come at no cost to the City, but will create significant community benefit.

f. Legal and Statutory

Section 3.58(5d) of the Local Government Act 1995 provides that the legislation associated with disposing of property does not apply to a disposition that is excluded by regulations from the application of the section.

Section 30(2)(b)(i) of the Local Government (Functions and General) Regulations 1996 provides that the disposition of land is excluded from the application of Section 3.58 of the Act if the land is disposed of to a body, whether incorporated or not, the objects of which are a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature.
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

The City’s Seniors Community Plan Strategy 2017 – 2021 was adopted by Council in 2017. The City developed the submission assessment criteria for the Challenger Precinct Redevelopment Project to be aligned with the key elements and actions contained within the Strategy. The project offers an excellent opportunity to provide a long term improvement in the welfare of our seniors who require a contemporary, age in place facility.

Following consideration of the submissions and in accordance with the EOI criteria, three proponents demonstrated the objective to provide accommodation and services that benefit the local community. Submissions received from Baptistcare, RAAFA (WA) and Southern Cross Care were considered to best demonstrate future usage of the development site to provide care services and purpose built accommodation to local seniors and the wider community.

In addition, detailed review of Baptistcare’s submission indicated that their development strategy was most aligned with the City’s long term vision for the site.

If Baptistcare is endorsed by Council, the next step will be the transfer of ownership of lot 1484 to them by way of a nominal sale or a 99 year lease. The successful proponent will also take over the operations of Challenger Court from the City, in line with the City’s obligations under the Retirement Villages Act.

In their proposal, Baptistcare have given good consideration for existing residents through a proposed staged roll out of the accommodation process:

- The proposed staging involves demolition of Challenger Lodge to make way for a multi-storey residential aged care facility and assisted living apartments, along with a “main street” of community-based services in Stage 1. During this period, Challenger Court residents would stay in their homes and the existing village would be integrated with Stage 1 infrastructure.
- Stage 2 would see the construction of 50+ apartments for low income residents under the Retirement Villages Act, of the same quality as the Stage 1 construction.
- In Stage 3, Challenger Court residents would be progressively relocated into the accommodation built in Stage 2. Once all residents have been relocated, Stage 3b would see Challenger Court demolished, and further construction of affordable independent living units and seniors housing.
- Stage 4 will be dependent upon the release of the Crown Land, which is subject to a Native Title claim, and can be programmed in at any stage as the land becomes available.

The actual redevelopment of the site will be subject to a normal development approval process that will involve the City.

Lot 1610 is vested in the State Government and subject to a native title claim. All proponents were made fully aware of this circumstance and understand the need to collaborate with the City in negotiating to have the site released for seniors housing.

Lot 1534 is vested in the Water Corporation and the successful proponent will need to liaise with them directly to incorporate the easement into the redevelopment.

A primary consideration of this project is that the rights and interests of the Challenger Court facility residents are protected not only under the law, but also ethically and morally. The City is satisfied the recommended proponent has the necessary skills, experience and resources to fulfil this consideration.
Voting Requirements
Simple Majority

Officer Recommendation

That Council:

1. **APPOINTS** Baptistcare Incorporated as the “preferred proponent” for the Challenger Precinct Redevelopment Project, in accordance with the City’s October 2017 Information Memorandum.

2. **DELEGATES** authority to the Chief Executive Officer to negotiate and finalise all contractual and land tenure requirements for the Challenger Precinct Redevelopment Project in accordance with the City’s October 2017 Information Memorandum and Baptistcare Incorporated’s 8 November 2017 Expression of Interest.

Committee Recommendation

Moved Cr Burns, seconded Cr Jones:

That Council:

1. **APPOINTS** Baptistcare Incorporated as the “preferred proponent” for the Challenger Precinct Redevelopment Project, in accordance with the City’s October 2017 Information Memorandum.

2. **DELEGATES** authority to the Chief Executive Officer to negotiate and finalise all contractual and land tenure requirements for the Challenger Precinct Redevelopment Project in accordance with the City’s October 2017 Information Memorandum and Baptistcare Incorporated’s 8 November 2017 Expression of Interest.

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 seek Council’s adoption of the Strategy for Children and Young People 2018 – 2023 following the public comment period.

Background

At Council Meeting on 31 October 2017, it was resolved:


Details

The Draft Strategy for Children and Young People 2018 – 2023 was endorsed for public comment for a period of three weeks concluding on Friday 24 November 2017.

The City received six submissions, all supporting the draft strategy with some suggestions regarding addressing service gaps for young people aged 16 – 17 years. The public comments and officer responses are detailed below.
<table>
<thead>
<tr>
<th>Public Comment</th>
<th>Officer Response</th>
</tr>
</thead>
</table>
| **1.** Ms Jacqui Jones, Warnbro Community High School Education Support Centre  
What a great report, looking forward to a lot of those proposals. | **Noted** |
| **2.** Ms Carin McCashin, Western Australian Council of Social Service  
The strategy is very comprehensive and great to read about the ongoing commitment to young children throughout the strategy, I am really pleased to see the ongoing dedicated resource to the REYG (Rockingham Early Years Group). Once it is endorsed please feel free to get in touch as there are certainly some actions that I can support you in achieving. | **Respondent was advised the City would be pleased to work alongside REYG to achieve relevant actions** |
| **3.** Mrs Penny Webb, South Coastal Health and Community Services  
The parenting workshops sound like they would really be invaluable particularly in assisting young mothers make connections with other parents. Educating parents to recognise early signs of potential disengagement from school and learning would be of great benefit given this is such a relevant issue in the Rockingham area  
Good options for being able to continue with having 3 youth worker positions available through the City regardless of funding outcome  
Good that the gap of additional free services for young people has been recognised – we think it would be important to specify the gap for 16 and 17 year olds presenting with suicidal ideation in particular given the level of risk here – currently these young people fall outside criteria for services in the Rockingham area. Furthermore, options for young people presenting with non-suicidal but still more complex mental health issues are quite limited with them falling outside the scope of Headspace and with CAMHS offering only limited opportunities to engage for therapy. | **The gap for service provision for 16 – 17 year olds will be addressed in Key Element 4: Advocacy for the City of Rockingham Sector Development. Specifically, in the City’s action to advocate for programs/services that support vulnerable families based in Rockingham.** |
<table>
<thead>
<tr>
<th></th>
<th>Public Comment</th>
<th>Officer Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Mr John Lituri, South Coast Baptist College</td>
<td>Noted</td>
</tr>
<tr>
<td></td>
<td>South Coast Baptist College will be developing a Health and Wellbeing Centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td>with a mission to provide effective promotion, prevention, detection,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>intervention and management of child, adolescent and family health issues.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>Please note this comment has been condensed.</em></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Rockingham Youth Advisory Council</td>
<td>These suggestions are all addressed within the Key Elements and Implementation Actions within the Strategy.</td>
</tr>
<tr>
<td></td>
<td>The City should promote volunteer opportunities through job networks and to</td>
<td></td>
</tr>
<tr>
<td></td>
<td>unemployed.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Young people want to get involved in implementing an annual conference but</td>
<td></td>
</tr>
<tr>
<td></td>
<td>they don’t know where to start. This could provide a good opportunity for this.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Support for Aboriginal children to learn and practice their culture is already</td>
<td></td>
</tr>
<tr>
<td></td>
<td>happening. It would be good to see more community involved in these</td>
<td></td>
</tr>
<tr>
<td></td>
<td>celebrations and events.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Love the idea of Nightfields. Really important to concentrate on female based</td>
<td></td>
</tr>
<tr>
<td></td>
<td>sports also such as gymnastics, volleyball, include mixed sports.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>R McCaskie</td>
<td>Comments regarding a marine tourism hub have been forwarded to the City’s Investment Attraction team for their consideration.</td>
</tr>
<tr>
<td></td>
<td>The youth strategy proposed is centred on employment and sustainability.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>To implement it will require vision, commitment and determination by those</td>
<td></td>
</tr>
<tr>
<td></td>
<td>who have our future generations in mind.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residing in the Rockingham area for half a century or so, I have witnessed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>that employment opportunities for young people within the Council have always</td>
<td></td>
</tr>
<tr>
<td></td>
<td>been the same - very limited.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposal.</td>
<td>The City understands the challenges young people face in seeking local employment opportunities. It is important to note that the future of work itself is changing and the draft strategy is focused on a long term approach in preparing young people for these changes. Many work opportunities typically filled by young people will become automated and young people will require skills in science, entrepreneurship, mathematics, digital literacy and emotional intelligence in order to be competitive in a future workforce. The City is committed supporting young people through this journey through the development of a dedicated youth space where opportunities to upskill in many areas will be offered.</td>
</tr>
<tr>
<td></td>
<td>1. Rockingham declare itself a Coastal/Marine Tourist Hub.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rockingham would market itself as a WA state tourist hub focusing on the</td>
<td></td>
</tr>
<tr>
<td></td>
<td>coastal/marine experience. With overnight accommodation of international</td>
<td></td>
</tr>
<tr>
<td></td>
<td>standard lacking in the area, Rockingham would be marketed as a day trip</td>
<td></td>
</tr>
<tr>
<td></td>
<td>experience until accommodation needs are realised and met.</td>
<td></td>
</tr>
</tbody>
</table>
### Public Comment

<table>
<thead>
<tr>
<th>2. Coastal/Marine Parks</th>
<th>Officer Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>An opportunity exists here that just can’t be missed. Other areas that would be made of interest to visitors are the The Lake areas east of Rockingham, Warnbro Sound and the Baldivis water parks.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. University / TAFE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The local University would install a chair in Marine Sciences or similar to attract local and international students as well as Marketing, Tourism, Marine Engineering and Business Management.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Rockingham Schools</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The Rockingham Council would play a leading role in promoting the areas development as described to schools</td>
<td></td>
</tr>
<tr>
<td>The initiation and implementation of the above would in my opinion stimulate employment for our youth - arguably the most important thing we can do for them.</td>
<td></td>
</tr>
<tr>
<td>The Council would need to show some leadership in these matters.</td>
<td></td>
</tr>
<tr>
<td>This strategy incorporates a vision where these, and supporting initiatives, are in place. Where the Coastal/Marine Parks are international drawcards. Where our youth become the local coastal/marine experts, the authorities on marketing local attractions, local tourist specialists and operators, leaders in coastal and marine research, and successful small business managers. Importantly, more and more residents have more time and interest to participate in community activities.</td>
<td></td>
</tr>
</tbody>
</table>

*Please note this comment has been condensed.*

### Implications to Consider

**a. Consultation with the Community**

Following Council endorsement at the 31 October 2017 meeting, the Draft Strategy for Children and Young People 2018 – 2023 was publically advertised for a period of 24 days. This period occurred from Wednesday 1 November 2017 to Friday 24 November 2017. The draft strategy was advertised via a public notice within the Wednesday 8 November 2017 edition of the Sound Telegraph Newspaper and the Friday 10 November 2017 edition of the Weekend Courier Newspaper.

Information about how to comment and a copy of the draft strategy were available through the ‘Share Your Thoughts’ page on the City’s website.

Hard copy versions of the draft strategy were available to read at the City’s four libraries and City’s administration building.
The Rockingham Education and Training Advisory Committee (RETAC) members, Rockingham Early Years Group, the Kwinana Rockingham Action for Today’s Youth (KRAFTY) Network and the Rockingham Youth Advisory Council were provided a copy of the draft strategy. They were informed of the public comment period closing date and asked to provide any comment before this date.

b. **Consultation with Government Agencies**

Government Agencies providing services to young people are members of the KRAFTY network.

c. **Strategic Community Plan**

This item addresses the Community’s Vision for the future and specifically the following Aspiration and Strategic Objectives contained in the Community Plan 2015-2025:

- **Aspiration B:** A Strong Community

- **Strategic Objective:** Mobility and Inclusion - Community services, programs and infrastructure that effectively cater for all residents including seniors, youth and vulnerable populations

- **Strategic Objective:** Services and Facilities - Community facilities and services that accommodate contemporary community expectation and are justified, well used, cost effective and, where appropriate, multi-functional.

- **Strategic Objective:** Capacity Building and Wellbeing - A healthy community that volunteers, embraces lifelong learning and cultural awareness, and is involved with a diverse range of vibrant and sustainable community, sporting, cultural and artistic organisations and pursuits.

- **Strategic Objective:** Safety and Support - A community that feels safe and secure in home, work and leisure environments, and has access to a range of effective support services and partnerships when encountering challenging or difficult times

d. **Policy**

The Strategic Development Framework Policy (for Community Plan Strategies) which stipulates Councillors, staff, stakeholders and members of the community should be involved or participate in the strategic development process.

e. **Financial**

The costs associated with the implementation actions outlined in the Strategy for Children and Young People 2018 - 2023 will be incorporated into the relevant team plans over the strategy timeframe and where required incorporated into the City’s Business Plan.

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

A review of possible strategic and operational risks was undertaken with a high Financial risk identified.

Cessation of Department for Child Protection and Family Support funding to City of Rockingham for Youth Services results in loss of support services for young people deemed at risk within the community.
Comments
The feedback provided during the public comment period supported the strategy in principle and the response was positive.
Some service provision gaps were identified however these can be incorporated into the City’s proposed action to advocate for the City of Rockingham sector development.

Voting Requirements
Simple Majority

Officer Recommendation

Committee Recommendation
Moved Cr Downham, seconded Cr Liley:

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
<table>
<thead>
<tr>
<th></th>
<th>Reports of Councillors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>Addendum Agenda</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>Motions of which Previous Notice has been given</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>Notices of motion for Consideration at the Following Meeting</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></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></td>
<td>Matters Behind Closed Doors</td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>Date and Time of Next Meeting</td>
</tr>
<tr>
<td></td>
<td>The next Corporate and Community Development Committee Meeting will be held on <strong>Tuesday 16 January 2018</strong> in the Council Boardroom, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 4:00pm.</td>
</tr>
<tr>
<td></td>
<td>Closure</td>
</tr>
<tr>
<td></td>
<td>There being no further business, the Chairperson thanked those persons present for attending the Corporate and Community Development Committee meeting, wished everyone a very Merry Christmas, a safe and healthy New Year and declared the meeting closed at <strong>4:30pm</strong>.</td>
</tr>
</tbody>
</table>